



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 PUBLIC HEARING

DATE: September 29, 2020
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
FILE NO.: PLP#003-20 & SEPA#014-20
SITE ADDRESS: Vicinity of S. 60th Ave. & W. Washington Ave.
APPLICANT: Aspen Estates LLC (2550 Borton Rd, Yakima, WA 98903)

PROJECT DESCRIPTION: Proposed long plat that will subdivide approximately 22.64 acres in the Single-Family (R-1) zoning district into 105 single-family lots. The project will be completed in two phases with approximately 62 lots in Phase 1 and 43 lots in Phase 2.

NOTICE OF HEARING: Notice is hereby given by the Department of Community Development, Planning Division that the public hearing has been scheduled to be held on **Wednesday, October 28, 2020**, beginning at **3:00 p.m.** or soon thereafter. **Due to the COVID-19 pandemic, the hearing will not be held in the City Hall Council Chambers, but will be held via Zoom.**

All written comments received by 5:00 p.m. on October 21, 2020, will be considered prior to issuing the staff recommendation to the Yakima Planning Commission, and will be made part of the official record.

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_GFu3VJIZQ_y1PzLxMmRXFA

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.

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.

If you have any questions regarding this proposal, please contact Trevor Martin, Associate Planner at (509) 575-6162 or email to: trevor.martin@yakimawa.gov.



DEPARTAMENTO DE DESARROLLO COMUNITARIO
Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

129 Norte Calle 2ª, 2º Piso, Yakima, WA 98901

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

AVISO DE AUDIENCIA PÚBLICA

FECHA DE AVISO: 29 de septiembre, 2020
PARA: Agencias de Revisión Ambiental, Solicitante, y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
No. DE ARCHIVO: PLP#003-20 & SEPA#014-20
UBICACIÓN: S. 60th Ave. and W. Washington Ave
SOLICITANTE: Aspen Estates LLC (2550 Borton Rd, Yakima, WA 98903)

DESCRIPCIÓN DEL PROYECTO: Propuesta de subdividir aproximadamente 22.64 acres a 105 lotes unifamiliares en la zona residencial R-1. Este Proyecto se completara en dos fases de aproximadamente 62 lotes en la Fase 1 y 43 lotes en la Fase 2.

AVISO DE AUDIENCIA PÚBLICA: Por la presente, el Departamento de Desarrollo Comunitario, Division de Planificación avisa que la audiencia pública ha sido programada para el **miércoles 28 de octubre, 2020 comenzando a las 3:00 pm** o poco después. **Debido a la pandemia de COVID-19, la audiencia no se llevará a cabo en la Sala del Concejo Municipal, sino que será programada virtualmente usando la plataforma Zoom.**

Todos los comentarios escritos recibidos antes de las 5:00 p.m. el 21 de octubre, 2020 serán considerados antes de emitir la recomendación a la Comisión de Planificación, y serán parte del archivo oficial.

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_GFu3VJIZQ_y1PzLxMmRXFA

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.

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.



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

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
MITIGATED DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
September 29, 2020**

PROJECT DESCRIPTION: Proposed long plat that will subdivide approximately 22.64 acres in the R-1 zoning district into 105 single-family lots. The project will be completed in two phases with approximately 62 lots in Phase 1 and 43 lots in Phase 2.

LOCATION: Vicinity of S. 60th Ave. and W. Washington Ave.
PARCEL NUMBER: 181333-32406
PROPONENT: Aspen Estates LLC.
PROPERTY OWNER: Aspen Tree LLC
LEAD AGENCY: City of Yakima

FILE NUMBERS: SEPA#014-20 & PLP#003-20

DETERMINATION: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

I. FINDINGS

A. Project History

- 1. On July 16, 2020, Aspen Estates LCC. submitted an Environmental Review (SEPA#014-20) for a proposal to subdivide approximately 22.64 acres in the R-1 zoning district into 105 single-family lots.

B. Development Services Team (DST) Comments

DST reviewed the project during the week of August 10, 2020. The following comments were submitted which will be addressed in the Staff Recommendation for PLP#003-20:

1. Code Administration:

- a. Pursuant to the Chapter 5 of the International Fire Code, fire hydrants will be required along streets spaced at maximum 500 foot intervals that will provide required fire flow coverage for proposed structures.
- b. Preliminary addressing is as follows:

Lot 1	1900 S 62ND AVE	Lot 54	6106 IAN AVE
Lot 2	1902 S 62ND AVE	Lot 55	6104 IAN AVE
Lot 3	1904 S 62ND AVE	Lot 56	6102 IAN AVE
Lot 4	1906 S 62ND AVE	Lot 57	6101 JUDD AVE



