



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

**Planning Division**

Joseph Calhoun, Manager  
129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901  
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

**NOTICE OF APPEAL OF SEPA DETERMINATION & PUBLIC HEARING  
July 22, 2020**

**City File #: APP#001-20**

This notice is being provided to parties of record, the applicant, and the appellant that a timely appeal was filed by the Washington State Department of Transportation (WSDOT) on April 29, 2020 regarding the Administrative Official's issuance of a Mitigated Determination of Nonsignificance (file no. CL2#021-20 and SEPA#004-20) for a proposal submitted by Lexar Homes (150 N Keys Rd, Yakima, WA 98901). The decision approved, subject to conditions, the applicant's request for zoning approval to construct 12 fourplexes, 4 triplexes, and 3 duplexes in the Multifamily Residential (R-3) zoning district.

In accordance with YMC § 16.08.018(D), "The [Planning] division shall:

1. Set a reasonable time and place for the hearing of the appeal; and,
2. Provide a notice of appeal and public hearing to the official whose decision is being appealed and parties entitled to notice of the decision, including posting of property and published notice at least ten days prior to the hearing."

**Appeal Hearing:** The Hearing Examiner will hold a public hearing on **August 13, 2020 at 9:00 a.m. Due to the COVID-19 pandemic, the hearing will not be held in the City Hall Council Chambers, but will be held virtually via Zoom.** This Zoom public hearing will be live streamed at [www.yakimawa.gov](http://www.yakimawa.gov) (go to the "City Council" drop-down menu and select "Stream Meetings Live") and telecast live on Y-PAC, Spectrum Cable Channel 194.

**IF YOU WOULD LIKE TO ATTEND THIS VIRTUAL MEETING TO LISTEN AND/OR TESTIFY, PLEASE REGISTER WITH YOUR NAME AND EMAIL ADDRESS IN ADVANCE HERE:**

[https://cityofyakima.zoom.us/webinar/register/WN\\_qAkt0\\_U7QdaeAP-4KGcYmw](https://cityofyakima.zoom.us/webinar/register/WN_qAkt0_U7QdaeAP-4KGcYmw)

After registering, you will receive emailed instructions for joining the meeting online with your device or by calling in.

**View the Hearing Online by Zoom:** To join the meeting, click the link in the confirmation email that you received after registering. All attendees will be muted upon entry. If you wish to speak during the public hearing, use the "raise your hand" feature. When it is your turn to speak, the host will unmute you. A message will appear on your screen, and you will need to select "unmute." You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you.



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**Listen to the Hearing by Phone:** You may call any of the phone numbers listed in the confirmation email that you received after registering. You will need to enter the meeting ID and password when prompted. All attendees will be muted upon entry. If you wish to speak during the public hearing, press \*9 on your phone to “raise your hand.” When it is your turn to speak, you will hear an automated announcement indicating your phone has been unmuted and you can now be heard by all participating in the meeting. You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you and you will hear an automated announcement indicating your phone has been muted.

In accordance with YMC 16.08.018(G) *“Testimony given during the appeal shall be limited to those points cited in the appeal application.”* Written testimony received by 5:00 p.m. on August 3, 2020, will be considered prior to issuing the staff report to the Hearing Examiner, and will be made part of the official record.

At the conclusion of the hearing, the Hearing Examiner will issue his written decision within ten working days unless a longer period is mutually agreed to by the applicant and the examiner. The decision of the examiner will be final unless appealed to the legislative body.

For further information or assistance you may contact Trevor Martin, Associate Planner, at (509) 575-6162, or email to: [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).

A handwritten signature in black ink, appearing to read "Trevor Martin".

Trevor Martin  
Associate Planner

Enclosures: Appeal Application and Site Plan



DEPARTAMENTO DE DESARROLLO COMUNTARIO  
Joan Davenport, AICP, Directora

División de Planificación

Joseph Calhoun, Gerente

129 Norte Calle 2da, 2<sup>do</sup> Piso, Yakima, WA 98901

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

**AVISO DE APELACIÓN DE LA DETERMINACIÓN DE LA REVISIÓN AMBIENTAL (SEPA) Y  
AUDIENCIA PÚBLICA  
22 de julio, 2020**

**No. de Archivo: APP#001-20**

Este aviso esta proporcionado a todas las personas registradas, al solicitante, y al apelante de que el Departamento de Transporte del Estado de Washington (WSDOT) presento una apelación oportuna el 29 de abril 2020 con respeto a la decisión oficial sobre la otorgación de una Determinación Mitigada de No Significancia (No. de archivo CL2#021-20 y SEPA#004-20) para una propuesta presentada por Lexar Homes (150 N Keys Rd, Yakima, WA 98901). La decisión aprobó, sujeto a condiciones, la propuesta del solicitante para construir 12 fourplexes, 4 triplexes, y 3 duplexes en el distrito residencial multifamiliar R-3.

