YAKIMA COUNTY HEARING EXAMINER
August 29, 2024 HEARING
EXHIBIT LIST

File Nos.: CUP2024-00002/LSP2024-00001/ADJ2024-00001/SEP2024-00001/ESP2024-00001/VAR2024-00001 – Santiago Communities Manufactured Home Park
Staff Contact: Julia Loudon, Planner IV - Current

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LISA H. FREUND – Director

YAKIMA COUNTY PLANNING DIVISION
Findings and Recommendation
Of the Administrative Official

In the Matter of Application by Thomas R. Durant, with PLSA Engineering & Surveying, on behalf of Aimee Molsberry and Santiago Communities, Inc.	)	File No. CUP2024-00002 LSP2024-00001 SEP2024-00001 ADJ2024-00001 ESP2024-00001 VAR2024-00001
For a Type 3 Review to Establish a Manufactured Home Park	)	
Located on the South Side of Roza Hill Drive, About 350 Feet West of the Intersection of Roza Hill Drive and Wendt Road, in the Community of Terrace Heights	)	

I. INTRODUCTION

On January 5, 2024, the Yakima County Public Services Department: Planning Division received a Conditional Use Permit (CUP) application from Thomas R. Durant, with PLSA Engineering & Surveying, on behalf of Aimee Molsberry and Santiago Communities, Inc. to establish a 141-unit manufactured home park. The application included a Binding Site Plan (LSP) application, a State Environmental Policy Act (SEP) checklist, an Administrative Adjustment (ADJ) application, and a Resource Setback Adjustment (ESP) application. On April 29, 2024, a Variance (VAR) application was submitted for the project. Subject parcel 191323-11409, located on the south side of Roza Hill Drive, is within the Suburban Residential (SR) zoning district.

II. SUMMARY OF RECOMMENDATION

Because the application to establish a new manufactured home park is supported by evidence and analysis allowing favorable consideration of the application under Yakima County Code (YCC) 19.30.80 and 19.18.280, the Administrative Official recommends *Approval* of the application, subject to conditions to assure compliance with the Yakima County Comprehensive Plan – ***Horizon 2040*** and pertinent development criteria, standards and regulation. Those conditions are set out in Section VI below.

III. FINDINGS

Based on the application, comments received during the comment period, and a review of the pertinent provisions of ***Horizon 2040*** and the Yakima County Code, including YCC Title 19, the Administrative

Official makes the Findings set out in this Section III. Any finding more properly determined to be a conclusion is deemed to be such.

1. PROPERTY INFORMATION:

Project Name:	Santiago Communities, Inc. Manufactured Home Park
Zoning Designation:	Suburban Residential (SR)
Future Land Use Designation:	Urban Residential
Subject Parcel Number(s):	191323-11409
Property Acreage:	26.9 acres
Property Location:	Roza Hill Drive and Wendt Road, Yakima, WA 98901. The subject property is located on the south side of Roza Hill Drive, about 350 feet west of the intersection of Roza Hill Drive and Wendt Road, in the community of Terrace Heights.
Property Owner:	Santiago Communities, Inc. c/o Aimee Molsberry
Mailing Address:	P.O. Box 11927 Santa Ana, CA 92711
Applicant/Agent:	Thomas R. Durant PLSA Engineering & Surveying
Mailing Address:	521 North 20th Avenue Yakima, WA 98902

2. PROPERTY DESCRIPTION:

Parcel 191323-11409 is 26.91 acres in size and is currently vacant. The parcel is Lot 4 of the short subdivision recorded under Auditor's File Number (AFN) 7294242, file SUB2001-00115. According to that short plat map, there is a 10' wide irrigation easement along the west property line, over an existing pipeline that services the subject parcel and lots to the south. There is also a 10' wide irrigation easement along the south property line and a 10' wide easement for Roza No. 12 irrigation along most of the east property line. Also along the east property line is part of a well control zone for a community well located on the neighboring parcel 191323-11406. An 8' wide utility easement and a portion of a Roza Irrigation easement run along the north property line.

A Bonneville Power Administration electric transmission line runs through the parcel in a NW/SE direction, in a 100' wide right-of-way easement. A Roza Irrigation piped drainage runs through the parcel in a NE/SW direction.

3. PROJECT DESCRIPTION:

The applicants are proposing to establish a 141-unit manufactured home park on the subject parcel. Spaces within the park range in size from 4,800 sf to 9,650 sf. The applicants have designed the park for 28' x 58', 24' x 58', and 24' x 40' double-wide manufactured homes. Each space will have parking for at least 2 vehicles and will have at least 200 sf available for an outdoor play area.

Water is to be provided by Terrace Heights Water and sewage disposal is to be provided by Terrace Heights Sewer. Primary access is to be via an unopened County right-of-way that connects the lot to Wendt Road. A secondary, gated, emergency access is to be provided onto

Roza Hill Drive. A 6' tall view obscuring fence is proposed around the perimeter of the park. Portions of this fence will be a masonry block wall. The perimeter fencing is expected to be either on the property line or up to the edge of easements that run along the property line. No landscaping is proposed along the exterior of the fence, which requires an administrative adjustment.

A club house is proposed and the area around it will be for active recreational use. The club house will have 21 parking spaces in front of it. There may be up to 3 employees for the park. The BPA easement area will also be used for active recreation. Other smaller open space areas with parking spaces are proposed around the park.

The applicants are proposing to reduce the setback from the mineral resource overlay that covers the landfill to the north so that the setback is 25' from the edge of the right-of-way for Roza Hill Drive, which requires a resource setback reduction. Also proposed is a variance to reduce the required 18' setback for carports from the edge of the street down to 10'.

The project is proposed to be completed in three phases. Phase 1 will develop spaces 1-10 and 115-141. The entire perimeter fencing will be established, and utilities will be extended to connect Phase 1. Phase 2 will develop spaces 11-30 and 75-102, with infrastructure improvements as well. Recreational improvements, including the clubhouse and associated parking will also take place. Phase 3 will develop the remaining spaces and recreational improvements, along with infrastructure improvements.

4. ZONING AND COMPRENSIVE PLAN DESIGNATION:

The subject property is within the Suburban Residential (SR) zoning district, in the Urban Growth Area (UGA) for the City of Yakima, and has an Urban Residential ***Horizon 2040*** designation.

a. Zoning Intent. The SR zoning district is intended to, in part, "provide areas for transitional uses as urban development expands, with a mixture of land uses and residential densities including small farms, scattered low-density residential development and clusters of higher-density residential development" (YCC 19.12.010(1)(b)). The SR zoning district, along with the Single-Family Residential (R-1) zoning district, are intended to, in part, locate low-density residential development, up to seven dwelling units per acre, in areas that are served by public water and sewer systems (YCC 19.12.010(1)(a)).

b. Surrounding Properties. The parcels on the north side of Roza Hill Drive are within the Rural-10/5 (R-10/5) zoning district and range in size from 9.55 to 220.23 acres. Most of the parcels to the north are owned by the Yakima County Public Services Department and are used for the Terrace Heights Landfill. To the west is a 78.22-acre parcel that is also within the SR zoning district. It is currently vacant, though it is owned by the East Valley School District. Further west in the SR are residential developments with a manufactured home park and subdivisions with lots around 7,800 to 10,500 sf in size.

Lots to the south are also zoned SR and range in size from 0.92 to 7.51 acres. These lots are rural residential in use. The lots directly east are also zoned SR and range in size from 0.79 to 1.14 acres. These contain residential uses. Further east, on the other side of Wendt Road, lots are zoned R-10/5 and range in size from 2.00 to 10.96 acres.

c. ***Horizon 2040***. In accordance with the Yakima County Comprehensive Plan - ***Horizon 2040***, the property is designated Urban Residential. The intent of the Urban Residential land use category is to provide for a full range of urban housing types, from single and multi-family development to high density family housing. The following Goals and Policies apply to this project:

i. GOAL LU-U 1: Encourage urban growth within designated urban growth areas.
POLICY LU-U 1.5: Development should be located within designated urban growth areas in the following priority:
1. First in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development;
2. Second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources; and
3. Third in the remaining portions of the urban growth areas.

POLICY LU-U 1.7 Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists.

Staff Finding: The proposed development is within the UGA for the City of Yakima, in an area where public water, public sewer, and public roads are available.

ii. GOAL LU-U 2: Provide for an orderly, phased transition from rural to urban uses within the Urban Growth Area.
POLICY LU-U 2.6 Encourage full urban standards for developments within the Urban Growth Area, meeting the County's minimum urban standards or the respective city's standards, whichever is preferred. Improvements must be installed in accordance with approved plans.

Staff Finding: The proposed project will transform the property into an urban development that is within the allowed urban density and is connected to urban services. The project will be conditioned to meet applicable urban standards.

iii. GOAL LU-U 6: Encourage development of neighborhoods which support a high quality of life.
POLICY LU-U 6.1 Promote density incentives and bonuses to reward projects which:
- treat environmental features sensitively;
- include parks, other public or private open space, and interconnected pathways;
- are designed to promote security and safety within a neighborhood and community context; and
- utilize other design features to enhance the quality of life for residents and the larger neighborhood.

Staff Finding: The manufactured home park has proposed open space areas and interconnected pathways, as well as sidewalks along the roadways. This allows for the space sizes to be reduced to 4,800 sf.

iv. GOAL YKLU-U 1: Provide for a broad distribution of housing in Yakima that meets the affordability and neighborhood design needs of the public.
POLICY YKLU-U 1.2 Development shall be located along arterials or collector streets with appropriate access management.

Staff Finding: The park is proposed to establish 141 double-wide manufactured homes of various lengths and widths. The proposed density is 5.24 dwelling units per acre. This will provide more housing options for the residents of Yakima County. As proposed, the park will be right next to Roza Hill Drive, an Urban Major Collector roadway. It will not, however, directly access that roadway. Access will instead be through the unopened County right-of-way that connects the lot to Wendt Road. Wendt Road is an Urban Local Access roadway, which is intended to filter traffic onto higher classified roads like Roza Hill Drive.

5. HEARING EXAMINER JURISDICITION:

This proposal is being reviewed as a manufactured home park and is subject to YCC Title 19. Per YCC 19.01.070(13), a manufactured home park is defined as follows;

> "Mobile or manufactured home park" means a parcel of land utilized for the placement of two or more mobile homes, and/or manufactured homes. Except, this definition does not include permitted mobile home or manufactured home sales lots, or manufactured homes in approved farm labor shelters or centers.

YCC 19.14.010(1) states that "Table 19.14-1 indicates those uses which may be permitted through Type 1, 2, 3, or 4 review in the various zoning districts…". Per YCC Table 19.14-1 Allowable Land Uses, a manufactured home park is considered a Type 3 use in the SR zoning district.

Per YCC 19.18.280, manufactured home parks are subject to Type 2 binding site plan (BSP) review under YCC 19.34, and a Type 2 or higher review as indicated in the Allowable Land Uses table. As such, a BSP application was submitted and is processed with the Type 3 CUP.

Regarding the associated administrative adjustment application, adjustments involving Type 3 uses generally undergo a Type 2 review process (YCC 19.35.020(1)). Resource setback reductions that meet one of the exceptions under YCC 19.35.020(6)(d) undergo a Type 1 review (usually with the Building Division during building permit review). As for the variance application, these undergo the Type 3 review process.

The applicants have requested that the proposal be reviewed under the Optional Consolidated Review Process of YCC 16B.03.060. Under the Optional Consolidated Review Process, two or more project permits relating to a proposed project action may be processed collectively under the highest numbered category of project permit required for any part of the proposal. As such, this proposal is being reviewed entirely under the Type 3 application process.

Type 3 applications are quasi-judicial actions which require an open record hearing by the Hearing Examiner. The Examiner's written decision constitutes the final decision. Public notice is provided on Type 3 actions.

6. NOTICE OF APPLICATION:

After the application was submitted, an internal notice of project review was forwarded to representatives of the Building and Fire Safety Division, the Code Enforcement Division, the Yakima Health District, the Long Range Planning Section, the County Roads Department, the Utilities Division, and the Water Resources Division. Comments are attached to this recommendation for further review (Attachment B) and are addressed in the findings below.

Once the application was deemed complete, a combined Notice of Application, Notice of Completeness, Notice of Environmental Review, and Notice of Future Hearing was mailed to adjoining property owners on May 28, 2024, with the comment period ending on June 11, 2024. Comments were received from two agencies and a neighboring property owner.

The public hearing was set for August 15, 2024, and a Notice of Open Record Public Hearing and Preliminary Threshold Determination was mailed on June 28, 2024, with the comment period ending July 12, 2024. A legal notice for the hearing and for the environmental review was also published on June 28, 2024.

Comments were received from three additional agencies and three additional neighboring property owners. This resulted in a Request for Additional Information that was sent on July 19, 2024. The hearing was intended to be postponed; however, it was determined that processing would continue. A legal notice postponing the hearing had been sent to the newspaper and could not be pulled prior to publishing on July 25, 2024. Another legal notice was published shortly afterwards on July 30, 2024, to indicate that the hearing was not postponed.

A notice of the Final Threshold Determination with a Mitigated Determination of Non-Significance (MDNS)) was issued on July 30, 2024. An additional neighboring property owner provided comment in early August. When it was determined that the information requested of the applicants would not be submitted prior to the hearing, the hearing was rescheduled for August 29, 2024. A Notice of Rescheduled Hearing was mailed on August 13, 2024, with a legal notice published on August 15, 2024. Information in response to the Request for Additional Information was received on August 16, 2024.

In accordance with YCC 16B, the application was processed as follows:

CUP/LSP/SEP/ADJ/ESP Applications Submitted:	January 5, 2024
Notice of Incompleteness:	February 2, 2024
Requested Information Received:	March 15, 2024 and April 29, 2024
VAR Application Submitted:	April 29, 2024
CUP/LSP/SEP/ADJ/ESP Applications Determined Complete:	May 13, 2024
VAR Application Determined Complete:	May 24, 2024
Notice of Application/Completeness/ Environmental Review/Future Hearing:	May 28, 2024
Notice of Open Record Public Hearing/Preliminary Threshold Determination:	June 28, 2024
Publishing of Hearing and Environmental Review in the Yakima Herald-Republic:	June 29, 2024

Request for Additional Information:	July 19, 2024
Publishing of Postponed Hearing Notice	July 25, 2024
Publishing of Reinstated Hearing Notice	July 30, 2024
Notice of Final Threshold Determination	July 30, 2024
Posting of Hearing Notice on the Property:	July 31, 2024
Notice of Rescheduled Hearing	August 13, 2024
Posting of Rescheduled Hearing Notice on the Property:	August 14, 2024
Legal Notice of Rescheduled Hearing	August 15, 2024
Requested Information Received:	August 16, 2024

7. COMMENTS:

Comments from two agencies and one neighboring property owner were received during the initial comment period and are summarized as follows.

a. Department of Archaeology & Historic Preservation (DAHP): DAHP stated that their statewide predictive model indicated that there is a moderate to low probability of encountering cultural resources in the project area. An Inadvertent Discovery Plan (IDP) was requested to be prepared.

