



COMMUNITY DEVELOPMENT DEPARTMENT
Bill Preston, P.E., Director

Trevor Martin, AICP, Manager
Planning Division

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

Phone (509) 575-6183 • Fax (509) 575-6105 • Email: ask.planning@yakimawa.gov

NOTICE OF APPLICATION AND PUBLIC HEARING

DATE: August 13, 2024
TO: Applicant and Adjoining Property Owners
FROM: Bill Preston, Community Development Director
APPLICANT: Columbia Ridge Homes LLC (404 S. 51st Ave., Yakima, WA 98908)
FILE NUMBER: PLP#003-23
LOCATION: 406 N. 92nd Ave.
TAX PARCEL NUMBER(S): 181319-22005
DATE OF APPLICATION: December 13, 2023
DATE OF COMPLETENESS: August 9, 2024

PROJECT DESCRIPTION Preliminary long plat for Rainier Court Phase 5 to subdivide 9.64 acres into 22 single-family lots in the R-1 zoning district.

DETERMINATION OF CONSISTENCY Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows:

1. The type of land use: Preliminary Long Plat for 22 single-family lots.
2. Level of Development: 22 single-family lots on 9.67 acres.
3. Infrastructure and public facilities: The subject property is able to be served by public streets, water, garbage collection, etc.
4. Characteristics of development: 22 single-family homes on lots ranging from 8,013 square feet to 71,622 square feet.

Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows:

1. The type of land use: Preliminary Long Plat for 22 single-family lots.
2. Density of Development: Approximately 2.28 dwelling units per net residential acre.
3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities.

REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING Your views on this proposal are welcome. All written comments received by 5:00 p.m. on **September 4, 2024**, will be considered prior to issuing the recommendation. This request requires that the Planning Commission hold an open record public hearing, which is scheduled for **September 11, 2024, at 3:00 p.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (PLP#003-23) and applicant's name (Columbia Ridge Homes LLC) in any correspondence you submit. You can mail your comments to:

Bill Preston, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St., Yakima, WA 98901

NOTICE OF RECOMMENDATION Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice.

The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Eric Crowell, Senior Planner, at (509) 576-6736, or e-mail to eric.crowell@yakimawa.gov.

Enclosed: Narratives, Project Descriptions, Site Plan, and Vicinity Map



DEPARTAMENTO DE DESARROLLO COMUNITARIO
Bill Preston, P.E., Director

Trevor Martin, AICP, Gerente

Division de Planificación

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

Tel. (509) 575-6183 • Fax (509) 575-6105 • Email: ask.planning@yakimawa.gov

AVISO DE APLICACIÓN Y AUDIENCIA PÚBLICA

El Departamento de Desarrollo Comunitario de la Ciudad de Yakima ha recibido una aplicación por parte de un propietario/solicitante y este es un aviso sobre esa solicitud. Información sobre la ubicación de la propiedad en cuestión y la solicitud es la siguiente:

FECHA OTORGADA: 13 de agosto, 2024
PARA: Solicitante y Propietarios Adyacentes
DE: Bill Preston, Director de Desarrollo Comunitario
SOLICITANTE: Columbia Ridge Homes LLC (404 S. 51st Ave., Yakima, WA 98908)
No. DE ARCHIVO: PLP#003-23
UBICACIÓN: 406 N. 92nd Ave.
No. DE PARCELA(S): 181319-22005
FECHA DE APLICACIÓN: 13 de diciembre, 2023
FECHA DE APLICACIÓN COMPLETA: 9 de agosto, 2024

DESCRIPCIÓN DEL PROYECTO: Plano largo preliminar de Rainier Court Fase 5 para subdividir 9.64 acres en 22 lotes unifamiliares en el distrito de zonificación R-1.

DETERMINACIÓN DE LA CONSISTENCIA Conforme al Código Municipal YMC §16.06.020(A), las consideraciones del proyecto se determinan consistentes con las siguientes normas aplicables:

1. El tipo de uso terrenal: Plano largo preliminar para 22 lotes unifamiliares.
2. Nivel de desarrollo: 22 lotes unifamiliares en 9.67 acres.
3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
4. Características del desarrollo: 22 viviendas unifamiliares en parcelas que van desde los 8,013 pies cuadrados a los 71,622 pies cuadrados.