De acuerdo con el Código Municipal de Yakima (YMC) § 16.08.018(D), "La división [de Planificación] deberá:

1. Establecer un tiempo y lugar razonable para la audiencia pública de apelación; y,
2. Proporcionar un aviso de apelación y audiencia pública al funcionario cuya decisión este siendo apelada y a las personas con derecho a recibir aviso de la decisión, incluyendo la fijación del aviso en la propiedad y publicación del aviso al menos diez días antes de la audiencia pública."

**Audiencia Pública de la Apelación:** El Examinador de Audiencias llevara a cabo una audiencia pública el **13 de agosto, 2020 a las 9:00 a.m. Debido a la pandemia de COVID-19, la audiencia pública no se llevara a cabo en la Sala del Concejo Municipal, sino que será programada virtualmente usando la plataforma Zoom.** Esta audiencia pública de Zoom será trasmitada en vivo por internet en [www.yakimawa.gov](http://www.yakimawa.gov) (vaya al menú de "City Council" y seleccione "Stream Meetings Live"), también se transmitirá en vivo por YPAC, canal de cable Spectrum 194.

**SI DESEA ASISTIR A ESTA REUNIÓN VIRTUAL PARA ESCUCHAR Y/O TESTIFICAR, REGÍSTRESE POR ADELANTADO CON SU NOMBRE Y CORREO ELECTRÓNICO AQUÍ:**

[https://cityofyakima.zoom.us/webinar/register/WN\\_qAkt0\\_U7QdaeAP-4KGcYmw](https://cityofyakima.zoom.us/webinar/register/WN_qAkt0_U7QdaeAP-4KGcYmw)

Después de registrarse, recibirá instrucciones por correo electrónico para ingresar en línea con su dispositivo o llamando por teléfono.

**Ver la audiencia pública en línea por Zoom:** Para ingresar a la reunión, haga clic en el enlace ubicado en el correo electrónico de confirmación que recibió al registrarse. Todos los participantes serán silenciados al ingresar. Si desea hablar durante la audiencia pública, use la función para "levantar la mano". Cuando sea su turno de hablar, el anfitrión desactivara el

silenciador. Un mensaje aparecerá en su pantalla y seleccione la opción “unmute”. Debe anunciar su nombre y dirección postal para el registro antes de hacer sus comentarios. Una vez haya terminado sus comentarios, el anfitrión lo silenciará.

**Escuche la audiencia pública por teléfono:** Puede llamar a cualquiera de los números telefónicos ubicados en el correo electrónico de confirmación que recibió al registrarse. Deberá ingresar el ID y la contraseña de la reunión cuando se lo solicite. Todos los participantes serán silenciados al ingresar. Si desea hablar durante la audiencia pública, presione \*9 en su teléfono para “levantar la mano”. Cuando sea su turno de hablar, escuchara un anuncio automatizado indicando que el audio de su teléfono ha sido activado y todos los participantes pueden escucharlo. Debe anunciar su nombre y dirección postal para el registro antes de hacer sus comentarios. Una vez haya terminado sus comentarios, el anfitrión lo silenciará y escuchara un anuncio automatizado indicando que su teléfono ha sido silenciado.

De acuerdo con el Código Municipal de Yakima (YMC) 16.08.018(G) *“El testimonio dado durante la apelación se limitara a los puntos citados en la solicitud de apelación”*. Testimonio escrito recibido antes de las 5:00 p.m. el 3 de agosto del 2020, se considerara antes de emitir el informe al Examinador de Audiencias.

Al concluir la audiencia pública, el Examinador de Audiencias emitirá su decisión por escrito dentro de diez días hábiles, a menos que el solicitante y el examinador acuerden mutuamente un periodo más largo. La decisión del examinador será definitiva a menos que sea apelada ante el cuerpo legislativo.

Si tiene preguntas sobre esta propuesta o este aviso, por favor de contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: [ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov).

A handwritten signature in black ink, appearing to read 'Trevor Martin', with a stylized flourish at the end.