Staff Finding: A copy of the comment email is attached for further detail (Attachment C). The MDNS issued for the SEPA contained a mitigation measure requiring the preparation of an IDP. The applicants will need to ensure that on-site personnel are trained on the plan.

b. Yakima Regional Clean Air Agency (YRCAA): YRCAA commented that a Dust Control plan must be submitted to them and approved, prior to the start of any work.

Staff Finding: A copy of the comment letter is attached for further detail (Attachment D). The MDNS issued for the SEPA contained a mitigation measure requiring a Dust Control Plan be submitted to YRCAA for review and approval prior to the start of work.

c. Neighboring Property Owner (Ringering): The comment included concerns regarding the ability of the community to handle increased housing and population, which would come with increased traffic. The question was raised regarding the water and sewer line extensions and if neighboring properties would be required to connect to them. The goals of the Terrace Heights Neighborhood Plan were brought up, with maintaining a rural atmosphere and limiting the number of homes per acre. The presence of wildlife on the property was also of concern.

Staff Finding: A copy of the comment letter is attached for further detail (Attachment E). As part of the review process, agencies such as Fire District #4, the East Valley School District, and the Sheriff's Office were notified and had the opportunity to notify us of any concerns they may have on this project. No comments were received from these agencies; therefore, there are likely no concerns with the proposal at this time on their ability to handle the increased population.

When looking into the increase in traffic, the County Roads Department had required the applicants to provide a Traffic Analysis Report with the application. This was reviewed and

County Roads determined that all transportation elements of the surrounding public roadways met or exceeded the County's Transportation Concurrency Management System at this location. County Roads stated that the result of this development would have an insignificant impact on the surrounding roadways and they stated that no offsite impact mitigation was required.

Regarding the extension of Terrace Heights Water and Terrace Heights Sewer to neighboring lots, the short plats that created the neighboring parcels each were approved (in 1993, 2001, and 2004) with a condition requiring a sewer covenant to be signed, since the lots were in the UGA at that time. The sewer covenants that were signed and recorded discussed connection to sewer lines in the future and indicate that it is up to the timing of the sewering entity when properties need to connect to public sewer. Based on correspondence with the Yakima Health District (YHD) and with Terrace Heights Sewer, there is no requirement for residents to connect to sewer unless their septic system is failing and the sewer main is within 200' of their property line. As for Terrace Heights Water, per the Utility Division, they do not have a requirement for an existing home to connect to a water line (though a new home is typically required to connect if the home is built within 200' of a water line).

*In looking through the previous divisions of the area, the intent of the 1993 short plats that started the division of this area was to start with developing the perimeter lots, then selling the interior parcels to developers that could economically divide the property further. This subject parcel is still within the SR zoning district, in the UGA for the City of Yakima. The area is intended to be further developed, in looking at the **Horizon 2040** goals and policies. The Terrace Heights Neighborhood Plan, along with the West Valley Neighborhood Plan and the Yakima Urban Area Comprehensive Plan, were repealed with the adoption of **Horizon 2040**. However, urban goals and polices from the three plans that were determined relevant and necessary for the future development of the Yakima Urban Area were included in the urban lands goals and policies of **Horizon 2040**, some of which are noted above under Finding 4c. The density proposed for this development is 5.24 dwelling units per acre, which does not exceed the maximum of 7 dwelling units per acre that is allowed in the SR zoning district. The proposed development is consistent with the zoning district and with it Urban Residential **Horizon 2040** designation.*

As for concerns regarding wildlife, according to Yakima County Critical Areas mapping, this site is not within the mapped Upland Wildlife Habitat Areas. No comments from Washington State Dept. of Fish and Wildlife (WDFW), therefore it was determined that there are no concerns with wildlife at this time.

Comments from three agencies and three neighboring property owners were received during the comment period for the Preliminary Threshold SEPA Determination and are summarized as follows. One additional neighboring property owner commented during the drafting of the recommendation.

d. Bonneville Power Administration (BPA): BPA commented that all activities that are planned in the right-of-way (ROW) must be approved by BPA prior to their occurrence. Activities that block maintenance crews or safety concerns must be addressed prior to construction. BPA also needs to review the location of the proposed roadways. BPA requested the following note be placed on the maps:

The Bonneville Power Administration (BPA) imposes certain conditions on the portions of these lots encumbered by its high voltage transmission line Easement. BPA does not allow structures to be built within the Easement, nor does it allow access to be blocked to any transmission facilities. Any activity that is to occur within the Easement needs to be permitted by BPA prior to installation or construction. Information regarding the permitting process for proposed uses of the Easement may be addressed to BPA Real Estate Field Services at (800) 282-3713.

Staff Finding: A copy of the comment letter is attached for further detail (Attachment F). The applicants will be required to obtain all necessary BPA reviews and approvals for the proposed fencing, roadways, and uses that will be within the BPA ROW. This approval must be obtained prior to ground disturbance of the first phase.

e. Washington State Department of Ecology (DOE): DOE commented on the stormwater discharge aspect of the proposal and recommended an NPDES Construction Stormwater General Permit. This type of permit requires a Stormwater Pollution Prevention Plan.

Staff Finding: A copy of the comment email is attached for further detail (Attachment G). According to comments from the Water Resources Division (addressed below), a stormwater site plan is required prior to the issuance of grading or building permits. The applicants will be required to obtain all necessary permits from the DOE.

f. Roza Irrigation District: Roza Irrigation commented the easement proposed on top of the existing pipeline running NE/SW through the property be widened to 30'. Roza Irrigation also comments on the width of the easement running along the north property line being shown incorrectly.

Staff Finding: A copy of the comment email is attached for further detail (Attachment H). The applicants will be required to establish a 30' easement over the NE-SW irrigation pipeline and verify the width of the irrigation easement along the north property line.

g. Neighboring Property Owners (Carlson/Groo/Linneweh/Whittlesey): The comments received from other neighboring property owners were generally in support of the development, provided it is kept well. There were concerns regarding the well protection zone of their community well, of which part falls on the subject property. These neighbors also had concerns if they would be required to connect to Terrace Heights Water and Terrace Heights Sewer. Also discussed in the letter was the amount and location of traffic generated by the development as well as the potential for pests to be driven to neighboring properties. Additional concerns were raised regarding the location of a masonry block wall directly on the property lines.

Staff Finding: Copies of the comment letters are attached for further detail (Attachments I and P). Regarding the appearance of the park, Yakima County Code requires common areas and facilities, including streets, walkways, utilities, landscaping, storage areas, open space and recreational areas, to be continuously maintained in good condition by the park owner. This will be an ongoing condition of approval that will apply for the lifetime of the use.

As for the well control zone, the applicants have proposed to have most of well control zone that is located on the property be within one of the designated open spaces areas. Per the YHD, the following activities to be avoided in the control area are as follows:

> *Any potential source of contamination, such as septic tanks and drainfields, sewer lines, underground storage tanks, roads, railroad tracks, vehicles, structures, barns, feed stations, grazing animals, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste, or garbage of any kind or description.*

The applicants will be required to ensure the above is not placed in the control zone.

As for requiring neighboring lots to connect to Terrace Heights Sewer, there is no requirement for residents to connect to sewer unless their septic system is failing and the sewer main is within 200' of their property line. As for a required Terrace Heights Water connection, there is not a requirement for an existing home to connect to a water line (though a new home is typically required to connect if the home is built within 200' of a water line).

Regarding the amount of traffic generated, as discussed above, County Roads stated that the development would have an insignificant impact on the surrounding roadways, based on the submitted analysis report. As for having the main point of access be onto Wendt Road instead of onto Roza Hill Drive, County Roads stated that access is to be permitted off the road with the lowest federal function class and in the safest location possible. A lower classified road has less traffic traveling at lower speeds, which is safer for vehicles entering and leaving the road. As Wendt Road is a lower class road, access for this development must be off Wendt Road.

As for the potential pest control concerns brought up, this is unfortunately seen as a private, civil matter and cannot be addressed in this review. When looking into the concerns regarding placing a masonry block wall directly onto the property lines, which could potentially impact water or irrigation lines that are installed in easements running along the property line, additional information was requested of the applicants. YCC 19.10.040(6)(d) requires the easement grantee or owner's written permission for any structure that will be on or in an easement. The applicants provided an updated site plan and information addressing this. Fencing is now proposed to be a masonry block wall in some portions of the perimeter. Other portions will be a different type of view obscuring fencing that may be on the edge of the easement instead of the property line. The applicants will be required to submit an updated sitescreening and landscaping plan to show what the final proposed sitescreening will be and provide written permission if it will be in an easement.

8. ENVIRONMENTAL REVIEW:

This application is subject to review under SEPA as it is not considered exempt. YCC 16.04.100(1)(a) exempts the location of a maximum of 20 residential dwelling units within UGAs. This proposal involves the placement of 141 manufactured homes, therefore a SEPA review was required. A SEPA checklist was submitted in conjunction with this proposal under file SEP2024-00001. A Final MDNS was issued on July 30, 2024, with the appeal period ending August 13, 2024.

9. REVIEW CRITERIA AND THEIR APPLICATION TO THE PROPOSAL:

a. YCC 19.30.080(7) Application Review Procedures

For Type 3 reviews, the Reviewing Official is to prepare written findings and conclusions stating specific reasons upon which the decision or recommendation to approve, approve with conditions or deny the application is based. The findings shall, at a minimum, address the following criteria:

i. The present and future needs of the community will be adequately served by the proposed development and the community as a whole will be benefited rather than injured;

Staff finding: A manufactured home park provides additional housing options. Provided the park meets the standards set forth in YCC Title 19 and meets the required conditions, the community as a whole will be benefited rather than injured.

ii. The proposed use is compatible with neighborhood land uses, the goals, objectives and policies of the Comprehensive Plan, and the legislative intent of the zoning district;

Staff finding: This criterion has been considered under Finding 4c above.

iii. The site of the proposed use is adequate in size and shape to accommodate the proposed use;

Staff finding: The subject property is 26.91 acres in size and is relatively rectangular in shape. As seen on the submitted site plan, the parcel is adequate in size and shape to accommodate 141 manufactured home spaces, along with open space areas, roadways, and parking.

iv. All setbacks, spaces, walls and fences, parking, loading sitescreening, landscaping and other features required by this Title;

Staff finding: This criterion has been addressed in Findings 9c, 9e, and 9f below.

v. The proposed use complies with other development and performance standards of the zoning district and this Title;

Staff finding: This criterion has been addressed in Findings 9d, 9g, and 9f below.

vi. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

Staff finding: The applicants are proposing to have the park access onto Wendt Road using a 60' wide public road ROW that is not currently developed. Roza Hill Drive runs along the entire north property line, however, only a gated emergency access is proposed onto that roadway. County Roads provided the following comments:

- *Based on the engineering analysis, all transportation elements of the surrounding public roadways meet or exceed the County's Transportation Concurrency Management System requiring a LOS C or better at this location. The result of this development will have an insignificant impact on the surrounding roadways. No offsite impact mitigation is required.*

- *Roza Hill Drive is on the 6-year Transportation Improvement Program (TIP) to be improved to a 3-lane road (center turn lane) with curb, gutter, sidewalks and streetlights from the vicinity of South 58th Street to Wendt Road. Yakima County Roads placed the condition that the developer make frontage improvements to Roza Hill Drive or make a financial contribution in lieu of. To that end, the developer will be making a financial contribution to off-set the proportional cost of reconstruction of Roza Hill Drive. When completed, this project will support increased traffic not only for this development, but future development as well.*

As the Yakima County Roads Department is not requiring the access to Wendt Road to become public, the applicants will be required to improve the road to private road standards. Private roads are required to be engineered to meet American Association of State Highway and Transportation Officials (AASHTO) standards. Based on this and the above County Roads comments, the roadways will become adequate to carry the traffic generated by the proposed use.

vii. The proposed use will have no substantial adverse effect on abutting property or the permitted use thereof;

Staff finding: Type 3 uses are generally not appropriate for the zoning district; however, they can be conditioned so as minimize potential adverse effects. This recommendation is a review of potential impacts on neighboring properties. As part of the Type 3 CUP process, neighboring property owners within 300' of the subject property were notified of the project, as were various agencies. The agency comments have been addressed above, as well as the neighbor comments. Conditions will be required to ensure that development standards are met, which will aid in ensuring compatibility. Provided all of the conditions of the Hearing Examiner's decision are met, the proposal is not expected to have a substantial adverse effect on abutting properties.

viii. In the case of residential uses, the housing density of the development is consistent with the existing zoning densities, or the Comprehensive Plan, and that all other aspects of the development are consistent with the public health, safety, and general welfare for the development and for adjacent properties; and

*Staff finding: As detailed in the findings above, the proposed development is consistent the SR zoning district and with **Horizon 2040** goals and policies. Provided all of the conditions of the Hearing Examiner's decision are met, the proposed manufactured home park will be consistent with the public health, safety, and general welfare for the development and for adjacent properties.*

ix. The development complies with all criteria in Chapter 19.18 applicable to the proposed use, unless otherwise administratively adjusted.

Staff finding: This criterion has been addressed in Findings 9b below

b. **YCC 19.18.280 Manufactured/Mobile Home Park Standards**

YCC 19.18.280 establishes "standards and criteria for development and expansion of mobile/manufactured home parks within Yakima County. These standards are provided to ensure uniform, coordinated development of mobile/manufactured home parks and to ensure the general health, welfare and safety of the occupants of mobile/manufactured homes that may be located within a park developed under these standards" (YCC 19.18.280(1)).

All mobile/manufactured home parks shall be developed in compliance with the underlying zoning district and shall comply with YCC 19.18.280. The density of a park shall not exceed the density of the underlying zoning district. All required site improvements shall be installed prior to placement of units in the park. Additional site improvements may be required by the Reviewing Official.

i. Minimum Space Size and Width. The minimum space size and width for a mobile/manufactured home park exclusive of streets shall meet the lot size, lot width and all other standards for detached single-family dwellings, as indicated in Chapters 19.11 through 19.13 of this Title, as if the spaces were lots. Space size may be reduced with the provision of improvements in accordance with the following:

A. Provision of Recreational Areas. Space size requirements of the underlying district may be reduced by a maximum of ten percent with the provision of a developed recreational area for use by the residents. The area shall be suitable for active recreation and shall consist of a minimum of ten percent of the park area and shall be exclusive of the play area requirement under Subsection 19.18.280(4)(m)(i) below.
B. Provision of Sidewalks. Space size requirements of the underlying district may be reduced by a maximum of ten percent with the provision of sidewalks a minimum of four feet in width, serving at least one side of each street and all recreational areas with access to the street providing access to the development.
C. Provision of Curbs, Gutters and Sidewalks. Space size requirements of the underlying district may be reduced by a maximum of ten percent with the provision of curbs, gutters and sidewalks on both sides of the street.
D. Cumulative Space Size Reduction. Space size may be reduced up to 20% with the provision of any combination of items in Subsections (3)(a)(i) through (iii) of this Section.

