



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager
129 North Second Street, 2nd 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#002-20

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. CL1#009-20 & SEPA#002-20) for a proposal submitted by Stealth Investments LLC (651 N Keys Rd, Yakima, WA 98901). The decision approved, subject to conditions, the applicant's request for zoning approval to construct 44 fourplexes and 2 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 (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

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.

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

Trevor Martin
Associate Planner

Enclosures: Appeal Application and Site Plan



DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

División de Planificación

Joseph Calhoun, Gerente

129 Norte Calle 2da, 2^{do} 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#002-20

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#009-20 y SEPA#002-20) para una propuesta presentada por Stealth Investments (651 N Keys Rd, Yakima, WA 98901). La decisión aprobó, sujeto a condiciones, la propuesta del solicitante para construir 44 fourplexes y 2 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 (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

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.

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

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: 5001 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

Appellant's Signature

4/28/2020

Date

FILE/APPLICATION(S)#: APP #002-20

DATE FEE PAID: 4/29/20	RECEIVED BY: Online	AMOUNT PAID: \$580.00	RECEIPT NO: CR-20-004386
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 APR 29 2020
 CITY OF YAKIMA
 PLANNING DIV.



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 #002-20, CL1 #009-20

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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 APR 29 2020
 CITY OF YAKIMA
 PLANNING DIV.

*****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

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

<p>In Re:</p> <p>Appeal by Washington State Department of Transportation of the Determination of Nonsignificance for Stealth Investments LLC</p>	<p>FILE NOS. SEPA #002-20, CL 1#009-20</p> <p>NOTICE OF APPEAL</p>
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LOCATION:	5001 Powerhouse Road
PARCEL NUMBER:	181309-41012
PROPONENT:	Stealth Investments LLC c/o Josh Sevigny
PROPERTY OWNER:	Stealth Investments LLC c/o Josh Sevigny
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 Stealth Investments LLC (Stealth Investments) on April 15, 2020. A copy of the MDNS is attached to this appeal.

APR 29 2020

CITY OF YAKIMA
PLANNING DIV.**III. STATEMENT OF FACTS**

1
2 3.1 Stealth Investments, LLC and Josh Sevigny (collectively, Applicants), submitted
3 a development application for a project referred to as "Sevigny Powerhouse Development" (City
4 of Yakima File: CL1 #009-20 and SEPA #002-20) (Stealth Project).

5 3.2 The Stealth Project proposes to construct a multi-family residential development
6 consisting of 44 fourplexes and two duplexes on parcel 181309-41012 (16.01 acres), as well as
7 a private asphalt paved access drive, concrete rolled curbs and gutters, concrete sidewalks, storm
8 drainage infrastructure, utilities, and landscape areas. The Stealth Project will also construct
9 180 garage parking spaces and 180 spaces in front of garages. Approximately 450 people will
10 reside in the completed project.

11 3.3 The Stealth Project is located at 5001 Powerhouse Road. The Stealth Project will
12 be served by Powerhouse Road, and is adjacent to U.S. Highway 12 (US 12), a fully-controlled
13 limited access facility with a posted speed limit of 60 miles per hour (mph). WSDOT has
14 acquired all access rights to the highway. Direct access to US 12 is restricted solely to existing
15 public road intersections and interchanges.

16 3.4 The Stealth application states that the Stealth Project will generate approximately
17 1055 daily vehicle trips based on the Institute of Transportation Engineers (ITE) Trip Generation
18 Manual 9th edition. AM peak volume is projected to be approximately 80 vehicles and PM peak
19 volume is projected to be approximately 98 vehicles.

20 3.5 The vehicle trips generated by this project will utilize the US 12/Ackley Road
21 intersection. This intersection is currently operating at Level of Service (LOS) F. The vehicle
22 trips generated by this project will also utilize the Powerhouse Road/Ackley Road intersection.
23 The US 12/Ackley Road intersection is approximately 250 feet from the Powerhouse
24 Road/Ackley Road intersection.

25 3.6 Due to the close proximity of the Powerhouse Road/Ackley Road intersection,
26 traffic queues along Ackley Road currently meet or exceed the length of Ackley Road itself and

1 cause excessive left-turning queues along US 12. When these queues exceed available storage,
2 traffic can block the 60 mph through lanes on US 12 in both directions, causing a serious traffic
3 hazard.