Lot 5	1908 S 62ND AVE	Lot 58	6103 JUDD AVE
Lot 6	1910 S 62ND AVE	Lot 59	6105 JUDD AVE
Lot 7	1912 S 62ND AVE	Lot 60	6107 JUDD AVE
Lot 8	1914 S 62ND AVE	Lot 61	6109 JUDD AVE
Lot 9	2000 S 62ND AVE	Lot 62	6111 JUDD AVE
Lot 10	2002 S 62ND AVE	Lot 63	6113 JUDD AVE
Lot 11	2004 S 62ND AVE	Lot 64	6114 JUDD AVE
Lot 12	2006 S 62ND AVE	Lot 65	6112 JUDD AVE
Lot 13	2008 S 62ND AVE	Lot 66	6110 JUDD AVE
Lot 14	2010 S 62ND AVE	Lot 67	6108 JUDD AVE
Lot 15	2012 S 62ND AVE	Lot 68	6106 JUDD AVE
Lot 16	2014 S 62ND AVE	Lot 69	6104 JUDD AVE
Lot 17	2016 S 62ND AVE	Lot 70	6102 JUDD AVE
Lot 18	6116 WHITMAN AVE	Lot 71	6101 CROWN CREST AVE
Lot 19	6114 WHITMAN AVE	Lot 72	6103 CROWN CREST AVE
Lot 20	6112 WHITMAN AVE	Lot 73	6105 CROWN CREST AVE
Lot 21	6110 WHITMAN AVE	Lot 74	6107 CROWN CREST AVE
Lot 22	6108 WHITMAN AVE	Lot 75	6109 CROWN CREST AVE
Lot 23	6106 WHITMAN AVE	Lot 76	6111 CROWN CREST AVE
Lot 24	6104 WHITMAN AVE	Lot 77	6113 CROWN CREST AVE
Lot 25	6102 WHITMAN AVE	Lot 78	6114 CROWN CREST AVE
Lot 26	6100 WHITMAN AVE	Lot 79	6112 CROWN CREST AVE
Lot 27	2017 S 61ST AVE	Lot 80	6110 CROWN CREST AVE
Lot 28	2015 S 61ST AVE	Lot 81	6108 CROWN CREST AVE
Lot 29	2013 S 61ST AVE	Lot 82	6106 CROWN CREST AVE
Lot 30	2011 S 61ST AVE	Lot 83	6104 CROWN CREST AVE
Lot 31	2009 S 61ST AVE	Lot 84	6102 CROWN CREST AVE
Lot 32	2007 S 61ST AVE	Lot 85	6101 WHATCOM AVE
Lot 33	2005 S 61ST AVE	Lot 86	6103 WHATCOM AVE
Lot 34	2003 S 61ST AVE	Lot 87	6105 WHATCOM AVE
Lot 35	2001 S 61ST AVE	Lot 88	6107 WHATCOM AVE
Lot 36	1915 S 61ST AVE	Lot 89	6109 WHATCOM AVE
Lot 37	1913 S 61ST AVE	Lot 90	6111 WHATCOM AVE
Lot 38	1911 S 61ST AVE	Lot 91	6113 WHATCOM AVE
Lot 39	1909 S 61ST AVE	Lot 92	6114 WHATCOM AVE
Lot 40	1907 S 61ST AVE	Lot 93	6112 WHATCOM AVE
Lot 41	1905 S 61ST AVE	Lot 94	6110 WHATCOM AVE
Lot 42	1903 S 61ST AVE	Lot 95	6108 WHATCOM AVE
Lot 43	6101 IAN AVE	Lot 96	6106 WHATCOM AVE
Lot 44	6103 IAN AVE	Lot 97	6104 WHATCOM AVE
Lot 45	6105 IAN AVE	Lot 98	6102 WHATCOM AVE

Lot 46	6107 IAN AVE	Lot 99	6101 WHITMAN AVE
Lot 47	6109 IAN AVE	Lot 100	6103 WHITMAN AVE
Lot 48	6111 IAN AVE	Lot 101	6105 WHITMAN AVE
Lot 49	6113 IAN AVE	Lot 102	6107 WHITMAN AVE
Lot 50	6114 IAN AVE	Lot 103	6109 WHITMAN AVE
Lot 51	6112 IAN AVE	Lot 104	6111 WHITMAN AVE
Lot 52	6110 IAN AVE	Lot 105	6113 WHITMAN AVE
Lot 53	6108 IAN AVE		

2. Engineering

This project requires Title 8 and 12 improvements, including but not limited to the following:

- a. YMC 8.60 and 12.05 – New curb, gutter and sidewalk required within new development and along site's frontage of S. 60th Ave. Street section shall conform to standard detail R3. New sidewalks shall be constructed per standard detail R5.
- b. 12.02 – Easements shall be established per this chapter.
- c. 12.06.020 – Right of way – W. Washington Ave. is classified as a Minor Arterial requiring a total of 80' of right of way (40' half width). Existing right of way is adequate. S. 60th Ave. is classified as a Residential Access requiring a total 50' of right of way (25' half width). Adequate right of way shall be dedicated along frontage. 50' of right of way shall be provided for all new Residential Access streets within development.
- d. YMC 12.06.080 - Street lighting - Street lights shall be installed and shall meet the design and placement standards of the city engineer. Lighting improvements shall become the property of the city of Yakima upon installation and will thereafter be maintained by the city.
- e. YMC 15.06.065 - No driveway approach on a local access street may be located closer to the street intersection corner than thirty feet as measured from the property line at the corner.
- f. YMC 8.72 – An excavation and street break permit shall be obtained for all work within the public right of way.
- g. Civil plans and an ENG permit is required for all public improvements to be performed on site.
- h. All improvements and shall be completed prior to Certificate of Occupancy.