Staff Finding: Per YCC Table 19.12.010-1, the maximum density is 7 dwellings units per acre. The applicants are proposing 141 dwelling units in a 26.9-acre site, or 5.24 dwelling units per acre, which does not exceed the maximum allowed density of the SR zoning district. The minimum lot width for this zone is 50'. YCC 19.01.070(12) defines lot width as:

""Lot width" means the horizontal distance between the side lot lines measured at right angles to the line comprising the depth of the lot at a point midway between the

front and rear lot lines, provided that the length of the line constituting the rear line of the required front yard shall never be less than fifty feet."

According to the site plan, no space will be less than 50' in width. YCC Table 19.12.010-1 also indicates that the minimum lot size for detached single-family dwellings in the SR zoning district is 7,000 sf. Note 3 of that table allows for minimum lot area to be reduced to 6,000 sf if it is allowed by the respective city's single-family residential zone (where open space or park areas have been reserved). This property is within the UGA for the City of Yakima. Per Table 5-2 of the City of Yakima's Title 15, the minimum lot size in the Single-Family Residential (R-1) zoning district for detached single-family dwellings is 6,000 sf. This allows for a minimum space size of 6,000 sf in the manufactured home park.

The applicants have proposed to reduce the 6,000-sf minimum space size by up to 20%. According to the application, 3.5 acres of usable open space are proposed in the park, which is 13% of the site. Of that, 2,9 acres is proposed for active recreation, which is 10.8% of the site and meets the 10% space reduction allowed under YCC 19.18.280(3)(a)(i). As for the next space reduction request, the roadways are proposed to be 35' in width and will include a 4' wide sidewalk on one side. This allows for another 10% space reduction. As proposed, the applicants are allowed spaces down to 4,800 sf. The applicants will be required to ensure that two of the provisions under YCC 19.18.280(3)(a) are met to allow for a 20% space reduction.

ii. Street Connectivity. If determined by the County Engineer that the internal street design for the proposed mobile/manufactured home park would restrict or eliminate future county road connections, he/she may require that the park's proposed internal streets be designed and constructed to allow for future street connectivity under the connectivity requirements of Chapter 19.23.

Staff Finding: County Roads provided the following comment regarding connectivity:

- *Yakima County Roads has no planned projects for which the underlying property would be necessary for the construction of a public roadway. It is not in **Horizon 2040** and not on the 6-year TIP. When there are no planned projects, the connectivity provision on 19.23 allows for the reservation of property for a future public roadway at the Sections line, the half section line, or at logical road connections with other existing roads. There is no logical connection here that would be beneficial long term to the general public. The property to the West is owned by the East Valley School District (EVSD). At such time EVSD expands to this site, a north south connection will likely be made from Roza to Bittner and likely walking paths to the school from the neighborhoods further west. For school security and safety the joint property line to the Santiago development site would likely be fenced/closed off for general site access.*

Based on the comments received from County Roads, there is no requirement to design and construct the internal streets to allow for future street connectivity.

iii. Internal Street Paving. A minimum of 24 feet of paved internal street shall be required for access to each unit, paved under Chapter 19.23.

Staff Finding: As County Roads has determined that the internal roadway system will not be public, the applicants will be required to ensure that the roadways are built to the private road standards of YCC 19.23.050 and that a minimum of 24' of paved internal street accesses each unit. Roadways for each phase must be improved to these standards prior to the finalization of each phase.

iv. Off-Street Parking. Two paved off-street parking spaces shall be provided for each unit under this Title and Chapter 19.22. Garages or carports, if provided shall be setback a minimum of 18 feet from the edge of the street or back of structure, sidewalks or pedestrian walkways.

Staff Finding: According to the site plan, each space will have room for at least 2 parking spaces. Many will be tandem, as allowed under YCC 19.22.050(5), with some side by side. The applicants have proposed to have carports associated with a manufactured home in this development be set back 10' from the access. This would allow a carport to be in line with the manufactured home. A variance application was submitted for the proposal and is addressed under Finding 11.

v. Street Lighting. A streetlight shall be provided at each street intersection within the park.

Staff Finding: The applicants shall ensure that a streetlight is provided at each street intersection within the park, prior to the finalization of each phase.

vi. Right-of-Way Dedication and Frontage Improvements. Appropriate provisions for right-of-way dedication and right-of-way improvements adjacent to the park shall be made, including street paving, sidewalks, curbs, gutters, and street lighting. Improvements shall be installed prior to placement of units in the park, unless an appropriate bond or instrument acceptable to the County is provided to guarantee installation of improvements. All other development standards of this Title or regulations adopted by County, City or State, when applicable, (e.g. Chapter 19.23) shall be met, except when installation of permanent improvements would likely result in unnecessary future public cost; in which case the developer may be required to place a proportional share of funds in escrow to be applied to the future improvements.

Staff Finding: As discussed in Findings above, per County Roads, Roza Hill Drive is on the 6-year TIP to be improved to a 3-lane road with curb, gutter, sidewalks and streetlights from around South 58th Street to Wendt Road. County Roads required that the developer make frontage improvements to Roza Hill Drive or make a financial contribution in lieu of, as allowed under YCC 19.23.040(2)(b). The developer proposed to make a financial contribution to off-set the proportional cost of reconstruction of Roza Hill Drive. The proposed contribution was accepted by County Roads, therefore ROW dedication and frontage improvements are not required for Roza Hill Drive, at this time. Internal access and the access to Wendt Road will be conditioned to be improved to meet the standards of YCC 19.23.050. County Roads provided the following comment:

- *The applicant will need to obtain a right-of-way use permit required at the time of construction within the Yakima County Road right-of-way. The permit application shall include engineered plans for a portion of the private road being constructed in Yakima County Road right-of-way, site specific temporary traffic control plans, and dates of work being done. No construction may be done in the Yakima County Road ROW that would present an undue hazard to roadway users.*

The applicants will be required to obtain all necessary approvals from County Roads for the work to be done on the access to Wendt Road. When built, the access to Wendt Road cannot block the well access easement running south from the unopened ROW, on the east side of the east property line, to the community well on parcel 191323-11406.

vii. Street Signs and Internal Directional Signs. All streets within the park shall be named utilizing street signs consistent with Yakima County standards. Internal directional signs indicating unit/space numbers shall be placed on all street intersections within the park.

Staff Finding: The applicants shall ensure that each phase of the project meets this standard. County Roads provided the following comment regarding street naming and addressing:

- *Initial Application Comments:*
  - *The applicant will need to submit an application for road naming and show the approved name on the face of the final binding site plan prior to recording. Street names addressing are to meet the requirements of Yakima County Ordinance 4-2007 and Yakima County Code 13.26. Addressing on this site will end up being the approved road name and the lot number will be the unit number.*
  - *Note: USPS does not typically deliver mail on private roads. The installation of a community mailbox near the entrance of the development may be necessary.*
- *Re-Review Comments:*
  - *Conditions: Per YCC Title 13 and the Yakima County Road Address ordinance the applicant shall obtain a parcel address prior to the issuance of any building permit for habitable, business or utility structures.*
  - *Notes: Parcel required to be addressed based on primary access location.*
  - *Individual spaces will not undergo any addressing through Yakima County, space numbers/unit identifiers as shown on the BSP to be used for mail delivery. Yakima County has no authority or oversight regarding mail delivery; The landowner/developer shall correspond/communicate with the local USPS mail carrier and provide an approved USPS community mailbox. Typically, USPS will not provide individual mail delivery for private roads/streets.*

The applicants will be required to obtain all necessary permits for the street names from County Roads.

viii. Utilities. All utilities, including irrigation and domestic water and sewer, shall be installed prior to placement of units in the park. All utilities, including electrical distribution, telephone, and cable TV, shall be installed underground. The internal water system shall include fire hydrants located at the direction of the Fire Marshal.

Staff Finding: The Fire Marshal provided the following comment regarding hydrants:

- *Fire Hydrants are required. The average spacing between hydrants on a road that is not a dead end is 500 feet or as required by the water purveyor, whichever is more restrictive. IFC Table C102.1 & C103 Note: If the fire hydrants are not part of the public water system, they must be inspected, tested, and maintained on an annual basis and meet the requirements of NFPA 25.*

The applicants shall ensure that each phase of the project is an independent unit with safe and convenient circulation and with facilities and utilities coordinated with requirements established for the entire binding site plan.

ix. Minimum Unit Separation. Units shall be separated by a minimum of 10', measured from the furthest extremity of each unit, including stairways.

Staff Finding: The applicants will be required to ensure that all units, including stairways are separated by a minimum of 10'.

x. Perimeter Site-Screening and Landscaping. The perimeter of a park shall be site-screened with a Standard C Visual Screen under Chapter 19.21 or a six-foot-high, decorative fence in combination with a minimum a ten-foot-wide landscape strip adjacent to the street side of the fence and within the park consisting of a combination of shrubs, trees and groundcover. The Reviewing Official may require a higher screening standard as needed to resolve land-use compatibility questions or issues of record. Trees shall be planted no more than thirty feet apart.

Staff Finding: The applicants have proposed to install a Standard C Visual Screen as described under YCC 19.21. Per YCC 19.21.030(2)(a)(iii), Standard C is as follows:

Standard C shall consist of at least one of the alternatives below as proposed by the applicant:

C-1: A minimum six-foot high, site obscuring fence made of wood, masonry block, concrete or vinyl material. Fencing shall be of uniform aesthetic appearance on both sides;

C-2: A planting strip to provide a continuous screen at least six feet high within three years of project completion that will ensure privacy and screen views such as, but not limited to, area lighting, headlights, traffic, and service areas;

C-3: A planting strip of trees that will be selected and spaced to provide a continuous canopy of touching branches that will grow to at least ten feet high within ten years of project completion.

The applicants have proposed to establish a 6' tall site obscuring fence around the entire manufactured home park, which is in accordance with YCC 19.21. Portions of the perimeter fence will consist of a masonry block wall directly on the property line. Other portions of the fence are yet to be determined but are proposed to be a type of Standard C. This is due to the irrigation and utility easements located along those property lines. In those areas, the fencing may be on the property line, or it may be up to the edge of an easement.

YCC 19.21 includes other planting requirements, such as a planting strip along street frontage and a 3' wide Standard C. The applicants have proposed to adjust some of the standards of YCC 19.21, as allowed under YCC 19.35.020(3)(a)(iv). The administrative adjustment criteria have been addressed under Finding 10. The applicants will be required to submit a final sitescreening and landscaping plan depicting the location, height, size and type of all fencing and parking landscaping.

xi. Stormwater Drainage. All stormwater drainage shall be retained on site, and a drainage plan shall be approved by the County.

Staff Finding: The Water Resources Division provided the following comment:

- *Ongoing Conditions:*
  ** Stormwater must be retained on site.*
  ** Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250.*

- *A Stormwater Plan is required to be submitted to the Yakima County Public Services Division in accordance with criteria found at YCC 12.10.240, 12.10.250, and 12.10.260. Approval of the Stormwater Plan by Yakima County Public Services is required prior to issuance of building permits and/or land disturbance. The Stormwater Plan is required to include an Operation and Maintenance plan and ongoing inspection requirements for any permanent Stormwater facilities in accordance with criteria found at YCC 12.10.330 and 12.10.340.*

- *A Washington State Department of Ecology Industrial Stormwater Permit and Construction Stormwater Permit may be required.*

- *A Stormwater Pollution Prevention Plan (SWPPP) for construction is required for more than one acre of disturbed ground. An Erosivity Waiver in lieu of a construction SWPPP may satisfy this requirement for those qualifying projects.*

- *Plat note A - Natural Resources Conservation Service soils data, as depicted on the Web Soil Survey site, indicates the parcel has shallow depth to groundwater, shallow depth to hardpan, and/or poorly draining soils that may make compliance with requirements to retain runoff on site difficult or limiting, depending on the amount and type of current and future site development and available engineering solutions.*

- *Plat note B - Yakima County GIS contour information indicates the presence of drainageways on the parcel that may limit the amount and location of future development.*

The applicants will be required to retain all surface water runoff on-site and comply with the requirements of YCC 12.10.050. Any natural drainageways must not be altered or impeded. The applicants will be required to complete a stormwater plan, SWPPP, and DOE permit in accordance with Water Resources comments. The stormwater plan must be approved by the Yakima County Water Resources Division prior to any land disturbing activities or permit issuance. The above notes must be placed on the face of the binding site plan. For questions regarding stormwater information, contact the Water Resources Division at (509)574-2300.

xii. Dumpsters/Solid Waste Containers. Dumpsters and solid waste containers shall be provided for common use.

Staff Finding: The applicants are proposing to provide individual personal garbage containers at each residence and to not use dumpsters. The individual containers will be stored in a location not in view of the street, such as the carport or behind the manufactured home. These containers are proposed to be brought out to the street only for collection. It has been determined that this is acceptable for the project.

xiii. Play Area Requirement.

A. Each unit shall provide a play area for children contained within the unit's space, consisting of a minimum size of 600 sf and a minimum width of 15 feet.
B. For developments that provide a common recreational area of a minimum of 400 sf per unit, each space shall provide a minimum of 200 sf of outdoor living area per unit.

Staff Finding: As currently proposed, the manufactured home park will have about 153,694 sf of usable open space and the site plan shows that there is at least 200 sf of space available for an outdoor living area. The applicants will be required to meet the standards of YCC 19.18.280(3)(m).

Staff Finding: In accordance with YCC 19.18.280(4), the applicants will be required to ensure that all common areas and facilities, including streets, walkways, utilities, landscaping, storage areas, open space and recreational areas, are continuously maintained in good condition by the park owner or designated homeowner's association. An irrigation system shall be installed for maintenance of landscaping and recreational/open space areas that would normally require irrigation.

According to YCC 19.30.074(2), a final binding site plan meeting the requirements outlined in YCC 19.34.081 must be prepared by a licensed land surveyor and be submitted for review with the required fees. YCC 19.34.081, however, is for campgrounds and RV parks. The applicable portions of YCC 19.34.081 will be utilized, along with the requirements of YCC 19.34.082, which is specific to manufactured home parks.

The applicants will be required to prepare a final BSP meeting the requirements of YCC 19.34.082(4)(a) for each phase. When ready to finalize a phase, a BPS must be submitted to the Yakima County Planning Division for review and filing with the County Auditor. Per YCC 19.34.082(4)(d), building permits for the manufactured homes of a certain phase shall not be granted until after the final BSP for that phase has been recorded with the County Auditor.