Trevor Martin  
Planificador Asociado

Documentos Adjuntos: Aplicación de Apelación y Plano del Sitio



**LAND USE APPLICATION**

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT  
 129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901  
 PHONE: (509) 575-6183 EMAIL: ask.planning@yakimawa.gov

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 APR 29 2020  
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 PLANNING DIV.

**INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly.**

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable. This application consists of three parts. PART I - GENERAL INFORMATION AND PART III - CERTIFICATION are on this page. PART II contains additional information specific to your appeal and MUST be attached to this page to complete the application.

**PART I – GENERAL INFORMATION**

1. Appellant's Information:	Name:	Washington State Department of Transportation, c/o Paul Gonseth, P.E.						
	Mailing Address:	2809 Rudkin Road						
	City:	Union Gap	St:	WA	Zip:	98903	Phone:	( 509 )577-1630
	E-Mail:	gonsetp@wsdot.wa.gov						

\*\*\*Any additional appellant parties may be listed on a separate page\*\*\*

2. Site Address of the Proposal Being Appealed: 5101 Powerhouse Road

**PART II – SUPPLEMENTAL APPLICATION (SEE ATTACHED SHEET)**

**PART III – CERTIFICATION**

3. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Paul Gonseth 4/28/2020  
 Appellant's Signature Date

FILE/APPLICATION(S)#: **APP #001-20**

DATE FEE PAID: <b>4/29/20</b>	RECEIVED BY: <b>Online</b>	AMOUNT PAID: <b>\$ 580.00</b>	RECEIPT NO: <b>CR-20-004386</b>
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Supplemental Application For:  
**APPEAL**  
 Yakima Urban Area Zoning Ordinance Chapter 15.16/Chapter 16.08

**PART II – SUPPLEMENTAL APPLICATION**

1. THIS APPLICATION IS AN APPEAL OF:

- Administrative Official's Decision                       Hearing Examiner's Decision
- Subdivision Administrator's Decision                       SEPA Determination
- Other: \_\_\_\_\_

2. FILE NUMBER(S) OF PROPOSAL BEING APPEALED: SEPA #004-20, CL1 #021-20

3. DESCRIPTION OF ACTION BEING APPEALED:

WSDOT appeals the Mitigated Determination of Nonsignificance issued by the City of Yakima for Lexar Homes on April 15, 2020.

4. REASON FOR APPEAL - Describe the specific error(s) or issues(s) upon which the appeal is based, including an explanation of why the decision is not consistent with the Yakima Urban Area Plan, The Yakima Urban Area Zoning Ordinance, or other provisions of law. (Reference the section, paragraph, and page of the provision(s) cited.) (Attach if lengthy):

Notice of Appeal attached.

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**\*\*\* Any additional appellant parties may be listed on a separate page\*\*\***

**PART I – GENERAL INFORMATION (continued)**

Attorney for Appellant's Information

Name: Assistant Attorney General Yasmine Tarhouni for Washington State Dep't of Transportation

Mailing Address: P.O. Box 40113

City: Olympia      State: WA      Zip: 98504      Phone: (360) 753-6130

E-Mail: [yasmine.tarhouni@atg.wa.gov](mailto:yasmine.tarhouni@atg.wa.gov)

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**BEFORE THE DIRECTOR OF COMMUNITY DEVELOPMENT  
FOR THE CITY OF YAKIMA, PLANNING DIVISION, WASHINGTON**

In Re: FILE NOS. SEPA #004-20, CL 1#021-20  
  
NOTICE OF APPEAL  
  
Appeal by Washington State  
Department of Transportation of the  
Determination of Nonsignificance for  
Lexar Homes

LOCATION: 5101 Powerhouse Road  
PARCEL NUMBER: 181309-41011  
PROPONENT: Lexar Homes c/o Chad Hinkle/Joe Sullivan  
PROPERTY OWNER: Lexar Homes c/o Chad Hinkle/Joe Sullivan  
LEAD AGENCY: City of Yakima

The State of Washington, by and through its Department of Transportation, appeals the Mitigated Determination of Nonsignificance (MDNS) of the City of Yakima (City). This appeal is made pursuant to Yakima Municipal Code (YMC) Chapter 15.16 and YMC Chapter 16.08.

**I. IDENTITY OF APPELLANT**

The Appellant is the Washington State Department of Transportation (WSDOT). It is an executive agency of the State of Washington entrusted with the construction, operation, and maintenance of the state highway system. WSDOT submitted written comments or information to the City on the proposed action and has standing to appeal the MDNS.