3. Surface Water

- a. Once grading begins there will be required temporary erosion and sediment controls. No comments for the long plat but to note that there will be drainage requirements once construction starts.

4. Nob Hill Water

The following are general comments:

- a. Nob hill water is available to serve the proposed development. Finalized engineered plans will need to be submitted to nob hill water so that a design and cost estimate can be done for development.

5. Traffic Engineering

- a. A streetlight is required at each intersection internal to the subdivision and at midblock on each east/west road. Reconstruct the curb radius and pedestrian ramp at the southwest corner of 60th/Washington to meet standards. Required traffic signs will be identified with civil engineering plans. Fences adjacent to Washington Avenue shall be placed so as not to restrict sight distance from 60th Avenue or 61st Avenue per AASHTO standards.

6. Wastewater

- a. City sewer will need to be extended throughout development in accordance with YMC Title 12 and City of Yakima Standard Details. Wastewater will review and approve the Engineered drawings submitted for this work.

C. On September 10, 2020, the State of Washington Department of Archaeology (DAHP) and Historic Preservation provided written comment stating:

1. "...A desktop review of our Statewide Predictive Model has identified the proposed project area as having high potential for archaeological resources. This is due, in part, to the proximity of the proposed project area to several water sources (Spring and Bachelor Creeks). Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.
2. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.
3. ...Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports..."

Staff Response – An archaeological survey will be required as part of the MDNS conditions.

D. On August 14, 2020, the Ahtanum Irrigation District provided written comments which stated:

1. "out record indicate the above parcel had no surface water right as established in the Final Decree (2019), the Conditional Final Order Subbasin No. 23 (Ahtanum)(2019), and the Final Schedule of Rights dated May 9, 2019 in State of Washington Detp. Of Ecology v. Acquavella, et al (2019)

2. However, out Board must sign off on the Plat for this subdivision. The surveyor will need to provide us with the Original Mylar, as well as on copy, for district signature. As out board meets once per month, please telephone in advance for meeting dates to avoid delays...”

Staff Response – Plat signature conditions will be a part of the decision recommendations made the Yakima Planning Commission and City Council.

- E. On September 14, 2020, the Washington State Department of Transportation provided written comments which stated:
 1. “Washington State Department of Transportation (WSDOT) has reviewed the SEPA package and the site for the development is located in Zone 6 of the WSDOT Airports and Compatible Land Use Guidebook Compatibility Zones. The proposed development is consistent with WSDOT’s guidance, but given the proximity of the location to the airport it should be noted that the property may experience low flying aircraft, aircraft engine and propeller noise, vibrations, exhaust fumes, which may be perceived as a nuisance to the future residents.
 2. Also because the property is in Zone 6 there should be a plan in place to ensure that the construction and the subsequent development to ensure that there will not be height hazard obstructions, smoke, glare, electronic interference, wildlife attractants, or other hazards to the airspace.
 3. Below is a link the WSDOT Airport Stormwater Guidance Manual for Best Management Practices in order to assist in reducing wildlife attractants. <https://www.wsdot.wa.gov/aviation/AirportStormwaterGuidanceManual.htm>”.

Staff Response –Staff will coordinate the land use decision with the airport management to ensure all standards are within compliance.

II. CONCLUSIONS:

- A. A Notice of Application was sent out on August 27, 2020. Three (3) SEPA agency comments were received.
- B. As mitigated, this proposal will have no adverse environmental impacts.
- C. Project specific conditions for frontage improvements, utilities, etc. will be included in the Staff Report for PLP#003-20.

III. REQUIRED MITIGATION MEASURES:

This Mitigated Determination of Nonsignificance (MDNS) is hereby conditioned upon the following mitigated 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 Environmental Policy Act (SEPA).

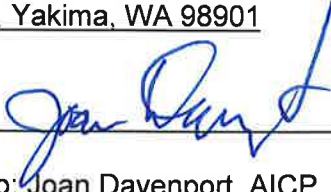
1. A professional archaeological survey of the site shall be conducted, including notifying DAHP and consultation with the Yakama Nation, prior to any ground disturbing activities being permitted.

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

Responsible Official: Joan Davenport
Position/Title: SEPA Responsible Official
Phone: (509) 575-6183
Address: 129 N. 2nd Street, Yakima, WA 98901

Date: September 29, 2020

Signature



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

No later than **October 13, 2020**.

By method: Complete appeal application form and payment of \$580.00 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.