Based on comments from the Roads Department, the applicants will be required to show all previous road grants, deeds, and right-of-way on the face of the BSP.

c. **YCC 19.10.040 General Development Regulations**

The development standards that generally apply for the type of project being proposed are as follows:

i. **Conformity with All Regulations Required:** (YCC 19.10.040(1)) "Any development, structure, or part shall conform to all of the regulations specified in this Title for the situation and zoning district in which they are located in order to be authorized, erected, constructed, reconstructed, moved or structurally altered."

Staff Finding: The proposed project will conform to all the applicable regulations of Title 19 and the SR zoning district, provided the conditions of this decision are met.

ii. **Yards, Lots, Open Space and Off-Street Parking and Loading Spaces:** (YCC 19.10.040(2)(a)) "Yards or lots created after the effective date of this Title shall meet at least the minimum requirements established by this Title and shall not be smaller than the minimum standards established in Chapters 19.10 through 19.18. The lot size, width, depth, shape and orientation shall be in accordance with the applicable zoning laws."

Staff finding: As proposed, the park will meet the allowed space and yard standards of the SR zoning district.

iii. **Access Required:** (YCC 19.10.040(3)) "All new development shall have a minimum of 20 feet of lot frontage upon a public road or be served by an access easement conforming to the dimensional requirements of Sections 19.23.040 and 19.23.050 to provide for access to the development. The approach location shall be reviewed by the County Engineer for compliance with YCC Chapter 10.08. Approach connections to other public roads are subject to review by the applicable agency. Verification of legal access and a valid road approach permit shall be required prior to final approval of any permit granted under this Title."

Staff Finding: The applicants are proposing to utilize the existing 60' wide ROW shown on SPM 94-102 and SPM 7294242 that connects the subject lot to Wendt Road. Based on the provided comments, County Roads is not requiring a Road Approach Permit at this time.

iv. **Land Uses:** (YCC 19.10.040(4)) "Uses allowed within a zoning district are listed as permitted, administrative or conditional uses in the Allowable Land Uses Table 19.14-1 within Chapter 19.14."

Staff Finding: This criterion is addressed under Finding 5 above.

v. **Building and Fire Safety Permits Required:** (YCC 19.10.040(5)) "No building or other structure shall be erected, moved, added to or structurally altered without a permit issued by the Building Official under RCW 19.27 and YCC Title 13. No building permit shall be issued except in conformity with this Title."

Staff Finding: The Building and Fire Safety Division provided the following comments:

- *Based upon the information submitted, all new construction such as the club house, patio covers and attached or detached garages require building permits. All construction is required to comply with all applicable provisions of the current adopted International Building Codes with Washington State Amendments and Washington State Energy Codes at time of building permit submittal. In addition, all manufactured homes will require manufactured home placement permits. Manufactured homes are to be placed per manufacturer's placement requirements and NFPA 225, Model Manufactured Home Installation Standard. Building permits and Building Codes are based upon the buildings use and construction type. A complete building code compliance plan review will be performed when construction drawings are submitted for building permits.*

- *Based on the project proposal, Building & Fire Safety Permits will be required for the proposed clubhouse. Placement permits will be required for all future manufactured homes and carports on the property. Any ground disturbance over 100 cubic yards will require a Grading & Excavation permit for the site prep to be conducted on this parcel to prepare the manufactured home sites. Please contact the Yakima County Public Services Department: Building and Fire Safety Division at (509) 574-2300*

- *Based on the proposed variance, there is no issue with the reduction to the setback. The carports cannot be attached to the manufactured homes and must be freestanding structures. Building permits are required for the carport and placement permits are required for the manufactured homes.*

- *Based on the information submitted, all new construction and modifications to existing structures require fire permits. All construction or change of use is required to comply with all applicable provisions of the currently adopted International Fire Codes with Washington State Amendments and the currently adopted Yakima County Ordinances. Fire Permits and Fire Codes are based on the building's use and construction type.*

  1: In order to maintain the minimum unobstructed road width, the following shall be required.
  Roads greater than 28 feet wide but less than 36 feet wide are allowed parking on one side of the road.
  No Parking Signs are required. YCC 503.3, 503.4 (Typically, these signs would be posted on the opposite side of the road as the fire hydrants are located.)

2: Security gates must be approved by the Fire Marshal and must comply with ASTM F2200 and UL 325. YCC 503.6
A means of operating the gate to allow access by emergency responders must be provided. If a key box is proposed, it can be obtained through the local fire district.
3: Bridges must meet AASHTO HB-17 and the minimum 20' road width. YCC 50.2.6 & 503.2.1
4: Required water supply for fire protection. Fire flow is required. The minimum required fire flow is 1,000 gallons per minute for 1 hour. IFC Table B105.1(1)
The system must be able to support the required fire flow for any structures that are built or brought onto the site.
5: Fire Hydrants are required. The average spacing between hydrants on a road that is not a dead end is 500 feet or as required by the water purveyor, whichever is more restrictive. IFC Table C102.1 & C103 Note: If the fire hydrants are not part of the public water system, they must be inspected, tested, and maintained on an annual basis and meet the requirements of NFPA 25.

The applicants will be required to obtain all necessary permits from the Building and Fire Safety Division for the proposed manufactured home park, which includes groundwork, fencing, a clubhouse, and future manufactured homes that may or may not have a carport.

vi. **Setbacks, Easements and Right-of-Way:** (YCC 19.10.040(6) and 19.30.080(7)(d)) Table 19.12.010-2 lists the standard minimum setbacks of buildings or other structures in the SR zoning district. Designated classified roads like Urban Major Collectors require a twenty-five (25) foot setback from the planned edge of right-of-way (ROW) for structures. Private shared driveways or alleys require a 10' setback from the edge of the easement, when in front. When on the side, private shared driveways or alleys require a 5' setback from the edge of the easement. Interior side property lines require a 5' setback for primary structures. Rear property lines require a 15' setback. A manufactured home is considered an especially sensitive land use (ESLU), therefore an ESLU setback of 500' from the Mineral Resource Overlay is also required.

Staff Finding: As noted under YCC 19.18.280(3)(a), the spaces for a manufactured home park are to meet the requirements for single-family dwellings in the SR zoning district as if the spaces were lots. During application review, it was determined that the internal accessway is to be treated as a private shared driveway. The applicants will be required to ensure that the proposed structures meet the setbacks of the underlying SR zoning district.

As the manufactured homes on the north side of the property will not meet the 500' setback from the landfill properties north of Roza Hill Drive, a setback reduction is required. According to YCC 19.35.020(6)(d)(iv), the setback can be reduced if the setback "would cause the proposed ESLU to be located further from adjacent existing ESLUs . . .".

The width of a road ROW can be counted towards the setback requirement. Based on the existing amount of ROW, the existing home on the neighboring property to the west is 95' from the landfill property. The applicants have proposed to be the same distance,

which is in accordance with YCC 19.35.020(6)(d)(iv). This will put manufactured homes along the north property line in line with the required 25' setback from Roza Hill Drive. The applicants will be required to sign a covenant stating that they are aware that, with the reduced setback, they will be subject to increased levels of noise, dust, smoke, odors, spray drift and other undesirable effects of resulting from normal practices and activities.

vii. **Vision Clearance Triangles at Intersections and Driveways:** (YCC 19.10.040(7)(a)) "All corner lots at controlled or uncontrolled public or private street intersections or railroads shall maintain for safety vision purposes a triangular area; one angle of the triangle shall be formed by the planned right-of-way edges adjacent to the street or railroad, under the planned right-of-way width required for the functional classification of the road, listed in Chapter 19.23. The sides of such triangle forming the corner angle shall be 30 feet in length measured along the sides of the aforementioned angle, as illustrated below. The third side of the triangle shall be a straight line connecting the last two mentioned points. Within the area comprising the triangle nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision between the heights of two and one-half and ten feet above the centerline grades of intersecting streets and/or railroads. . . ."

Staff Finding: According to SPM 7294242, vision clearance triangles were established for the 60' wide unopened County ROW that connects to Wendt Road. The applicants will be required to ensure that these areas are maintained in accordance with YCC 19.10.040(7).

viii. **Maximum Lot Coverage and Building Height:** (YCC 19.10.040(8)(a) & Table 19.12.010-2) Building height is considered to be the vertical distance from grade plane to the average height of the highest roof surface. The maximum building height is intended to maintain building and structure heights that are compatible with the character and intent of the zoning district. Lot coverage is the percentage of the area of a lot covered by buildings, accessory structures, or other impervious surfaces. According to Table 19.12.010-2, the maximum building height is 35' and the maximum lot coverage is 60% (due to the proposed open space areas).

Staff Finding: According to the application materials, the maximum building height will not be exceeded and the maximum lot coverage for each space will not be exceeded.

ix. **Fences, Walls and Recreational Screens:** (YCC 19.10.040(9)) The provisions of YCC 19.10.040(9) "shall govern the location and height of fences and walls, to allow access to properties by utility employees and emergency response personnel and to maintain good appearance of residential areas and visual access along residential streets and between lots." The height of a fence includes the fence and all attachments, including posts and barbed wire at the top but excluding ornaments 12 inches or less in height. In the SR zoning district, the maximum fence height is 4' when within the front setback area and 6' behind the front setback area.

Staff Finding: According to the application, a 6' high view obscuring fence or wall is proposed around the park. This fencing is considered part of the sitescreening requirements, which are addressed under the findings above.

According to the short plat maps for previous subdivisions of this parcel (Attachments Q, R, and S), there are several easements running along the edges of the parcel. Some are for utilities and some are for irrigation facilities. Per YCC 19.10.040(6)(d), "The applicant shall provide the easement grantee or owner's written permission with the primary permit application for any structure proposed to be built or located on or in an easement other than an access easement". The applicants will be required to provide all easement grantees or owner's written permission for any portion of the view obscuring fence or wall that is proposed to be built or located on or in an easement.

Per YCC 19.10.040(9)(a)(i), fences and walls may be placed on or behind a property line. In looking at YCC 19.10.040(6)(a)(vi), gates on private property that restrict vehicular access to a road other than an alley must be setback a minimum of 20' from the edge of the ROW, where structural setbacks of less than 20' are otherwise allowed. The applicants will be required to ensure that the emergency access gate is located 20' from the edge of the ROW.

x. **Exterior Lighting:** (YCC 19.10.040(10)) "Exterior lighting is regulated to minimize light pollution to neighboring properties and encourage true-color, full-spectrum light rendition in projects. Exterior lighting for all uses and signs shall be directed downward and otherwise arranged, fully shaded, screened, shielded, and of a design that results in the light being directed onto the site and of an intensity or brightness that does not reflect or cause glare or light intrusion into any adjacent or nearby residential use or interfere with the safe operation of motor vehicles." Figures YCC 19.10.040-3 and -4 of the Yakima County Code contain examples of exterior lighting sources and fixtures.

Staff Finding: The applicants are proposing to install typical residential lighting and streetlights. The applicants shall ensure that any exterior lighting installed meets the requirements as outlined above and in YCC 19.10.040(10).

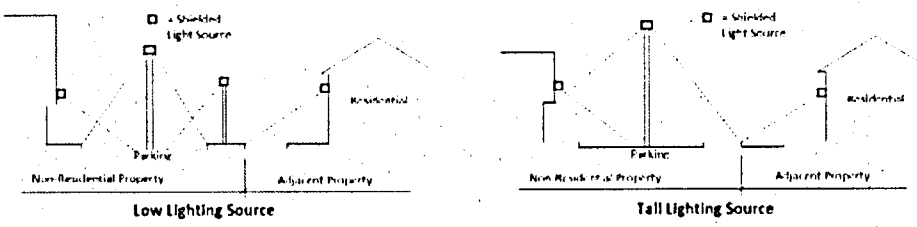


Figure 19.10.040-3. Lighting sources shielded to minimize light pollution and intrusion onto neighboring uses.

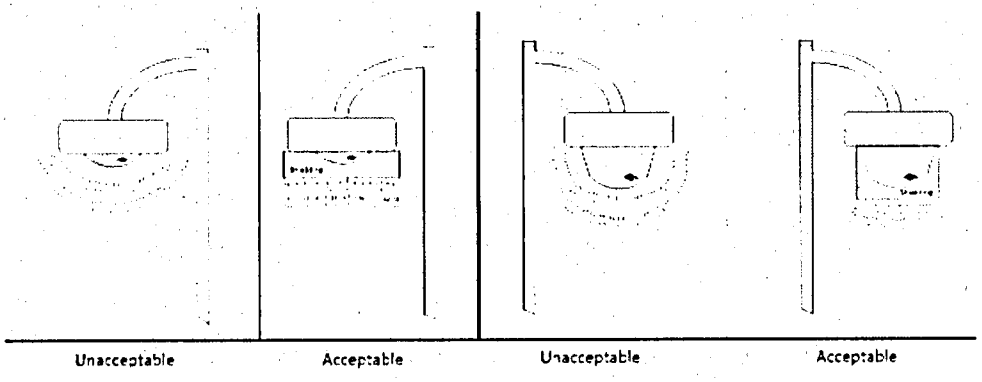


Figure 19.10.040-4. Examples of acceptable and unacceptable fixtures for shielding of exterior light.

xi. **Floodplain Development:** (YCC 19.10.040(11)) "A pre-application meeting and a Flood Hazard Permit application is required for all new development in floodplains in order to minimize and mitigate potential adverse impacts to property and infrastructure while reducing risks to public health and safety."

Staff Finding: The Building Division provided the following comment:

- *Based on current FEMA mapping and GIS overlay, the entire parcel is outside the FEMA designated 100yr floodplain/floodway. Flood-resistive materials and construction methods are not required.*

Based on the Yakima County Critical Areas maps, the subject property is not located within a floodplain. As such, a pre-application meeting was not required for this proposal.

xii. **Stormwater Requirements:** YCC 19.10.040(12) Stormwater quality and quantity concerns for project permits can be addressed through YCC Chapter 12.10, the State Environmental Policy Act environmental review process, or through the requirements of the Washington Department of Ecology. This is to ensure public and private development projects comply with National Pollution Discharge Elimination System (NPDES) permit requirements under the Federal Clean Water Act (CWA) where applicable.

Staff Finding: The Water Resources Division's comments and stormwater requirements are addressed under Finding 9(b)(xi) above.

d. **YCC 19.20 Signs**

According to YCC 19.20.030(1), "All on-premises signs are accessory uses and shall be subject to the same procedural and review requirements as the principal use, except that new signs accessory to existing or approved uses may be reviewed as modifications to existing or approved uses under Section 19.35.030." All proposed signs are subject to the review procedures of Title 19 and the standards of Chapter 19.20, which include Table 19.20-1 Type of Signs Permitted, Table 19.20-2 Number of Signs Permitted, Table 19.20-3 Maximum Area per Sign Face, and Table 19.20-4 Sign Height and Setbacks.