**II. DECISION BEING APPEALED**

WSDOT appeals the MDNS issued by the City for Lexar Homes (Lexar) on April 15, 2020. A copy of the MDNS is attached to this appeal.



III. STATEMENT OF FACTS

3.1 Lexar Homes, Chad Hinkle, and Joe Sullivan (collectively, Applicants), submitted a development application for a project referred to as "Lexar Homes" (City of Yakima File: CL1 #021-20 & SEPA #004-20) (Lexar Project).

3.2 The Lexar Project proposes to construct a multi-family residential development consisting of twelve fourplexes, four triplexes, and three duplexes on parcel 181309-41011 (8.87 acres), as well as a private asphalt paved access drive, concrete sidewalks, storm drainage infrastructure, utilities, and landscaped areas. The Lexar Project also proposes to construct 66 garage parking spaces, 132 spaces in front of the garages, and 11 on-site guest parking stalls.

3.3 The Lexar Project is located at 5101 Powerhouse Road. The Lexar Project will be served by Powerhouse Road, and is adjacent to U.S. Highway 12 (US 12), a fully-controlled limited access facility with a posted speed limit of 60 miles per hour (mph). WSDOT has acquired all access rights to the highway. Direct access to US 12 is restricted solely to existing public road intersections and interchanges.

3.4 The Lexar application states that the Lexar Project will generate approximately 387 daily vehicle trips based on the Institute of Transportation Engineers (ITE) Trip Generation Manual 9th edition. AM peak volume is projected to be approximately 29 vehicles and PM peak volume is projected to be approximately 36 vehicles.

3.5 The vehicle trips generated by this project will utilize the US 12/Ackley Road intersection. This intersection is currently operating at Level of Service (LOS) F. The vehicle trips generated by this project will also utilize the Powerhouse Road/Ackley Road intersection. The US 12/Ackley Road intersection is approximately 250 feet from the Powerhouse Road/Ackley Road intersection.

3.6 Due to the close proximity of the Powerhouse Road/Ackley Road intersection, traffic queues along Ackley Road currently meet or exceed the length of Ackley Road itself and cause excessive left-turning queues along US 12. When these queues exceed available storage,

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1 traffic can block the 60 mph through lanes on US 12 in both directions, causing a serious traffic  
2 hazard.

3 3.7 On February 19, 2020, WSDOT received a Notice of Application and State  
4 Environmental Policy Act (SEPA) checklist for the Lexar Project, soliciting comments for a  
5 comment period ending on March 10, 2020. The Notice of Application did not include a Traffic  
6 Impact Analysis (TIA). On March 10, 2020, WSDOT provided the following comments (among  
7 others) via email to the City:

8 3.7.1 The Applicant indicates 387 trips per day will be generated by this  
9 proposal; however, the 10th edition of the ITE Trip Generation Manual estimates that  
10 66 units of multi-family housing (Land Use 220) may generate up to 483 vehicle trips  
11 per weekday with 44 trips occurring during the PM peak hour. WSDOT expects that a  
12 significant number of these trips will utilize the intersection of US 12 and Ackley Road.

13 3.7.2 The US 12/Ackley Road intersection is currently operating at capacity in  
14 the PM peak hour. Queue lengths in the westbound left-turn lane regularly exceed the  
15 available storage and traffic generated by this project will create the need for intersection  
16 improvements. Therefore, WSDOT requires a TIA be performed at this time by a  
17 licensed traffic engineer at the proponent's expense and submitted to WSDOT, Yakima  
18 County, and the City of Yakima for review and comment. The TIA must analyze this  
19 proposal's impacts to the US 12/Ackley Road and Powerhouse Road/Ackley Road  
20 intersections and identify necessary mitigation to be implemented by the proponent to  
21 offset those impacts.

22 3.8 In response to WSDOT's comments, on March 25, 2020, the City sent WSDOT  
23 a copy of a TIA the Applicant conducted in May 2019, prepared by Transportation Engineering  
24 NorthWest (Lexar TIA).

1 3.9 The Lexar TIA failed to analyze the US 12/Ackley Road intersection, even  
2 though it is reasonable to expect traffic impacts to that intersection as a result of the Lexar  
3 Project.