Conforme al Código Municipal YMC §16.06.020(B), los reglamentos de desarrollo y las consideraciones del plan comprensivo son coherentes, de la siguiente manera:

1. El tipo del uso terrenal: Plano largo preliminar para 22 lotes unifamiliares.
2. Densidad del desarrollo: Aproximadamente 2.28 unidades de vivienda por acre residencial.
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por instalaciones públicas.

SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA: Sus opiniones sobre esta propuesta son bienvenidas. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el **4 de septiembre, 2024** serán considerados antes de emitir la decisión final sobre esta solicitud. Esta propuesta requiere una audiencia pública con registro abierto con la Comisión de Planificación. Por lo tanto, una audiencia pública se llevará a cabo el **11 de septiembre, 2024** comenzando a las 3:00 p.m. en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. Se le invita a cualquier persona que desee expresar sus opiniones sobre este caso a asistir a la audiencia pública o a presentar comentarios por escrito. Por favor de hacer referencia al número de archivo (PLP#003-23) o al nombre del solicitante (Columbia Ridge Homes LLC) en cualquier correspondencia que envíe. Por favor de enviar sus comentarios sobre esta propuesta a:

Bill Preston, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St., Yakima, WA 98901

AVISO DE LA RECOMENDACIÓN: Después de la audiencia pública, la Comisión de Planificación emitirá su decisión o recomendación dentro de diez (10) días hábiles. Cuando la decisión final sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso.

El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA.
Si tiene cualquier pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: ask.planning@yakimawa.gov

Adjuntos: Narrativo, Descripción del Proyecto, Plan de Sitio, Mapa



Supplemental Application For:
PRELIMINARY LONG PLAT

CITY OF YAKIMA, SUBDIVISION ORDINANCE, TITLE 14C 1 3 2023

CITY OF YAKIMA
 PLANNING DIV.

PART II - APPLICATION INFORMATION

1. PROPERTY OWNERS (attach if long): List all parties and financial institutions having an interest in the property.

Columbia Ridge Homes, LLC
 404 S. 51st Avenue
 Yakima, WA 98908

2. SURVEYOR AND/OR CONTACT PERSON WITH THEIR CONTACT INFORMATION:

PLSA Engineering & Surveying
 521 N. 20th Ave, Suite 3, Yakima, 575-6990

Contact: Thomas R Durant
 Surveyor: Rick Wehr

3. NAME OF SUBDIVISION: Rainier Court - Phase 5

4. NUMBER OF LOTS AND THE RANGE OF LOT SIZES: 22 lots, 8,013 to 71,622 square feet (1.6 acre)

5. SITE FEATURES:

A. General Description: ☐ Flat ☒ Gentle Slopes ☒ Steepened Slopes

B. Describe any indication of hazards associated with unstable soils in the area, i.e. slides or slipping?
 None

C. Is the property in a 100-Year Floodplain or other critical area as mapped by any local, state, or national maps or as defined by the Washington State Growth Management Act or the Yakima Municipal Code? No

6. UTILITY AND SERVICES: (Check all that are available)

☒ Electricity ☒ Telephone ☒ Natural Gas ☒ Sewer ☒ Cable TV ☒ Water Nob Hill ☒ Irrigation Yakima-Tieton

7. OTHER INFORMATION:

A. Distance to Closest Fire Hydrant:

B. Distance to Nearest School (and name of school): Apple Valley School -- 3/4 mile

C. Distance to Nearest Park (and name of park): Galleon Park 2 miles

D. Method of Handling Stormwater Drainage: Stormwater plan, drainage swales, on-site retention.

E. Type of Potential Uses: (check all that apply)

☒ Single-Family Dwellings ☐ Two-Family Dwellings ☐ Multi-Family Dwellings ☐ Commercial ☐ Industrial

PART III - REQUIRED ATTACHMENTS

1. PRELIMINARY PLAT REQUIRED: (Please use the attached City of Yakima Preliminary Plat Checklist)

2. TRAFFIC CONCURRENCY: (if required, see YMC Ch. 12.08, Traffic Capacity Test)

3 ENVIRONMENTAL CHECKLIST (required):

I hereby authorize the submittal of the preliminary plat application to the City of Yakima for review. I understand that conditions of approval such as dedication of right-of-way, easements, restrictions on the type of buildings that may be constructed, and access restrictions from public roads may be imposed as a part of preliminary plat approval and that failure to meet these conditions may result in denial of the final plat.