Staff Finding: According to the application, no signs are proposed for this project at this time. Any signs installed in the future may require additional land use permitting.

e. **YCC 19.21 Sitescreening and Landscaping**

YCC 19.21.030(1) states "Any proposed new use, including any outdoor storage area, shall provide maintained landscape planting and sitescreening under this Chapter to accomplish the legislative intent stated in Section 19.21.010."

Staff Finding: Sitescreening and landscaping requirements are addressed under Finding 9(b)(x) above.

f. **YCC 19.22 Parking and Loading**

According to YCC 19.22.020, no off-street parking or loading spaces shall be placed, constructed, located, relocated or modified after adoption of this Title without first receiving a development permit from the Reviewing Official. All off-street parking and vehicle storage shall be in conformance with YCC 19.22. Parking standards applicable to this proposal are as follows:

i. Timing: (YCC 19.22.030) "All parking and loading required by this Title shall be installed prior to occupancy or commencement of use. Where compliance with this requirement is not possible, the Reviewing Official may grant an appropriate delay under YCC Section 16B.07.050(2)."

Staff Finding: The overflow parking proposed throughout the manufactured home park for each phase will be required to be in place prior to finalizing each phase.

ii. Calculation of Parking Standards: (YCC 19.22.050) YCC 19.22.050(2) allows the Reviewing Official to make a determination to evaluate a proposed land use based closely on similar land uses listed in Table 19.22-2. The closest land use to the proposed club house that is listed in Table 19.22-2 is "Health and Fitness Club." According to Table 19.22-2, a "Health and Fitness Club" requires one parking space for each 200 square feet of general floor area. All parking areas shall comply with applicable local, state and federal standards regarding accessible parking for disabled persons.

Staff Finding: Off-street parking for the manufactured homes is addressed under Finding 9(b)(iv). As for the clubhouse, the structure is proposed to be 2,200 to 3,000 sf in size. This would require 11-15 parking spaces to be established. According to the application, 21 parking spaces are proposed for the clubhouse and 61 additional parking spaces throughout the park, which exceeds the required amount. The applicants will be required to ensure that all parking spaces are built to the standards of YCC 19.22.

iii. Location and Design of Parking and Loading Facilities: (YCC 19.22.060) Off-street parking facilities shall not be located over 300 feet from the buildings they are required to serve, unless they are part of an approved Master Plan or Campus Plan. Off-street parking facilities shall be designed under Table 19.22-3.

Staff Finding: According to the application, the use does not require loading or unloading from trucks or other large vehicles. Based on the site plan, 21 parking spaces are within 300' of the clubhouse. The applicants will be required to ensure that the parking spaces meet the requirements of YCC Table 19.22-3.

iv. Construction and Maintenance: (YCC 19.22.070) All off-street parking lots, driveways, travel ways, parking aisles, vehicle storage and vehicle sales lots having a capacity of three or more vehicles, shall be constructed in the following manner:

A. Surfacing: (YCC 19.22.070(1)) All parking and loading spaces and related access drives, maneuvering, and vehicle storage areas shall be built to standards approved by the Review Official as follows:

Urban Standards. Parking facilities within Urban Growth Areas shall be paved with two inches thick asphaltic surfacing on an aggregate base, or an equivalent surfacing acceptable to the Reviewing Official, to eliminate dust and/or mud.

B. Grading and Drainage: (YCC 19.22.070(2)) Parking areas shall be graded and drained so all surface water is disposed of on-site. Grading and drainage facilities shall be designed according to accepted engineering standards, YCC Title 12.10 and the Stormwater Management Manual for Eastern Washington, which will require review by the Public Services Director or Designee.

C. Wheel Stops and Curbs: (YCC 19.22.070(3))
   I. The front of a parking space with a curb that is improved with groundcover landscape material, instead of asphalt or concrete pavement; may be counted toward landscape or open space area requirements.
   II. The perimeter of a parking or loading area and access and maneuvering drives associated with them shall be improved with a curb, rail or equivalent so vehicles do not extend over a property line, sidewalk or public or private street.

D. Markings: (YCC 19.22.070(4)) All paved parking spaces shall be marked by durable painted lines at least four inches wide and extending the length of the stall or by curbs or other means approved by the Reviewing Official to indicate individual parking stalls. Signs or markers located on the parking lot surface shall be used as necessary to ensure safe and efficient use of the parking lot. All accessible parking spaces shall be marked and signed in compliance with the currently adopted International Building Code.

E. Lighting: (YCC 19.22.070(5)) Lighting shall be provided to illuminate any off-street parking or loading space used at night. When provided, lighting shall be directed to reflect away from adjacent and abutting properties and comply with Subsection 19.10.040(10). Parking lots adjacent to residential districts or uses shall be designed with down-shielding and luminaries creating no lighting pollution upon those properties.

F. Landscaping: (YCC 19.22.070(6) Parking facilities must be landscaped under the standards listed in Chapter 19.21. Parking landscaping standards are found under YCC 19.21.030(2)(e).

G. Maintenance: (YCC 19.22.070(7)) The owner or lessee of a required parking area shall maintain the paved surface, drainage facilities, landscaping and irrigation facilities in conformance with the standards of this Chapter and the approved site plan.

Staff Finding: The applicants will be required to build the parking areas to the standards outlined in YCC 19.22.070, as a condition of this decision.

g. **YCC 19.25 Sewer and Water**

Per YCC Table 19.25-1, proposals with 9 or more connections in the Urban Growth Area have 4 options for water in order of priority: Area-wide public water supply system, existing public water system, Yakima County or Nob Hill Water Satellite Management Agency (SMA), and Other State-approved SMA. Proposals with 9 or more connections in the Urban Growth Area have 3 options for sewage disposal: Municipal, County or Other State Approved Operator.

Regarding water rights, YCC 12.08.050 states that "All applicants for a building permit or other development permit requiring potable water must provide evidence of an adequate water supply to the county prior to the issuance of the permit . . ."

Staff Finding: The Yakima County Utilities Division provided the following comment:

- *The proposed project lies within the service area of Yakima County's Terrace Heights Water System. The applicant will be responsible for design and construction of all improvements needed to serve the development in accordance with Yakima County Standards. Design and construction will need to be approved by Yakima County.*

- *There is currently a 12" diameter waterline on Roza Hill Drive approximately 1700 feet west of the property.*
- *A Water Extension Agreement will need to be signed by the Developer and the County setting forth the terms and conditions for implementing the improvements, prior to beginning design on the water system improvements.*

No comments were received from Terrace Heights Sewer regarding connection requirements. The applicants shall meet any and all requirements, including necessary improvements, from the Yakima County Utilities Division and from the Terrace Heights Sewer District, regarding connection to the Terrace Heights Water System and the Terrace Heights Sewer System, respectively. Verification that this has been done must be submitted to the Yakima County Planning Division.

10. REVIEW CRITERIA FOR ADMINISTRATIVE ADJUSTMENTS (YCC 19.35.020):

YCC 19.18.280(3)(j) requires the perimeter of a manufactured home park to be sitescreened with a Standard C Visual Screen under YCC 19.21, or with a 6' high, decorative fence in combination

with a minimum a ten-foot-wide landscape strip adjacent to the street side of the fence and within the park consisting of a combination of shrubs, trees and groundcover.

The applicants have chosen to screen the park with a Standard C Visual Screen under YCC 19.21. Per YCC 19.21.030(2)(a)(iii), Standard C-1 is as follows:

"A minimum six-foot high, site obscuring fence made of wood, masonry block, concrete or vinyl material. Fencing shall be of uniform aesthetic appearance on both sides;"

YCC 19.21.030(2)(b) and (c) also contains sitescreening requirements along street frontages and along property lines. The applicants have proposed to screen the property with only a 6' tall view obscuring fence on or behind the property line. In some areas, it will be a masonry block wall. No planting strips are proposed on the outside of the wall. The Reviewing Official may consider applications for administrative adjustments of development standards for Type 3 uses to provide for flexibility in the administration of Title 19.

a. In accordance with YCC 19.35.020(8), the Reviewing Official may adjust the sitescreening and landscaping standards under YCC 19.21 if it is found the administrative adjustment is consist with the following:

   i. No useable space for landscaping exists between the proposed new structure and existing structures on adjoining lots or alleys because of inadequate sunlight or inadequate width.
   ii. The building setback provided in front of the new structure is less than six feet or is developed as a plaza with decorative paving/pavers, trees, planters, or other amenities.
   iii. Xeriscape landscaping is utilized in designated stormwater control areas; provided, this factor shall not be used exclusively in reducing a sitescreening standard.
   iv. When existing trees and other vegetation serves the same or similar function as the required landscaping, they may be substituted for the required landscaping if they are healthy and appropriate for the site at mature size. When existing trees are eight inches or more in diameter, they shall be equivalent to three required landscape trees. If necessary, supplemental landscaping shall be provided in areas where existing vegetation is utilized to accomplish the intent of this Chapter.
   v. Other adjustments to sitescreening requirements provided that they are able to comply with criteria in Subsection (5), as the Reviewing Official determines applicable.

   Staff Finding: It has been determined that the criteria under YCC 19.35.020(5) are more applicable to the proposed adjustment.

b. YCC 19.35.020(5) allows for an administrative adjustment if the Reviewing Official finds that the adjustment and/or reduction in standard is consistent with:

   i. The purpose and intent of Comprehensive Plan policies that relate to the specific adjustment being proposed and this Title;

      *Staff Finding: According to the Yakima County Comprehensive Plan - **Horizon 2040**, there are a number of land uses in urban areas that could be incompatible with each other and sitescreening is one way to mitigate conflicts. The Comprehensive Plan contains a Natural Setting element that is to, in part, "secure a balanced or sustainable*

approach to future development". The following goal and policy from the Natural Settings Element apply to the proposed adjustment:

Goal NS 6: Protect property values by improving the appearance of the Yakima Valley.
NS 6.8: Encourage private efforts to improve the appearance of the Yakima Valley.

The policies within Goal NS 6 address the importance of urban visual surroundings and help to protect property values by improving the appearance of the county. The applicants have proposed to screen the site with a 6' tall masonry block wall or other view obscuring fence, with no additional landscaping on the outside of the wall or fence. The property to the north contains the Terrace Heights Landfill and the property to the west is owned by the East Valley School District, but is currently vacant. There are some residential uses to the east and south of the subject property.

Along several of the property lines, there are irrigation and utility easements. If the location of the wall is pushed back to the inside edge of these easements, it would allow for landscaping on the outside of the fence. However, placing landscaping in irrigation and utility easements would make it difficult for the irrigation or utility companies to utilize the easements. Plantings in those easements could be detrimental. Pushing the wall even further inwards to allow for plantings between the easement edge and the wall could lead to areas that give the appearance of unkept no-man's land.

Proposing to screen with only a 6' tall view obscuring fence or wall is not likely to worsen the appearance of the Yakima Valley or negatively affect property values. The proposed adjustment to the landscaping requirements is consistent with the general purpose and intent of ***Horizon 2040****.*

ii. The purpose and intent of the specific zoning district and the standard being adjusted;

Staff Finding: The purpose of the SR zoning district, in part, is to provide areas for transitional uses as urban development expands, with a mixture of land uses and residential densities including small farms, scattered low-density residential development and clusters of higher-density residential development (YCC 19.12.010(1)(b)). The intent of the fencing provisions, in part, is to maintain good appearance of residential areas. Landscaping standards are to, in part, improve the overall appearance of the community to increase its marketability and protect the character of adjacent residential zoning districts. The proposed location of the wall or fencing with no landscaping is not likely to negatively impact the overall appearance of the residential area.

iii. Maintaining the minimum administrative adjustment necessary to accommodate the proposed use;

Staff Finding: According to the application, the proposed 6' tall masonry block wall or fence with no associated landscaping is the minimum adjustment necessary.

iv. Balancing the flexibility of the administrative adjustment with the health, safety and general welfare of individual neighborhoods and the community; and

Staff Finding: As part of the administrative adjustment process, neighboring property owners within 300' of the subject property were notified of the project, as were various agencies. In the comments received, there were no concerns with having just a fence or wall for sitescreening purposes. The concern brought up was the location of the fence along the property line, where irrigation easements are located. This concern is addressed in the findings above. Provided all of the conditions of this decision are met, the requested adjustment will not adversely affect the health, safety, and general welfare of the neighborhood or community.

v. The placement or design of structures will maximize solar access for the production of solar energy;

Staff Finding: This proposal does not involve an adjustment that affects solar access for production of solar energy.

11. REVIEW CRITERIA FOR VARIANCES (YCC 19.35.060):

According to YCC 19.18.280(3)(d), garages or carports are to be set back a minimum of 18' from the edge of the street or back of structure, sidewalks or pedestrian walkways. The applicants are proposing to have 12' x 50' carports attached to each home in such a way that the carports are flush with the front of the home. These carports will be open on all sides, with no door attached. A setback of 10' or greater is proposed with this project, for carports only.

a. YCC 19.35.060(2) The Hearing Examiner shall authorize such variance from this Title, as will not be contrary to the public interest and the comprehensive plan where literal enforcement of this Title would cause undue hardship, as measured by the criteria below. A variance shall not be granted unless the Hearing Examiner makes findings that the applicant has expressly demonstrated all of the following:

i. Special circumstances applicable to the property, including size, shape, topography, location or surroundings, exist;

Staff Finding: In the application, the applicants discuss how the required setbacks, presence of easements, and slopes of the site result in the front of the spaces being more suitable for the proposed homes and carport. Each space for the manufactured homes is to be treated as if they were lots. This has resulted in a large rear setback where the required play areas are better suited to go. Having the proposed carports flush with the home helps ensure that a decent open space and play area is set aside on each space, instead of being split between the front and back areas.

ii. Due to such special circumstances, strict application of this Title would deprive the property of rights and privileges enjoyed by other properties in the vicinity under identical zoning district classification;

Staff Finding: With the proposed open space areas and sidewalks, the park is allowed a smaller space size and does not exceed the maximum allowed density. With smaller space sizes, the slope of the site, along with the required setbacks and existing easements, affects the design of the spaces. Spaces are to be treated similarly as if they were lots. If

this proposal had instead been a subdivision that created lots instead of spaces, the garage and carport setback is 20', through it is considered an adjustable standard. Other homes on the surrounding properties, both in the UGA and in the rural zones, have the ability to apply for an adjustment to the setback required for carports.

iii. Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district classification in which the property is situated;

Staff Finding: As described by the applicant, the carports will be designed so as to be open on all sides. The park will also enact rules that prohibit carports to be enclosed or used for storage in a way that interferes with the number of vehicles they are designed for. This will allow for vehicles to immediately shelter under it without waiting on the sidewalk for a door (as in the case of a garage) to open. Vehicles will still be able to be covered and be parked without encroaching the access or the walkways. Due to these factors, placing the carports at 10' from the access will not be materially detrimental to the public welfare or injurious to the property or improvements.