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

9 3.7.1 The Applicant indicates 1,055 trips per day will be generated by this
10 proposal; however, the 10th edition of the ITE Trip Generation Manual estimates that
11 180 units of multi-family housing (Land Use 220) may generate up to 1,318 vehicle trips
12 per weekday with 121 trips occurring during the PM peak hour. These volumes are higher
13 than the proponent's estimate and we expect a significant number of these trips will
14 utilize the intersection of US 12 and Ackley Road.

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

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

1 3.9 On April 15, 2020, the City issued a Mitigated Determination of Nonsignificance.
2 The City's Findings of Fact, Conclusions, and Notice of Decision that incorrectly summarized
3 WSDOT's comments on the proposed Stealth Project, and stated that the Applicant[s] "indicates
4 387 trips per day will be generated by this proposal," even though the Application states that
5 1055 trips will be generated. The City appears to have cut-and-pasted WSDOT's comments on
6 another development, the Lexar Project, into the Stealth Project's Findings of Fact and
7 mistakenly responded to those, instead of to WSDOT's comments on the Stealth Project.

8 3.10 The Stealth TIA failed to analyze the US 12/Ackley Road intersection, even
9 though it is reasonable to expect traffic impacts to that intersection as a result of the Stealth
10 Project.

11 3.11 The Stealth TIA analyzed the Powerhouse Road/Ackley Road intersection and
12 concluded that it would be expected to operate at LOS F with or without the proposed project.
13 The Stealth TIA also concluded that the Stealth Project was not expected to create significant
14 adverse impacts to the adjacent street network and therefore did not identify any traffic
15 mitigation necessary for the project. Although the Lexar TIA included trip distribution, it did not
16 provide sufficient justification or modeling for its conclusions.

17 3.12 The Stealth TIA stated that the existing delay in the southbound Powerhouse
18 Road/Ackley Road intersection for PM peak hour service in the shared left-right lane is
19 76.8 seconds. The Stealth TIA further shows that after the Stealth Project is built, the projected
20 2024 delay for the southbound Powerhouse Road/Ackley shared left-right lane for PM peak hour
21 service is 204.2 seconds. Even accounting for additional projected delay over the next four years,
22 the Stealth Project will cause additional delay at this intersection.

23 3.13 The Stealth TIA did not perform a PM peak hour analysis of the US 12/Ackley
24 Road intersection. Consequently, it is unknown whether the Stealth Project will have PM peak
25 hour impacts to this intersection, which is currently heavily congested.
26

1 4.8 As a result of the City's failure to coordinate with WSDOT and meaningfully
2 inform the public, WSDOT lacks the information necessary to monitor the performance of state
3 facilities and to plan for improvements and future growth.

4 **V. REQUEST FOR RELIEF**

5 WSDOT respectfully requests that the Hearing Examiner enter an order that:

6 a) requires the City to analyze traffic impacts to the US 12/Ackley Road and
7 Powerhouse Road/Ackley Road intersections;

8 b) requires the City to perform a PM peak hour analysis of the US 12/Ackley Road
9 intersection;

10 c) requires the City to identify mitigation measures for traffic impacts to WSDOT
11 highway infrastructure, including the US 12/Ackley Road intersection, and condition any city
12 approvals for the Stealth Project on the submittal of a TIA that includes analysis of the
13 two intersections identified above, including trip distribution that is well-supported by modeling
14 and industry standards, as well as mitigation measures that will reduce the severity of the traffic
15 impacts below the level of significance.

16 d) In the alternative, WSDOT requests that the Hearing Examiner order that an
17 Environmental Impact Statement be prepared that analyzes these impacts and identifies
18 mitigation measures.