DocuSigned by:

Justin Hellem

11/1/2023

Property Owner Signature (required)

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Date

RECEIVED

DEC 13 2023

CITY OF YAKIMA
PLANNING DIV.

**NARRATIVE
FORM**

DATE: _____ **REVIEWED BY:** _____
PROJECT NO.: _____ **CASE NO.:** _____
RELATED FILES: _____
PARCEL NUMBER(S): _____ 181319-22005
OWNER: _____ Rainier Court, Phase 5 (Columbia Ridge Homes, LLC)

Proposed is the final phase of the Rainier Court subdivision consisting of 22 residential lots and a tract for the private road and entrance. Seventeen of the lots are to gain access from a private gated extension of Rainier Drive ending with a fire access turnaround at the west end of the property. Five lots ranging in size from 8,013 to 13,882 square feet will front on the City maintained Rainier Drive prior to the gate and Lincoln Avenue. City sewer service and Nob Hill Water are proposed for the subdivision.

SEPA review has already been conducted for this phase along with Phases 2 through 4 and a Mitigated Determination of Nonsignificance was issued on January 16, 2020 (SEPA#041-19, attached to this application). A new environmental checklist is not being provided.

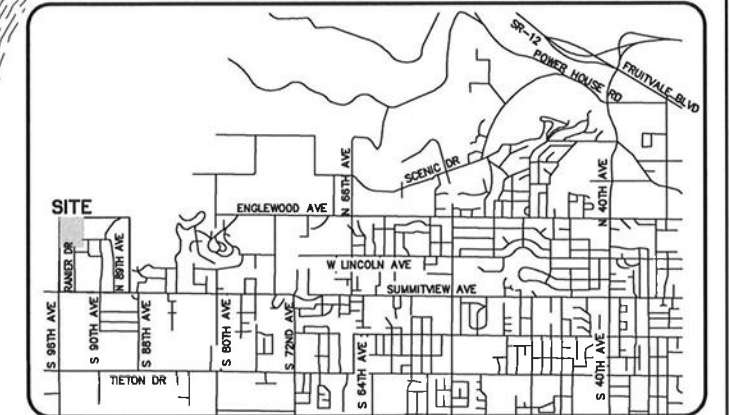
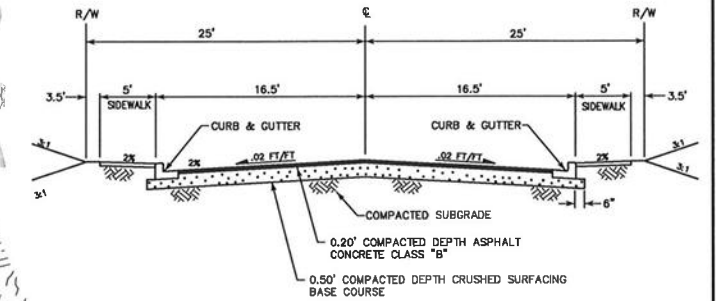
PRELIMINARY PLAT OF
RAINIER COURT - PHASE 5

IN THE NW 1/4, SEC. 19, T-13 N, R-18 E, WM

RECEIVED

DEC 13 2023

CITY OF YAKIMA
PLANNING DIV.