iv. Special circumstances do not result from the actions of the applicant;

Staff Finding: The slopes of the property and the locations of the easements are the constraints detailed by the applicant. These, along with the larger rear setback required by code, are not the result of the applicants

v. The variance is the minimum variance that will make possible the reasonable use of the land, building or structure;

Staff Finding: According to the application, the proposed 10' setback is the minimum variance needed as it allows the carports to be built flush with the homes. The intent of the request is to keep the carports in line with the homes, not place a carport closer to the access than what the home is.

vi. Granting a variance will be in harmony with the general purpose and intent of this Title, the specific zoning district and the Comprehensive Plan;

Staff Finding: The proposed carport setbacks will result in a uniform appearance with the manufactured homes. The intent of the SR zoning district is to, in part, provide areas for transitional uses as urban development expands, with a mixture of land uses and residential densities including small farms, scattered low-density residential development and clusters of higher-density residential development. A 10' setback for carports does not go against the intent of the SR zoning district. Goal LU-U 6 of ***Horizon 2040*** *is to "encourage development of neighborhoods which support a high quality of life". Design of a neighborhood can affect, among other things, public health and safety, scenic/aesthetic quality, and access to recreation. Having carports 10' from the access is in harmony with the Comprehensive Plan. It will not negatively affect access to the sidewalks or to the recreational paths and it provides for a larger open space/play area within each space. Placing carports at this proposed setback would also provide a more*

uniform look to the development. Provided the conditions are met, a 10' setback that puts the carport in line with the home is not likely to negatively affect public health and safety.

vii. Administrative adjustment or administrative modification provisions of this Chapter were not applicable or could not provide the relief sought from the standards of this Title;

Staff Finding: YCC 19.35.020(3)(b) specifically states that the Reviewing Official does not have the authority through the administrative adjustment process to modify the standards under YCC 19.18, except for the following: adjustments to the siting of manufactured and mobile homes outside Urban Growth Areas or the Rural Transitional and Rural Settlement zoning districts, resource setbacks as specified in this Section and special events for bed and breakfasts in excess of 12 per year. Setbacks associated with carports in a new manufactured park is not included, therefore the administrative adjustment and modification provisions are not applicable.

viii. Granting the variance requested will not confer on the applicant any special privilege denied by this Title to other lands in the same area; and

Staff Finding: In the SR and R-1 zoning district, garage and carport entrances must be setback a minimum of 20' from the edge of an easement. Yakima County Code allows for this setback to be reduced through the administrative adjustment process, not the variance process. Granting this variance will not confer a special privilege on the applicant as this setback is considered adjustable in the underlying zoning district.

ix. Financial gain is not the ground or grounds for the variance.

Staff Finding: Approval of a 10' setback for carports in the park will not result in a financial gain for the applicants.

b. The Hearing Examiner shall file a written decision following closing of the public hearing in accordance with YCC Chapter 16B.09 that shall include the following considerations:

i. The testimony at the public hearing;
ii. The extent to which the proposed variance complies with the requirements of Subsection 19.35.070(2);
iii. The variance, if granted, is the minimum variance that will make possible the reasonable use of the land, or structure; and
iv. The consistency of the variance with the general purpose and intent of this Title, the specific zoning district and the Comprehensive Plans.

Staff Finding: The Hearing Examiner's decision on this project must include the above considerations for the variance request.

12. CONSISTENCY ANALYSIS (YCC 16B.06.020):

As part of project review, the reviewing official will determine if a proposed project is consistent with Yakima County's applicable development regulations or, in the absence of applicable regulations, the adopted Yakima County Comprehensive Plan. Consistency should be determined

in the project review process by considering four factors found in applicable plans and regulations (RCW 36.70B.040). They are as follows:

a. The type of land use;

Staff Finding: According to YCC Table 19.14-1 Allowable Land Uses, a Manufactured Home Park is classified as a Type 3 use in the SR zoning district. Type 3 uses are considered not generally appropriate throughout a zoning district and therefore require Hearing Examiner review. With Type 3 uses, an open record public hearing is required to provide agencies and neighboring property owners with an additional opportunity to present issues or concerns that can be evaluated by the Hearing Examiner. This land use has been reviewed for consistency with the surrounding area and can be determined consistent with the Comprehensive Plan and with Title 19, provided the conditions are met.

b. The level of development, such as units per acre or other measures of density;

Staff Finding: The maximum allowed density in the SR zoning district is 7 dwelling units per acre, with a minimum lot size of 7,000 sf and a minimum lot width of 50'. According to the application, the site is 26.9 acres in size and a total of 141 spaces are proposed. The spaces are between 4,800 sf and 9,650 sf in size, as allowed through the reductions of YCC 19.18.280(3)(a). The proposed 141 units in a 26.9-acre site results in a density of 5.24 dwelling units per acre. According to the site plan, no lot is less than 50' in width. The proposal is consistent with the development regulations and allowed reductions for space size and density.

c. Infrastructure, including public facilities and services needed to serve the development;

Staff Finding: As demonstrated in the findings above, public facilities and services needed to serve the subdivision will be conditioned to serve the proposed development.

d. The characteristics of the development, such as development standards.

Staff Finding:

Proposed deviations from the code requirements ESP ADJ VAR recommended to be approved.

As conditioned, the character of the development will be consistent and compatible with applicable development standards and the purpose and intent of the SR zoning district.

IV. CONCLUSIONS

1. The application materials and received comments include evidence and analysis that support the conclusion that the proposed land use, if appropriately conditioned, is consistent with YCC 19.30.080(7) and the general development standards in YCC Title 19.

2. Subject to findings of the proposal's conformance with the Comprehensive Plan and the requirements of this Title, the Reviewing Official may grant preliminary approval of the project, enabling the applicant to meet State and County requirements for final binding site plan approval.

3. Except, as otherwise expressly provided, a Reviewing Official is authorized by YCC 19.30.100 to impose conditions on an approval to assure compliance with YCC Title 19 and other relevant provisions of Yakima County Code. This recommendation contains a set of proposed conditions that largely serve this purpose. Any approval should include those conditions, subject to adjustment based on the results of the open record hearing. Similarly, conditions that mitigate for material impacts identified in the Findings should also be included in the approval.

4. The Findings above and these Conclusions support a recommendation for approval of CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 application.

V. RECOMMENDATION

Based on the findings, analysis, and conclusions above, the Administrative Official recommends Approval of the application by Thomas R. Durant, with PLSA Engineering & Surveying, on behalf of Aimee Molsberry and Santiago Communities, Inc. to establish the proposed 141-unit manufactured home park, as described in application CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001, subject to the conditions below.

VI. CONDITIONS (NEXT STEPS)

The following conditions must be obtained within <u>five</u> (5) years of the date of the Hearing Examiner's decision. ***Please note that the Hearing Examiner's decision and time limit pertain to this conditional authorization for the subject land use only and does not include timelines associated with other permits (for example building permits).*** **Failure to comply with all conditions will result in the revocation of this permit. The Hearing Examiner's decision includes the following conditions and the above findings as described.**

<u>Phase 1 Conditions</u>

The following conditions must be met <u>prior to ground disturbance</u>. Failure to comply with these conditions can result in the revocation of this permit.

1. The applicants shall obtain all necessary BPA reviews and approvals for the proposed fencing, roadways, and uses that will be within the BPA ROW. This approval must be obtained prior to ground disturbance of the first phase. If BPA approval cannot be obtained for the project proposed, the applicants shall ensure that two of the provisions under YCC 19.18.280(3)(a) are met to allow for a 20% space reduction. A revised site plan is then required.

2. The applicants shall obtain a right-of-way use permit for construction within the Yakima County Road ROW. The permit application shall include engineered plans for the portion of the private road being constructed in Yakima County Road ROW, site specific temporary traffic control plans, and dates of work being done. No construction may be done in the Yakima County Road ROW that would present an undue hazard to roadway users.

3. The applicants shall obtain an NPDES Construction Stormwater General Permit for the entire manufactured home park from the DOE. This permit requires that a Stormwater Pollution

Prevention Plan (Erosion Sediment Control Plan) be prepared and implemented. A copy of the DOE permit must be submitted to the Yakima County Planning Division. Contact the DOE at (509) 571-3866 for questions about that permit.

4. The applicants shall submit a Stormwater Plan for the entire manufactured home park to the Yakima County Public Services Division in accordance with criteria found at YCC 12.10.240, 12.10.250, and 12.10.260. Approval of the Stormwater Plan by Yakima County Public Services is required prior to issuance of building permits and/or land disturbance. The Stormwater Plan is required to include an Operation and Maintenance plan and ongoing inspection requirements for any permanent Stormwater facilities in accordance with criteria found at YCC 12.10.330 and 12.10.340.

5. Any ground disturbance over 100 cubic yards will require a Grading & Excavation permit for the site prep to be conducted on this parcel. The applicants shall apply for **all** Building and Fire Life Safety permits for the work and fencing proposed in Phase 1. Please contact the Yakima County Public Services Department: Building and Fire Safety Division at (509) 574-2300 for further information.

6. The applicants shall provide to the Planning Division a final sitescreening and landscaping plan depicting the location, height, size and type of all fencing and parking landscaping. The applicants shall provide all easement grantees or owner's written permission for any portion of the view obscuring fence or wall that is proposed to be built or located on or in an easement.

7. The applicants shall design all improvements needed to serve the development with Terrace Heights Water, in accordance with Yakima County standards. Design and construction shall be approved by the Yakima County Utilities Division. A Water Extension Agreement shall be signed by the Developer and the County setting forth the terms and conditions for implementing the improvements, prior to beginning design on the water system improvements.

The following conditions must be met prior to Phase 1 binding site plan finalization.

8. The applicants shall establish a 30' wide easement over the NE-SW Roza Irrigation pipeline. The applicants shall also verify the width of the irrigation easement along the north property line to ensure it is shown correctly on the BSP.

9. Prior to recording of the Phase 1 binding site plan, the access to the subject property and the internal access serving Phase 1 shall be constructed to the standards of YCC 19.23.050(6) and as stated below:

    a. A minimum of 24 feet of paved internal street is required for access to each unit.
    b. A professional engineer shall design the road, provide the specifications, engineering judgment and assumptions supporting the road design, test its construction, and certify it meets the following standards:
        i. All private roads shall be designed using the highest practical design speed with a minimum of 25 miles per hour.
        ii. The private road shall accommodate two-way traffic unless a design modification for one-way traffic is proposed and approved.

iii. All private roads must meet the minimum fire apparatus access road requirements of YCC Title 13.

c. The road shall meet AASHTO recommended design guidelines for development density, use and intensity that could be served by the road based on plan designation, zoning, public safety and natural hazards. In lieu of the applicant's engineer submitting a detailed analysis, the applicant's engineer will be required to certify that the project meets the minimum requirements contained in Table 19.23.050-1 (Attachment O).

d. Where private roads require a crossing of an existing natural stream or drainageway, the crossing shall comply with applicable Building Codes and the Critical Areas Ordinance or Shoreline Master Program.

e. Pedestrian facilities that meet AASHTO guidelines for a separated multi-user trail or sidewalk shall be provided from all lots and units to the nearest public road or trail in Urban Growth Areas and the Rural Settlement zoning district.

f. Drainage facilities shall be provided in accordance with YCC Chapter 12.10 to prevent any drainage onto a public roadway.

g. Hard surfacing shall be provided in Urban Growth Areas.

10. The applicants shall ensure that a streetlight is provided at each street intersection within Phase 1 of the park.

11. All streets for Phase 1 shall be named utilizing street signs consistent with Yakima County standards. The applicants shall submit an application for road naming to County Roads and show the approved name on the face of the final binding site plan, prior to recording.

12. Internal directional signs indicating unit/space numbers shall be placed on all street intersections within the park.

13. Roads greater than 28 feet wide but less than 36 feet wide are allowed parking on one side of the road. No Parking Signs are required. (YCC 503.3, 503.4) Typically, these signs would be posted on the opposite side of the road as the fire hydrants are located.

14. All utilities, including irrigation and domestic water and sewer, shall be installed prior to finalization of Phase 1. All utilities, including electrical distribution, telephone, and cable TV, shall be installed underground.

15. Fire hydrants for Phase 1 shall be established in accordance with the Fire Marshall's comments: "Fire hydrants are required. The average spacing between hydrants on a road that is not a dead end is 500 feet or as required by the water purveyor, whichever is more restrictive. IFC Table C102.1 & C103 Note: If the fire hydrants are not part of the public water system, they must be inspected, tested, and maintained on an annual basis and meet the requirements of NFPA 25."

16. In accordance with the Fire Marshall's comments, fire flow is required. The minimum required fire flow is 1,000 gallons per minute for 1 hour. (IFC Table B105.1(1)) The system must be able to support the required fire flow for any structures that are built or brought onto the site.

17. The applicants shall ensure the Play Area requirements of YCC 19.18.280(3)(m) are met for Phase 1.

18. An irrigation system shall be installed for maintenance of landscaping and recreational/open space areas of Phase 1 that would normally require irrigation.

19. Security gates must be approved by the Fire Marshal and must comply with ASTM F2200 and UL 325. YCC 503.6. A means of operating the gate to allow access by emergency responders must be provided. If a key box is proposed, it can be obtained through the local fire district. The applicants shall ensure that the emergency access gate is located 20' from the edge of the ROW.

20. The applicants shall sign a covenant stating that they have been advised that the proposed manufactured homes do not meet the 500' mineral resource setback and that, with the reduced setback, they will be subject to increased levels of noise, dust, smoke, odors, spray drift and other undesirable effects of resulting from normal practices and activities. Verification of the recorded covenant shall be submitted to the Yakima County Planning Division.