4 3.10 The Lexar TIA analyzed the Powerhouse Road/Ackley Road intersection and  
5 concluded that it would be expected to operate at LOS F with or without the proposed project.  
6 The Lexar TIA also concluded that the Lexar Project was not expected to create significant  
7 adverse impacts to the adjacent street network and therefore did not identify any traffic  
8 mitigation necessary for the project. Although the Lexar TIA included trip distribution, it did not  
9 provide sufficient justification or modeling for its conclusions.

10 3.11 The Lexar TIA stated that the existing delay in the southbound Powerhouse  
11 Road/Ackley Road intersection for PM peak hour service in the shared left-right lane is  
12 76.8 seconds. The Lexar TIA further shows that after the Lexar Project is built, the projected  
13 2024 delay for the southbound Powerhouse Road/Ackley shared left-right lane for PM peak hour  
14 service is 204.2 seconds. Even accounting for additional projected delay over the next four years,  
15 the Lexar Project will cause additional delay at this intersection.

16 3.12 The Lexar TIA did not perform a PM peak hour analysis of the US 12/Ackley  
17 Road intersection. Consequently, it is unknown whether the Lexar Project will have PM peak  
18 hour impacts to this intersection, which is currently heavily congested.

19 3.13 The increased delay at the Powerhouse Road/Ackley Road intersection, as well  
20 as additional trips identified in the Application, place a burden on critical state highway  
21 infrastructure and exceed WSDOT's requirements for mitigation based on generated vehicular  
22 trips.

23 **IV. GROUNDS FOR REVIEW**

24 In making its threshold determination of mitigated nonsignificance, the City erred in the  
25 following ways:  
26



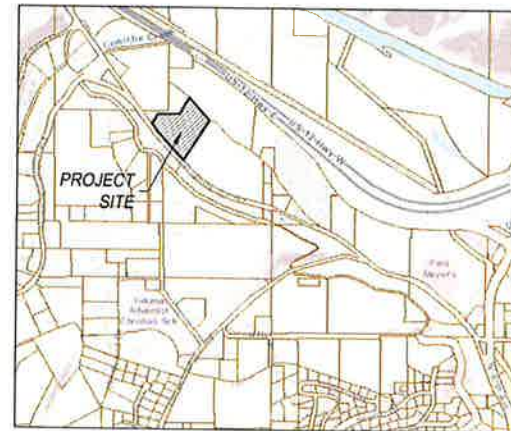
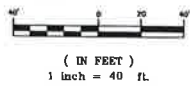


# LEXAR POWERHOUSE ROAD IMPROVEMENTS

PORTION OF SE 1/4 OF SE 1/4 OF SECTION 9, TOWNSHIP 13 N., RANGE 18 E., WM  
CITY OF YAKIMA, STATE OF WASHINGTON



GRAPHIC SCALE



VICINITY MAP  
N.T.S.

PARCEL #: 181309-42010  
(COY ZONE R-2)

PARCEL #: 181309-41010  
(COY ZONE R-3)

PARCEL #: 181309-41013  
(COY ZONE R-3)



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PRELIMINARY  
NOT FOR  
CONSTRUCTION  
02/05/2020

**PROJECT SITE INFORMATION:**

OWNER: CHAD HINKLE  
J & C PROPERTIES WASHINGTON LLC  
150 KEYS ROAD  
YAKIMA, WA 98901

DEVELOPER: CHAD HINKLE  
J & C PROPERTIES WASHINGTON LLC  
150 KEYS ROAD  
YAKIMA, WA 98901

PARCEL NUMBER: 181309-41011

PARCEL SIZE: 8.87 AC.

PROPERTY ADDRESS: 5101 POWERHOUSE ROAD  
YAKIMA, WA 98908

ZONE: MULTI-FAMILY RESIDENTIAL DISTRICT (R-3)