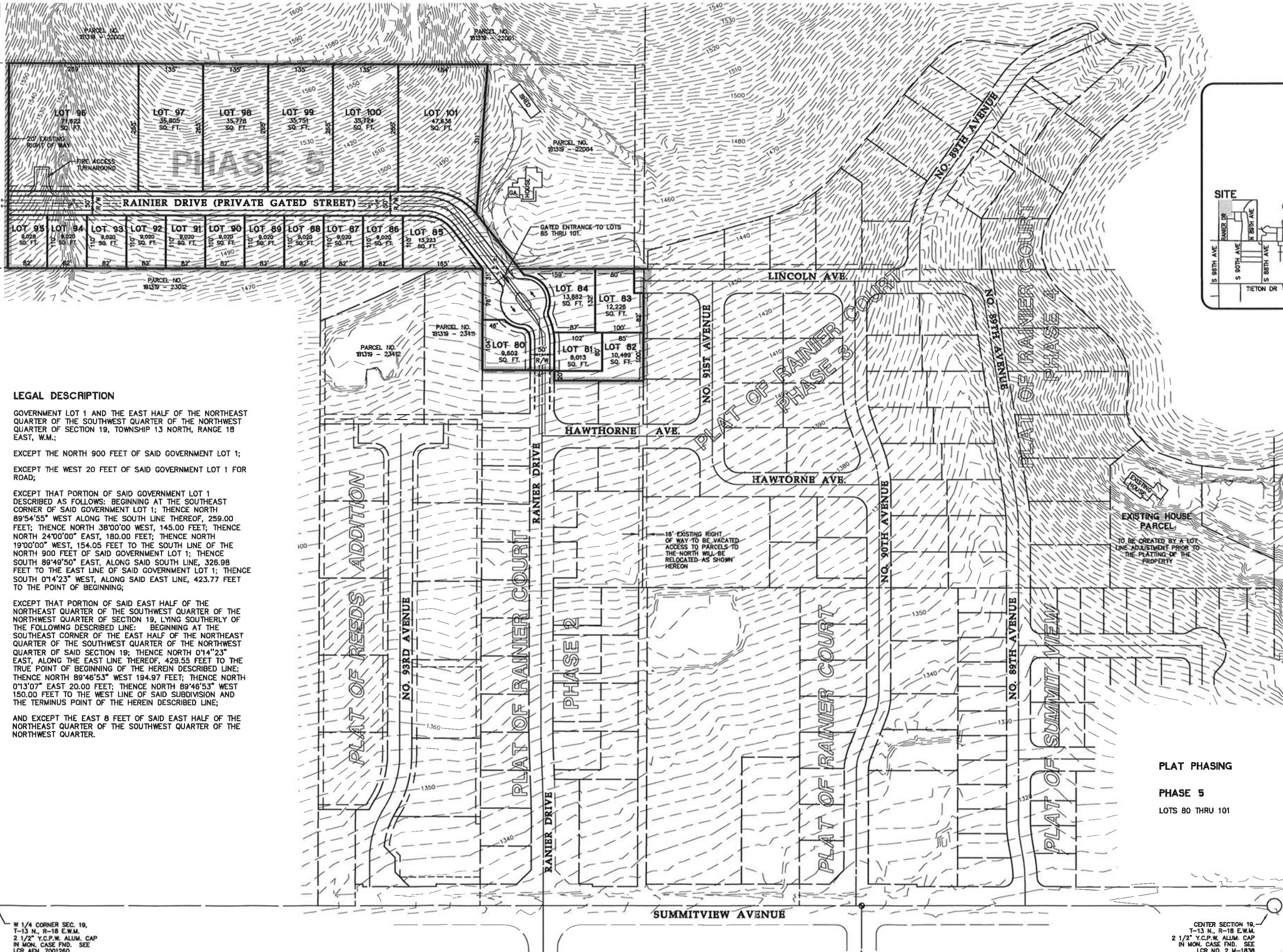


NOTES

- SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED R-1, SINGLE FAMILY RESIDENTIAL.
- ADJACENT TO ALL STREET RIGHT OF WAYS THERE WILL BE A 10-FOOT WIDE PUBLIC SERVICE EASEMENT.
- THE TOTAL AREA OF THE PROPOSED PLAT 11.39 ACRES WITH 1.72 ACRES DEDICATED FOR STREET RIGHT OF WAY.
- POWER, TV CABLES, TELEPHONE CABLES AND GAS MAINS ARE TO BE LOCATED FROM THE BACK OF CURB TO THE BACK OF THE PUBLIC SERVICE EASEMENT. THE INDIVIDUAL UTILITY COMPANIES TO DETERMINE THE EXACT LOCATION.
- ALL STORM WATER GENERATED BY NEW IMPERVIOUS SURFACES WILL BE RETAINED ON SITE.
- DOMESTIC WATER IS PROPOSED TO BE SUPPLIED BY NOB HILL WATER.
- SANITARY SEWER IS PROPOSED TO BE PROVIDED BY THE CITY OF YAKIMA.
- THERE ARE NO EXISTING BUILDINGS ON-SITE THAT WILL NEED TO BE REMOVED.
- THE SITE WILL BE RE-GRADED TO CREATE BUILDABLE LOTS.
- TYPICAL BUILDING SETBACKS - 45' FRONT SETBACK FROM CENTERLINE OF STREETS, 5' SIDE SETBACK FROM PROPERTY LINE & 15' REAR SETBACK FROM PROPERTY LINE.
- STREET IMPROVEMENTS SHALL CONFORM TO CITY OF YAKIMA STREET STANDARDS.

ENGINEER/SURVEYOR
RICK WEHR FOR
PLSA ENGINEERING AND SURVEYING
1120 W. LINCOLN AVENUE
YAKIMA, WASHINGTON 98902
PH: 575-8990

OWNER/DEVELOPER
PARCEL NO. 181319-22005:
JUSTIN HELLM FOR COLUMBIA
RIDGE HOMES
404 S. 51ST AVENUE
YAKIMA, WASHINGTON 98908
PH: 949-6557



LEGAL DESCRIPTION

GOVERNMENT LOT 1 AND THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M.;

EXCEPT THE NORTH 900 FEET OF SAID GOVERNMENT LOT 1;