21. All overflow parking proposed for Phase 1 shall be in place prior to finalization. The parking spaces shall comply with applicable local, state, and federal standards regarding accessible parking for disabled persons (YCC 19.22.050 and RCW 19.27.031.). The applicants shall build all overflow parking areas to the standards outlined in YCC 19.22.070, as follows:
    a. Parking facilities shall be paved with two inches thick asphaltic surfacing on an aggregate base, or an equivalent surfacing acceptable to the Reviewing Official, to eliminate dust and/or mud.
    b. Parking areas shall be graded and drained so all surface water is disposed of on-site. Grading and drainage facilities shall be designed according to accepted engineering standards, YCC Title 12.10 and the Stormwater Management Manual for Eastern Washington, which will require review by the Public Services Director or Designee.
    c. The front of a parking space with a curb that is improved with groundcover landscape material, instead of asphalt or concrete pavement; may be counted toward landscape or open space area requirements.
    d. The perimeter of a parking area and access and maneuvering drives associated with them shall be improved with a curb, rail or equivalent so vehicles do not extend over a property line, sidewalk or public or private street.
    e. All paved parking spaces shall be marked by durable painted lines at least four inches wide and extending the length of the stall or by curbs or other means approved by the Reviewing Official to indicate individual parking stalls.
    f. Signs or markers located on the parking lot surface shall be used as necessary to ensure safe and efficient use of the parking lot (such as signs providing direction for incoming/outgoing traffic).
    g. All accessible parking spaces shall be marked and signed in compliance with the currently adopted International Building Code.
    h. Lighting shall be provided to illuminate any off-street parking or loading space used at night. Lighting shall be directed to reflect away from adjacent and abutting properties and comply with YCC 19.10.040(10). Parking lots adjacent to residential districts or uses shall be designed with down-shielding and luminaries creating no lighting pollution upon those properties.
    i. Parking facilities must be landscaped under the standards listed in Chapter 19.21 and as follows:
        i. Parking lots within Urban Growth Areas shall be landscaped a minimum 10% of the total area used for parking spaces and maneuvering to and from those spaces.

ii. A standard of one shade tree shall be planted for every 14 parking stalls within Urban Growth Areas. Such shade trees shall be provided in-between parking stalls such that no more than 14 continuous single-row parking stalls will exist within the parking lot.
iii. Landscaping shall consist of combinations of trees, shrubs, and groundcover with careful consideration to eventual size and spread, susceptibility to disease and pests, durability, and adaptability to existing soil and climatic conditions.
iv. Landscaping shall be located within the parking area, such as in-between parking spaces or in parking "islands," or around the perimeter of the parking lot.

j. The owner or lessee of a required parking area shall maintain the paved surface, drainage facilities, landscaping and irrigation facilities in conformance with the standards of YCC 19.22 and the approved site plan.
k. Off-street parking facilities shall meet the requirements of YCC Table 19.22-3.

22. The applicants shall meet any and all requirements, including necessary improvements, from the Yakima County Utilities Division regarding connection to the Terrace Heights Water System. Verification that this has been done must be submitted to the Yakima County Planning Division. Contact the Yakima County Utilities Division at (509)574-2300 for additional information.

23. The applicants shall meet any and all requirements, including necessary improvements, of the Terrace Heights Sewer District regarding connection to the Terrace Heights Sewer System. Documentation from the Terrace Heights Sewer District shall be provided to the Planning Division indicating that the requirements for connection have been met.

24. Final BSP approval is an administrative process. A final BSP drawn by a licensed surveyor or engineer for Phase 1 shall be submitted to the Yakima County Planning Division, with the applicable processing and recording fees, for review and filing. The final BSP and three copies shall be prepared on 18 inch by 24 inch Mylar® sheets, or other media acceptable to the County Auditor.

25. The BSP for Phase 1 shall verify all required improvements have been completed or a surety bond has been posted in a form and amount acceptable to Yakima County for their completion. The final BSP shall be legibly drawn, printed or reproduced at a scale appropriate to show the necessary detail, which in no event shall be less than one inch to 100 feet, and containing at least:

a. Delineation of all spaces and dimensions, square footage and unit setbacks for each space.
b. Designation of the areas and locations of all easements, streets, roads, location of off-street parking for each unit, other parking areas, improvements, signage, utilities, building envelopes within each space, external setbacks, natural and human-made drainage ways, detention and stormwater treatment areas, fire hydrants, location and dimensions of permanent buildings and other structures, location of all survey monuments, and required open spaces and permanent irrigation system to maintain open space/recreational areas that would normally require irrigation.
c. The location of all facilities, utilities, improvements and amenities such as pathways, sidewalks, and recreational facilities.
d. An accurate legal description of the property.
e. The parcel number, north arrow, and scale of the map.
f. All property lines, their lengths and bearings.

g. Inscriptions or supplemental documents setting forth the limitations and conditions of the use of the land, or of approval, prescribed by the Reviewing Official.
h. The following statement: "The spaces contained in this park shall be for the purpose of lease of manufactured or mobile home sites only. The sale of lots without prior compliance with procedures governing the subdivision of land shall constitute a violation of state and/or local laws."
i. Designation of the details of a sitescreening buffer strip along property perimeters, under Subsections 19.18.280(3)(j) and 19.21.030(2).
j. Signature and date blocks for each of the following:
   i. Owner(s) of record of the subject property;
   ii. Notary public, attesting to the authenticity of the owner's signature;
   iii. Surveyor's signature(s) and seal;
   iv. Planning Director, County Engineer, County Treasurer or Deputy, and County Auditor or Recording Deputy, or authorized designees

26. All parties with an ownership interest in the property must sign the final BSP. All required signatures shall be in permanent black ink. If there are other owners (including contract sellers or purchasers, etc.) the applicants should first verify that they will also be willing to sign the final BSP.

27. At the time the BSP is to be recorded all property taxes and special assessments shall be paid for the full year (RCW 84.56.345).

Phase 2 Conditions

The following conditions must be met prior to ground disturbance. Failure to comply with these conditions can result in the revocation of this permit.

28. Any ground disturbance over 100 cubic yards will require a Grading & Excavation permit for the site prep to be conducted on this parcel. The applicants shall apply for **all** Building and Fire Life Safety permits for the work and clubhouse proposed in Phase 2. **All** permits for the proposed structure must be issued, inspected, and finalized prior to occupancy. Please contact the Yakima County Public Services Department: Building and Fire Safety Division at (509) 574-2300 for further information.

The following conditions must be met prior to Phase 2 binding site plan finalization.

29. Prior to recording of the Phase 2 binding site plan, the access serving Phase 2 shall be constructed to the standards of YCC 19.23.050(6) and as stated below:

    a. A minimum of 24 feet of paved internal street is required for access to each unit.
    b. A professional engineer shall design the road, provide the specifications, engineering judgment and assumptions supporting the road design, test its construction, and certify it meets the following standards:
       i. All private roads shall be designed using the highest practical design speed with a minimum of 25 miles per hour.
       ii. The private road shall accommodate two-way traffic unless a design modification for one-way traffic is proposed and approved.

iii. All private roads must meet the minimum fire apparatus access road requirements of YCC Title 13.

c. The road shall meet AASHTO recommended design guidelines for development density, use and intensity that could be served by the road based on plan designation, zoning, public safety and natural hazards. In lieu of the applicant's engineer submitting a detailed analysis, the applicant's engineer will be required to certify that the project meets the minimum requirements contained in Table 19.23.050-1 (Attachment O).

d. Where private roads require a crossing of an existing natural stream or drainageway, the crossing shall comply with applicable Building Codes and the Critical Areas Ordinance or Shoreline Master Program.

e. Pedestrian facilities that meet AASHTO guidelines for a separated multi-user trail or sidewalk shall be provided from all lots and units to the nearest public road or trail in Urban Growth Areas and the Rural Settlement zoning district.

f. Drainage facilities shall be provided in accordance with YCC Chapter 12.10 to prevent any drainage onto a public roadway.

g. Hard surfacing shall be provided in Urban Growth Areas.

30. The applicants shall ensure that a streetlight is provided at each street intersection within Phase 2 of the park.

31. All streets for Phase 2 shall be named utilizing street signs consistent with Yakima County standards. The applicants shall submit an application for road naming to County Roads and show the approved name on the face of the final binding site plan, prior to recording.

32. Internal directional signs indicating unit/space numbers shall be placed on all street intersections within the park.

33. Roads greater than 28 feet wide but less than 36 feet wide are allowed parking on one side of the road. No Parking Signs are required. (YCC 503.3, 503.4) Typically, these signs would be posted on the opposite side of the road as the fire hydrants are located.

34. All utilities, including irrigation and domestic water and sewer, shall be installed prior to finalization of Phase 2. All utilities, including electrical distribution, telephone, and cable TV, shall be installed underground.

35. Fire hydrants for Phase 2 shall be established in accordance with the Fire Marshall's comments: "Fire hydrants are required. The average spacing between hydrants on a road that is not a dead end is 500 feet or as required by the water purveyor, whichever is more restrictive. IFC Table C102.1 & C103 Note: If the fire hydrants are not part of the public water system, they must be inspected, tested, and maintained on an annual basis and meet the requirements of NFPA 25."

36. In accordance with the Fire Marshall's comments, fire flow is required. The minimum required fire flow is 1,000 gallons per minute for 1 hour. (IFC Table B105.1(1)) The system must be able to support the required fire flow for any structures that are built or brought onto the site.

37. The applicants shall ensure the Play Area requirements of YCC 19.18.280(3)(m) are met for Phase 2.

38. An irrigation system shall be installed for maintenance of landscaping and recreational/open space areas of Phase 2 that would normally require irrigation.

39. All overflow parking proposed for Phase 2 and the parking for clubhouse shall be in place prior to finalization. The parking spaces shall comply with applicable local, state, and federal standards regarding accessible parking for disabled persons (YCC 19.22.050 and RCW 19.27.031.). The applicants shall build all overflow parking areas to the standards outlined in YCC 19.22.070, as follows:
    a. Parking facilities shall be paved with two inches thick asphaltic surfacing on an aggregate base, or an equivalent surfacing acceptable to the Reviewing Official, to eliminate dust and/or mud.
    b. Parking areas shall be graded and drained so all surface water is disposed of on-site. Grading and drainage facilities shall be designed according to accepted engineering standards, YCC Title 12.10 and the Stormwater Management Manual for Eastern Washington, which will require review by the Public Services Director or Designee.
    c. The front of a parking space with a curb that is improved with groundcover landscape material, instead of asphalt or concrete pavement; may be counted toward landscape or open space area requirements.
    d. The perimeter of a parking area and access and maneuvering drives associated with them shall be improved with a curb, rail or equivalent so vehicles do not extend over a property line, sidewalk or public or private street.
    e. All paved parking spaces shall be marked by durable painted lines at least four inches wide and extending the length of the stall or by curbs or other means approved by the Reviewing Official to indicate individual parking stalls.
    f. Signs or markers located on the parking lot surface shall be used as necessary to ensure safe and efficient use of the parking lot (such as signs providing direction for incoming/outgoing traffic).
    g. All accessible parking spaces shall be marked and signed in compliance with the currently adopted International Building Code.
    h. Lighting shall be provided to illuminate any off-street parking or loading space used at night. Lighting shall be directed to reflect away from adjacent and abutting properties and comply with YCC 19.10.040(10). Parking lots adjacent to residential districts or uses shall be designed with down-shielding and luminaries creating no lighting pollution upon those properties.
    i. Parking facilities must be landscaped under the standards listed in Chapter 19.21 and as follows:
        i. Parking lots within Urban Growth Areas shall be landscaped a minimum 10% of the total area used for parking spaces and maneuvering to and from those spaces.
        ii. A standard of one shade tree shall be planted for every 14 parking stalls within Urban Growth Areas. Such shade trees shall be provided in-between parking stalls such that no more than 14 continuous single-row parking stalls will exist within the parking lot.
        iii. Landscaping shall consist of combinations of trees, shrubs, and groundcover with careful consideration to eventual size and spread, susceptibility to disease and pests, durability, and adaptability to existing soil and climatic conditions.
        iv. Landscaping shall be located within the parking area, such as in-between parking spaces or in parking "islands," or around the perimeter of the parking lot.
    j. The owner or lessee of a required parking area shall maintain the paved surface, drainage facilities, landscaping and irrigation facilities in conformance with the standards of YCC 19.22 and the approved site plan.

k. Off-street parking facilities shall meet the requirements of YCC Table 19.22-3.

40. The applicants shall meet any and all requirements, including necessary improvements, from the Yakima County Utilities Division regarding connection to the Terrace Heights Water System. Verification that this has been done must be submitted to the Yakima County Planning Division. Contact the Yakima County Utilities Division at (509)574-2300 for additional information.

41. The applicants shall meet any and all requirements, including necessary improvements, of the Terrace Heights Sewer District regarding connection to the Terrace Heights Sewer System. Documentation from the Terrace Heights Sewer District shall be provided to the Planning Division indicating that the requirements for connection have been met.

42. Final BSP approval is an administrative process. A final BSP drawn by a licensed surveyor or engineer for Phase 2 shall be submitted to the Yakima County Planning Division, with the applicable processing and recording fees, for review and filing. The final BSP and three copies shall be prepared on 18 inch by 24 inch Mylar® sheets, or other media acceptable to the County Auditor.

43. The BSP for Phase 2 shall verify all required improvements have been completed or a surety bond has been posted in a form and amount acceptable to Yakima County for their completion. The final BSP shall be legibly drawn, printed or reproduced at a scale appropriate to show the necessary detail, which in no event shall be less than one inch to 100 feet, and containing at least:

    a. Delineation of all spaces and dimensions, square footage and unit setbacks for each space.
    b. Designation of the areas and locations of all easements, streets, roads, location of off-street parking for each unit, other parking areas, improvements, signage, utilities, building envelopes within each space, external setbacks, natural and human-made drainage ways, detention and stormwater treatment areas, fire hydrants, location and dimensions of permanent buildings and other structures, location of all survey monuments, and required open spaces and permanent irrigation system to maintain open space/recreational areas that would normally require irrigation.
    c. The location of all facilities, utilities, improvements and amenities such as pathways, sidewalks, and recreational facilities.
    d. An accurate legal description of the property.
    e. The parcel number, north arrow, and scale of the map.
    f. All property lines, their lengths and bearings.
    g. Inscriptions or supplemental documents setting forth the limitations and conditions of the use of the land, or of approval, prescribed by the Reviewing Official.
    h. The following statement: "The spaces contained in this park shall be for the purpose of lease of manufactured or mobile home sites only. The sale of lots without prior compliance with procedures governing the subdivision of land shall constitute a violation of state and/or local laws."
    i. Designation of the details of a sitescreening buffer strip along property perimeters, under Subsections 19.18.280(3)(j) and 19.21.030(2).
    j. Signature and date blocks for each of the following:
        i. Owner(s) of record of the subject property;
        ii. Notary public, attesting to the authenticity of the owner's signature;
        iii. Surveyor's signature(s) and seal;

iv. Planning Director, County Engineer, County Treasurer or Deputy, and County Auditor or Recording Deputy, or authorized designees

44. All parties with an ownership interest in the property must sign the final BSP. All required signatures shall be in permanent black ink. If there are other owners (including contract sellers or purchasers, etc.) the applicants should first verify that they will also be willing to sign the final BSP.

45. At the time the BSP is to be recorded all property taxes and special assessments shall be paid for the full year (RCW 84.56.345).

Phase 3 Conditions

The following conditions must be met prior to ground disturbance. Failure to comply with these conditions can result in the revocation of this permit.

46. Any ground disturbance over 100 cubic yards will require a Grading & Excavation permit for the site prep to be conducted on this parcel. The applicants shall apply for **all** Building and Fire Life Safety permits for the work proposed in Phase 3. Please contact the Yakima County Public Services Department: Building and Fire Safety Division at (509) 574-2300 for further information.

The following conditions must be met prior to Phase 3 binding site plan finalization.