MAX. BLDG HEIGHT: 50 FEET

CRITICAL AREAS: NONE

FIRE: CITY OF YAKIMA FIRE DEPARTMENT  
CITY OF YAKIMA

SEWER: CITY OF YAKIMA

GAS: CASCADE NATURAL GAS

ELECTRICAL: PACIFIC POWER

**LEAGL DESCRIPTION:**

REAL PROPERTY IN THE COUNTY OF YAKIMA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:  
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 18 EAST, WM,  
DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF  
SECTION 9; THENCE NORTH 89°44'35" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF  
SECTION 9; THENCE SOUTH 251.03 FEET TO THE NORTHEASTLY RIGHT OF WAY LINE OF POWERHOUSE ROAD;  
THENCE SOUTH 37°19'21" EAST ALONG SAID RIGHT OF WAY LINE 100.00 FEET; THENCE NORTH 30°47'03" EAST  
140.00 FEET; THENCE SOUTH 89°44'35" EAST 200.00 FEET; THENCE NORTH 32°00'11" EAST 232.63 FEET TO  
THE CENTERLINE OF SAID MACHES-COMBIE DITCH AND THE POINT OF BEGINNING; THENCE SOUTH 32°00'11"  
WEST 232.63 FEET; THENCE NORTH 89°44'35" WEST 200.00 FEET; THENCE SOUTH 30°47'03" WEST 140.00  
FEET TO THE NORTHEASTLY RIGHT OF WAY LINE OF POWERHOUSE ROAD; THENCE SOUTH 37°19'21" EAST  
ALONG SAID RIGHT OF WAY 50.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE  
NORTHEAST AND HAVING A RADIUS OF 193.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND  
THE RIGHT OF WAY LINE CONSUMING A CENTRAL ANGLE OF 8°21'09" AND AN ARC LENGTH OF 218.42 FEET; THENCE  
SOUTH 43°40'30" EAST ALONG SAID RIGHT OF WAY LINE 319.01 FEET TO A POINT HEREWATER REFERRED TO  
AS POINT 'A'; THENCE NORTH 32°00'11" EAST 582.11 FEET TO THE CENTERLINE OF SAID MACHES-COMBIE  
DITCH; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING; AND TOGETHER WITH  
THAT PORTION OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF SECTION 9 LYING NORTHEASTERLY OF  
THE YAKIMA VALLEY CANAL AND SOUTHWESTERLY OF POWERHOUSE ROAD AND NORTHEASTERLY OF  
THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE ABOVE-MENTIONED POINT 'A'; THENCE SOUTH 32°00'11" WEST  
TO THE YAKIMA VALLEY CANAL AND TERMINUS OF SAID LINE;

TAX PARCEL ID NO.: 181309-41011.

**HATCH LEGEND:**

- PROPOSED AC PAVEMENT (POWERHOUSE RD)
- PROPOSED AC PAVEMENT (BIKE PATH)
- EXISTING AC PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED GRASS/LANDSCAPING

**TOPOGRAPHIC AND BOUNDARY NOTE:**

TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON WAS PREPARED BY CYPHER LAND SURVEYING, 502 N. 40TH AVENUE, SUITE 3, YAKIMA, WA 98908, IN JULY 2019 AND PROVIDED TO LESLIE ENGINEERING ON AUGUST 8, 2019. BOUNDARY SURVEY INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. LESLIE ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF EXISTING INFORMATION SHOWN HEREON.

**DENSITY NOTE:**

TOTAL # OF 4-PLEX BLDGS: 12  
TOTAL # OF 3-PLEX BLDGS: 4  
TOTAL # OF 2-PLEX BLDGS: 3

OVERALL TOTAL # OF RESIDENTIAL UNITS: (12\*4)+(4\*3)+(3\*2) = 66 UNITS

CALCULATED DENSITY FOR ZONE: 66 UNITS/8.87 ACRES = 7.4 DU/AC

**LOT COVERAGE NOTE:**

TOTAL PRIVATE IMPROVEMENTS IMPERVIOUS AREA = 2.94 AC.  
TOTAL PUBLIC IMPROVEMENTS IMPERVIOUS AREA W/IN PARCEL = 0.10 AC.  
TOTAL PARCEL AREA = 8.87 AC.  
IMPERVIOUS COVERAGE = ((2.94+0.10)/8.87)\*100 = 34.27% << 80%

LEXAR POWERHOUSE  
ROAD DEVELOPMENT  
POWERHOUSE ROAD  
YAKIMA, WA 98908

PREPARED FOR  
JOE SULLIVAN  
LEXAR HOMES  
2410 TERRACE HEIGHTS DR.  
YAKIMA, WA 98901

CITY OF YAKIMA PROJECT #: ENG-19-777?

NO.	DATE	DESCRIPTION

DATE: 02/05/2020  
DRAWN: DH  
CHECKED: DH  
JOB NO.: 2019-157

COVER SHEET &  
OVERALL SITE PLAN

C1.0



**Leslie Engineering**  
Civil & Structural Engineering

502 N. 40th Avenue, Suite 3  
Yakima, Washington 98908

Phone: (509) 225-7704  
Fax: (509) 388-2445

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