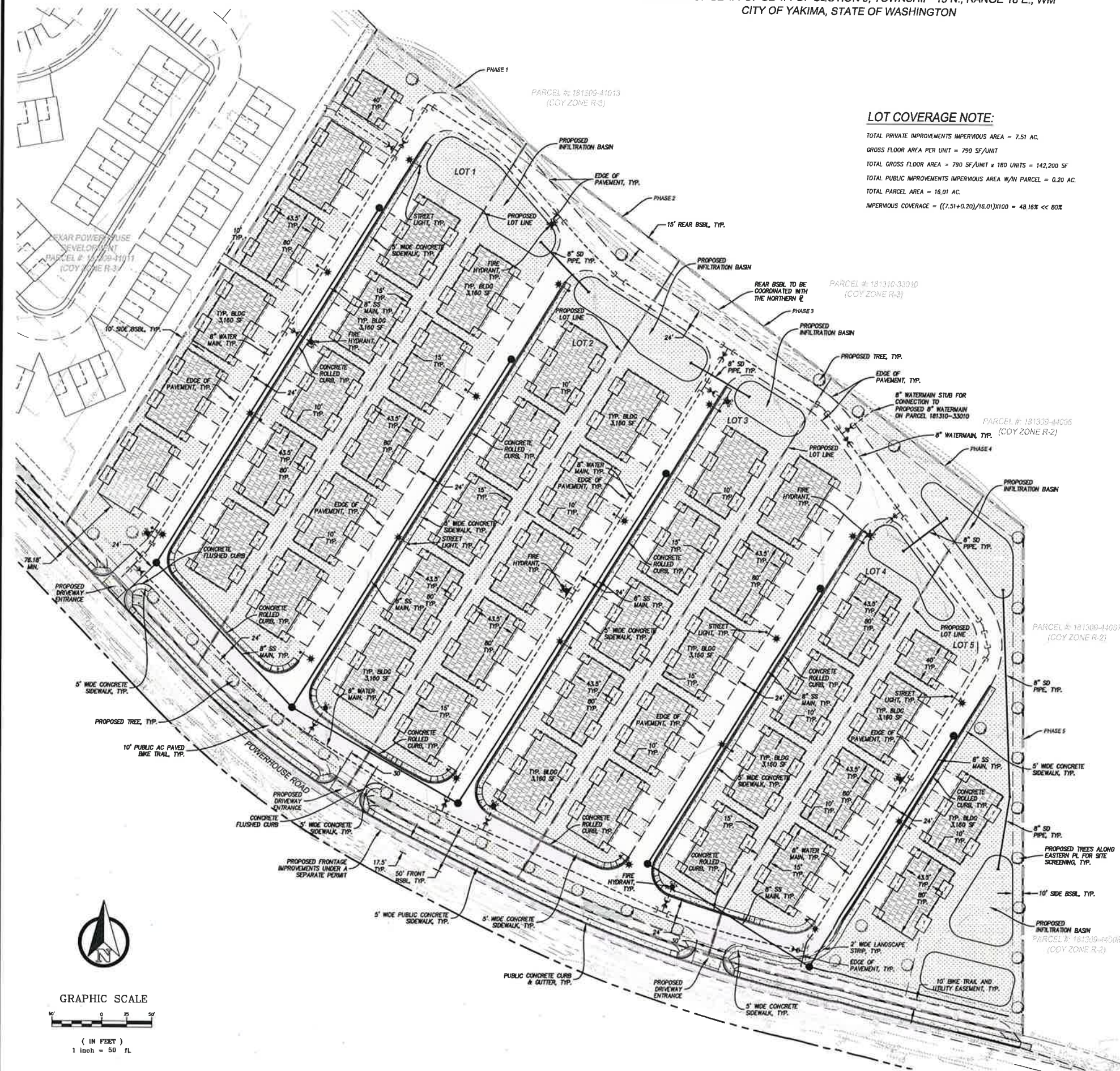
19 DATED this 29th day of April, 2020.

20 ROBERT W. FERGUSON
21 Attorney General

22 s/
23 YASMINE L. TARHOUNI, WSBA #50924
24 MATTHEW D. HUOT, WSBA #40606
25 Assistant Attorney General
26 Attorneys for Appellant

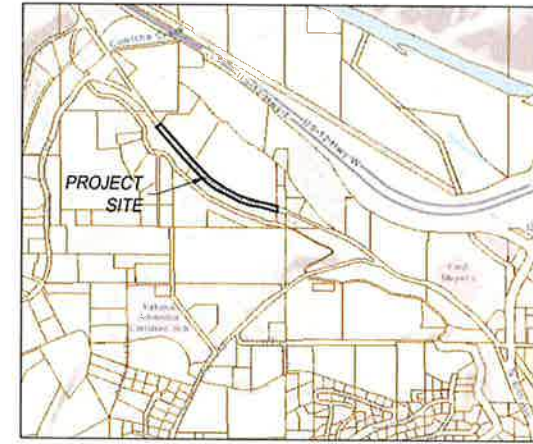
SEVIGNY POWERHOUSE ROAD IMPROVEMENTS

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



LOT COVERAGE NOTE:

TOTAL PRIVATE IMPROVEMENTS IMPERVIOUS AREA = 7.51 AC.
GROSS FLOOR AREA PER UNIT = 790 SF/UNIT
TOTAL GROSS FLOOR AREA = 790 SF/UNIT x 180 UNITS = 142,200 SF
TOTAL PUBLIC IMPROVEMENTS IMPERVIOUS AREA W/IN PARCEL = 0.20 AC.
TOTAL PARCEL AREA = 16.01 AC.
IMPERVIOUS COVERAGE = ((7.51+0.20)/16.01)x100 = 48.16% << 80%



VICINITY MAP
N.T.S.

DENSITY NOTE:

TOTAL # OF 4-PLEX BLDGS: 44
TOTAL # OF 3-PLEX BLDGS: 0
TOTAL # OF 2-PLEX BLDGS: 2
OVERALL TOTAL # OF RESIDENTIAL UNITS: (44x4)+(0x3)+(2x2) = 180 UNITS
CALCULATED DENSITY FOR ZONE: 180 UNITS/16.01 ACRES = 11.24 DU/BA
MAXIMUM BUILDING HEIGHT = 50 FEET

PROJECT SITE INFORMATION:

OWNER: JOSH SEVIGNY
STEALTH INVESTMENTS LLC
651 N. KEYS ROAD
YAKIMA, WA 98901
(509) 941-8301

DEVELOPER: JOSH SEVIGNY
STEALTH INVESTMENTS LLC
651 N. KEYS ROAD
YAKIMA, WA 98901
(509) 941-8301

PARCEL NUMBER: 181309-41012
PARCEL SIZE: 16.01 AC.
PROPERTY ADDRESS: 5001 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
WATER: 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:
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 18 EAST, WA, LINGE NORTHEASTLY OF THE YAKIMA VALLEY CANAL AND SOUTHWESTLY OF THE CENTERLINE OF THE MACHES-COCHISE DITCH AND SOUTHWESTLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 9; THENCE NORTH 89°44'58" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER 251.43 FEET TO THE NORTHEASTLY RIGHT OF WAY LINE OF POWERHOUSE ROAD; THENCE SOUTH 37°19'21" EAST ALONG SAID RIGHT OF WAY 240.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1970.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE CONSINUING A CENTRAL ANGLE OF 62°1'09" AN ARC LENGTH OF 218.45 FEET; THENCE SOUTH 43°40'50" EAST ALONG SAID RIGHT OF WAY LINE 318.01 FEET; THENCE SOUTH 32°00'11" WEST TO THE YAKIMA VALLEY CANAL AND THE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 32°00'11" EAST TO THE CENTERLINE OF THE MACHES-COCHISE DITCH AND TERMINUS OF SAID LINE, EXCEPT THE EAST 105.00 FEET, SITUATE IN YAKIMA COUNTY, STATE OF WASHINGTON.

TAX PARCEL ID NO.: 181309-41012.

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 6, 2019. BOUNDARY SURVEY INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. LESLIE ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF EXISTING INFORMATION SHOWN HEREON.

RECEIVED
JAN 16 2020
CITY OF YAKIMA
PLANNING DIV.

Leslie Engineering
Civil & Structural Engineering
502 N. 40th Avenue, Suite 3
Yakima, Washington 98908
Phone: (509) 225-7704
Fax: (509) 985-2445

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PRELIMINARY
NOT FOR
CONSTRUCTION
1/16/2020

SEVIGNY POWERHOUSE
ROAD DEVELOPMENT
STEALTH INVESTMENTS
5001 POWERHOUSE ROAD
YAKIMA, WA 98908

PREPARED FOR
JOSH SEVIGNY
STEALTH INVESTMENTS LLC
651 N. KEYS RD.
YAKIMA, WA 98901

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

NO.	DATE	DESCRIPTION

DATE: 01/16/2020
DRAWN: DH
CHECKED: DH
JOB NO.: 2019-161

COVER SHEET &
OVERALL SITE PLAN

C1.0



Know what's below.
Call before you dig.

Sevigny Powerhouse Civil Plans_2019-161.dwg