EXCEPT THE WEST 20 FEET OF SAID GOVERNMENT LOT 1 FOR ROAD;

EXCEPT THAT PORTION OF SAID GOVERNMENT LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE NORTH 89°54'55" WEST ALONG THE SOUTH LINE THEREOF, 259.00 FEET; THENCE NORTH 38°00'00" WEST, 145.00 FEET; THENCE NORTH 24°00'00" EAST, 180.00 FEET; THENCE NORTH 19°00'00" WEST, 154.05 FEET TO THE SOUTH LINE OF THE NORTH 900 FEET OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89°49'50" EAST, ALONG SAID SOUTH LINE, 326.98 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 1; THENCE SOUTH 0°14'23" WEST, ALONG SAID EAST LINE, 423.77 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 0°14'23" EAST, ALONG THE EAST LINE THEREOF, 429.55 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE NORTH 89°46'53" WEST 194.97 FEET; THENCE NORTH 0°13'07" EAST 20.00 FEET; THENCE NORTH 89°46'53" WEST 150.00 FEET TO THE WEST LINE OF SAID SUBDIVISION AND THE TERMINUS POINT OF THE HEREIN DESCRIBED LINE;

AND EXCEPT THE EAST 8 FEET OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER.

W 1/4 CORNER SEC. 19,
T-13 N., R-18 E.W.M.
2 1/2" Y.C.P.W. ALUM. CAP
IN MON. CASE FND. SEE
LCR AFN. 7001260

CENTER SECTION 19,
T-13 N., R-18 E.W.M.
2 1/2" Y.C.P.W. ALUM. CAP
IN MON. CASE FND. SEE
LCR NO. 2 W-1836

ENGINEERING-SURVEYING-PLANNING 521 NORTH 20th AVENUE, SUITE 3 YAKIMA, WASHINGTON 98902	DRAWN BY: RICK WEHR DATE: 8/1/2019 SHEET NO. 1 OF 1
PRELIMINARY PLAT MAP PARCEL NO. 181319 - 22005 FOR PREPARED FOR COLUMBIA RIDGE HOMES	1 OF 1

Project Name: COLUMBIA RIDGE HOMES LLC - "RAINIER COURT
PHASE 5"

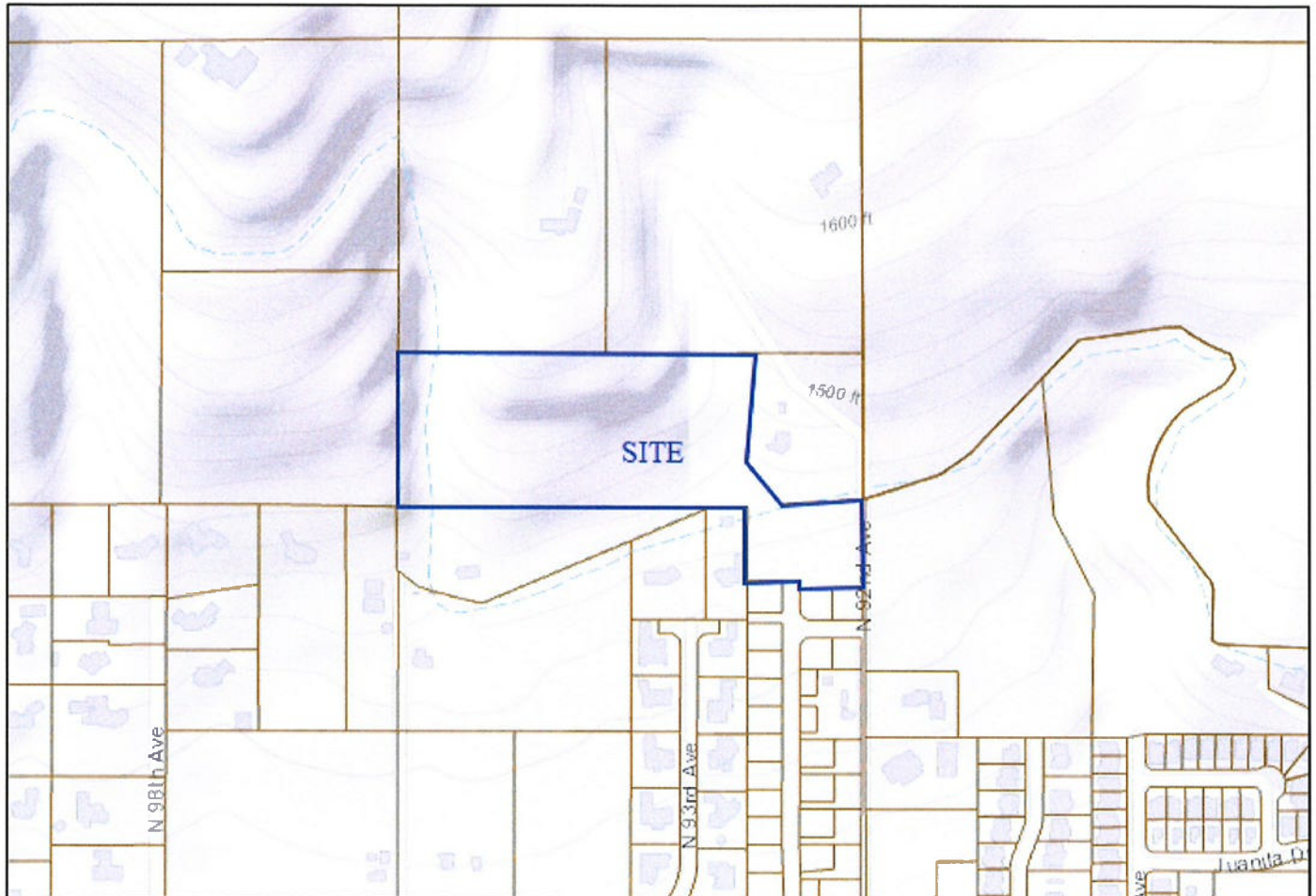
Site Address: 406 N 92ND AVE

File Number(s): PLP#003-23



Proposal: Proposed preliminary long plat for the final phase of Rainer Court subdivision, to subdivide 9.64 acres into 22 single-family lots in the R-1 zoning district.

VICINITY MAP



Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Date Created: 8/13/2024