47. Prior to recording of the Phase 3 binding site plan, the access serving Phase 3 shall be constructed to the standards of YCC 19.23.050(6) and as stated below:

    a. A minimum of 24 feet of paved internal street is required for access to each unit.
    b. A professional engineer shall design the road, provide the specifications, engineering judgment and assumptions supporting the road design, test its construction, and certify it meets the following standards:
        i. All private roads shall be designed using the highest practical design speed with a minimum of 25 miles per hour.
        ii. The private road shall accommodate two-way traffic unless a design modification for one-way traffic is proposed and approved.
        iii. All private roads must meet the minimum fire apparatus access road requirements of YCC Title 13.
    c. The road shall meet AASHTO recommended design guidelines for development density, use and intensity that could be served by the road based on plan designation, zoning, public safety and natural hazards. In lieu of the applicant's engineer submitting a detailed analysis, the applicant's engineer will be required to certify that the project meets the minimum requirements contained in Table 19.23.050-1 (Attachment O).
    d. Where private roads require a crossing of an existing natural stream or drainageway, the crossing shall comply with applicable Building Codes and the Critical Areas Ordinance or Shoreline Master Program.
    e. Pedestrian facilities that meet AASHTO guidelines for a separated multi-user trail or sidewalk shall be provided from all lots and units to the nearest public road or trail in Urban Growth Areas and the Rural Settlement zoning district.

f. Drainage facilities shall be provided in accordance with YCC Chapter 12.10 to prevent any drainage onto a public roadway.
g. Hard surfacing shall be provided in Urban Growth Areas.

48. The applicants shall ensure that a streetlight is provided at each street intersection within Phase 3 of the park.

49. All streets for Phase 3 shall be named utilizing street signs consistent with Yakima County standards. The applicants shall submit an application for road naming to County Roads and show the approved name on the face of the final binding site plan, prior to recording.

50. Internal directional signs indicating unit/space numbers shall be placed on all street intersections within the park.

51. Roads greater than 28 feet wide but less than 36 feet wide are allowed parking on one side of the road. No Parking Signs are required. (YCC 503.3, 503.4) Typically, these signs would be posted on the opposite side of the road as the fire hydrants are located.

52. All utilities, including irrigation and domestic water and sewer, shall be installed prior to finalization of Phase 3. All utilities, including electrical distribution, telephone, and cable TV, shall be installed underground.

53. Fire hydrants for Phase 3 shall be established in accordance with the Fire Marshall's comments: "Fire hydrants are required. The average spacing between hydrants on a road that is not a dead end is 500 feet or as required by the water purveyor, whichever is more restrictive. IFC Table C102.1 & C103 Note: If the fire hydrants are not part of the public water system, they must be inspected, tested, and maintained on an annual basis and meet the requirements of NFPA 25."

54. In accordance with the Fire Marshall's comments, fire flow is required. The minimum required fire flow is 1,000 gallons per minute for 1 hour. (IFC Table B105.1(1)) The system must be able to support the required fire flow for any structures that are built or brought onto the site.

55. The applicants shall ensure the Play Area requirements of YCC 19.18.280(3)(m) are met for Phase 3.

56. An irrigation system shall be installed for maintenance of landscaping and recreational/open space areas of Phase 3 that would normally require irrigation.

57. All overflow parking proposed for Phase 3 shall be in place prior to finalization. The parking spaces shall comply with applicable local, state, and federal standards regarding accessible parking for disabled persons (YCC 19.22.050 and RCW 19.27.031.). The applicants shall build all overflow parking areas to the standards outlined in YCC 19.22.070, as follows:
a. Parking facilities shall be paved with two inches thick asphaltic surfacing on an aggregate base, or an equivalent surfacing acceptable to the Reviewing Official, to eliminate dust and/or mud.
b. Parking areas shall be graded and drained so all surface water is disposed of on-site. Grading and drainage facilities shall be designed according to accepted engineering standards, YCC

Title 12.10 and the Stormwater Management Manual for Eastern Washington, which will require review by the Public Services Director or Designee.

c. The front of a parking space with a curb that is improved with groundcover landscape material, instead of asphalt or concrete pavement; may be counted toward landscape or open space area requirements.
d. The perimeter of a parking area and access and maneuvering drives associated with them shall be improved with a curb, rail or equivalent so vehicles do not extend over a property line, sidewalk or public or private street.
e. All paved parking spaces shall be marked by durable painted lines at least four inches wide and extending the length of the stall or by curbs or other means approved by the Reviewing Official to indicate individual parking stalls.
f. Signs or markers located on the parking lot surface shall be used as necessary to ensure safe and efficient use of the parking lot (such as signs providing direction for incoming/outgoing traffic).
g. All accessible parking spaces shall be marked and signed in compliance with the currently adopted International Building Code.
h. Lighting shall be provided to illuminate any off-street parking or loading space used at night. Lighting shall be directed to reflect away from adjacent and abutting properties and comply with YCC 19.10.040(10). Parking lots adjacent to residential districts or uses shall be designed with down-shielding and luminaries creating no lighting pollution upon those properties.
i. Parking facilities must be landscaped under the standards listed in Chapter 19.21 and as follows:
    i. Parking lots within Urban Growth Areas shall be landscaped a minimum 10% of the total area used for parking spaces and maneuvering to and from those spaces.
    ii. A standard of one shade tree shall be planted for every 14 parking stalls within Urban Growth Areas. Such shade trees shall be provided in-between parking stalls such that no more than 14 continuous single-row parking stalls will exist within the parking lot.
    iii. Landscaping shall consist of combinations of trees, shrubs, and groundcover with careful consideration to eventual size and spread, susceptibility to disease and pests, durability, and adaptability to existing soil and climatic conditions.
    iv. Landscaping shall be located within the parking area, such as in-between parking spaces or in parking "islands," or around the perimeter of the parking lot.
j. The owner or lessee of a required parking area shall maintain the paved surface, drainage facilities, landscaping and irrigation facilities in conformance with the standards of YCC 19.22 and the approved site plan.
k. Off-street parking facilities shall meet the requirements of YCC Table 19.22-3.

58. The applicants shall meet any and all requirements, including necessary improvements, from the Yakima County Utilities Division regarding connection to the Terrace Heights Water System. Verification that this has been done must be submitted to the Yakima County Planning Division. Contact the Yakima County Utilities Division at (509)574-2300 for additional information.

59. The applicants shall meet any and all requirements, including necessary improvements, of the Terrace Heights Sewer District regarding connection to the Terrace Heights Sewer System. Documentation from the Terrace Heights Sewer District shall be provided to the Planning Division indicating that the requirements for connection have been met.

60. Final BSP approval is an administrative process. A final BSP drawn by a licensed surveyor or engineer for Phase 3 shall be submitted to the Yakima County Planning Division, with the applicable processing and recording fees, for review and filing. The final BSP and three copies shall be prepared on 18 inch by 24 inch Mylar® sheets, or other media acceptable to the County Auditor.

61. The BSP for Phase 3 shall verify all required improvements have been completed or a surety bond has been posted in a form and amount acceptable to Yakima County for their completion. The final BSP shall be legibly drawn, printed or reproduced at a scale appropriate to show the necessary detail, which in no event shall be less than one inch to 100 feet, and containing at least:

    a. Delineation of all spaces and dimensions, square footage and unit setbacks for each space.
    b. Designation of the areas and locations of all easements, streets, roads, location of off-street parking for each unit, other parking areas, improvements, signage, utilities, building envelopes within each space, external setbacks, natural and human-made drainage ways, detention and stormwater treatment areas, fire hydrants, location and dimensions of permanent buildings and other structures, location of all survey monuments, and required open spaces and permanent irrigation system to maintain open space/recreational areas that would normally require irrigation.
    c. The location of all facilities, utilities, improvements and amenities such as pathways, sidewalks, and recreational facilities.
    d. An accurate legal description of the property.
    e. The parcel number, north arrow, and scale of the map.
    f. All property lines, their lengths and bearings.
    g. Inscriptions or supplemental documents setting forth the limitations and conditions of the use of the land, or of approval, prescribed by the Reviewing Official.
    h. The following statement: "The spaces contained in this park shall be for the purpose of lease of manufactured or mobile home sites only. The sale of lots without prior compliance with procedures governing the subdivision of land shall constitute a violation of state and/or local laws."
    i. Designation of the details of a sitescreening buffer strip along property perimeters, under Subsections 19.18.280(3)(j) and 19.21.030(2).
    j. Signature and date blocks for each of the following:
        i. Owner(s) of record of the subject property;
        ii. Notary public, attesting to the authenticity of the owner's signature;
        iii. Surveyor's signature(s) and seal;
        iv. Planning Director, County Engineer, County Treasurer or Deputy, and County Auditor or Recording Deputy, or authorized designees

62. All parties with an ownership interest in the property must sign the final BSP. All required signatures shall be in permanent black ink. If there are other owners (including contract sellers or purchasers, etc.) the applicants should first verify that they will also be willing to sign the final BSP.

63. At the time the BSP is to be recorded all property taxes and special assessments shall be paid for the full year (RCW 84.56.345).

Additional Conditions

64. The subject parcel is required to be addressed based on the primary access location. The applicants shall obtain a parcel address from County Roads prior to the issuance of any building permit for habitable, business or utility structures.

65. The owners, their grantees and assignees in interest will abide by the Compliance, Extension, Expiration and Reinstatement requirements as outlined in YCC 16B.07.050 (Attachment A). The applicant shall complete all required conditions, submit documentation that all conditions were met and request County inspection or review to determine that the requirements have been fulfilled within the timeframe specified in the decision and any authorized extensions.

The following notes must be placed on the face of the binding site plan by the surveyor:

66. The Bonneville Power Administration (BPA) imposes certain conditions on the portions of these lots encumbered by its high voltage transmission line Easement. BPA does not allow structures to be built within the Easement, nor does it allow access to be blocked to any transmission facilities. Any activity that is to occur within the Easement needs to be permitted by BPA prior to installation or construction. Information regarding the permitting process for proposed uses of the Easement may be addressed to BPA Real Estate Field Services at (800) 282-3713.

67. Natural Resources Conservation Service soils data, as depicted on the Web Soil Survey site, indicates the parcel has shallow depth to groundwater, shallow depth to hardpan, and/or poorly draining soils that may make compliance with requirements to retain runoff on site difficult or limiting, depending on the amount and type of current and future site development and available engineering solutions.

68. Yakima County GIS contour information indicates the presence of drainageways on the parcel that may limit the amount and location of future development.

69. The owners shown hereon, their grantees and assignees in interest hereby covenant and agree to retain all surface water generated within the plat on-site. Any natural drainageways must not be altered or impeded.

The following are ongoing conditions that apply for the life of the permitted use. Failure at any time to comply with these conditions can result in the revocation of this permit.

70. The applicants shall ensure that the following activities are avoided in the well control area of the neighboring community along the east property line:

    Any potential source of contamination, such as septic tanks and drainfields, sewerlines, underground storage tanks, roads, railroad tracks, vehicles, structures, barns, feed stations, grazing animals, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste, or garbage of any kind or description.

71. The applicants shall ensure that two paved off-street parking spaces are provided for each unit.

72. Each phase of the manufacture home park shall be included within the binding site plan. Each phase shall be developed as an independent unit with safe and convenient circulation and with facilities and utilities coordinated with requirements established for the entire binding site plan. Each phase shall be consistent with the overall site and drainage plan under YCC Chapter 12.10.

73. The applicants shall ensure that manufactured home units are separated by a minimum of ten feet, measured from the furthest extremity of each unit, including stairways.

74. Stormwater must be retained on site. Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250.

75. The applicants shall ensure that the individual personal garbage containers provided to each residence are stored in a location not in view of the street, such as the carport or behind the manufactured home. Individual personal garbage containers are to only be brought out to the street for collection.

76. The applicants shall ensure that all common areas and facilities, including streets, walkways, utilities, landscaping, storage areas, open space and recreational areas, are continuously maintained in good condition by the park owner or a designated homeowner's association.

77. Development in conformity with the approved final binding site plan is binding. Deviation from any condition upon which approval was granted, or from any condition shown on the approved final binding site plan, shall constitute a violation of this Title punishable and enforceable in the manner provided for in YCC Section 16B.11.050.

78. Building permits for the manufactured homes of a certain phase shall not be granted until after the final BSP for that phase has been recorded with the County Auditor.

79. Building permits are required for the carport and placement permits are required for the manufactured homes. The carports cannot be attached to the manufactured homes and must be freestanding structures. Please contact the Building and Fire Safety Division at (509) 574-2300 for more information.

80. The applicants shall ensure that the proposed structures meet the setbacks of the underlying SR zoning district, treating the spaces as if they were lots.

81. The applicants shall ensure that the dedicated vision clearance triangles of the 60' wide unopened County ROW are maintained in accordance with YCC 19.10.040(7).

82. The applicants shall ensure that any exterior lighting installed meets the requirements as outlined above and in YCC 19.10.040(10).

83. The applicants shall ensure that any signs installed in the future obtain all necessary building and land use permits.

Attachments:

A. YCC 16B.07.050 – Compliance, Extension, Expiration and Reinstatement
B. Internal Comments
C. Department of Archaeology and Historic Preservation Comment Email dated June 11, 2024
D. Yakima Regional Clean Air Agency Comment Letter dated June 14, 2024
E. Ringering Comment Letter dated June 6, 2024
F. Bonneville Power Administration Comment Email dated June 28, 2024
G. Department of Ecology Comment Letter dated July 10, 2024
H. Roza Irrigation District Comment Email Chain dated July 16, 2024
I. Carlson/Groo/Linneweh Comment Letter dated July 9, 2024
J. Yakima Health District Email Re: Control Zone dated July 12, 2024
K. Yakima County Roads Email Re: Comments dated July 12, 2024
L. Terrace Heights Sewer Email Re: Sewer dated July 15, 2024
M. Yakima Health District Email Re: Sewer dated July 15, 2024
N. Utilities Division Email Re: Water dated July 16, 2024
O. YCC Table 19.23.050-1 Private Road Standards
P. Whittlesey Comment Email dated August 7, 2024
Q. SPM 94-102
R. SPM 7294242
S. SPM 7434847
T. ESLU Setback Reduction Covenant

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, nation origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

Compliance, Extension, Expiration and Reinstatement (YCC 16B.07.050)

(1) Compliance with Conditions and Safeguards of Project Permit. It is the affirmative duty of a project permit holder and the land owner (as applicant) to comply with any conditions made a part of the terms under which the approval of a project permit was granted as authorized by Yakima County Code. The applicant shall complete all required conditions, submit documentation that all conditions were met and request County inspection or review to determine that the requirements have been fulfilled within the timeframe specified in the decision and any authorized extensions. When the conditions of the project permit have been met within the timeframe specified by the decision and any subsequent extension authorized by the applicable code, the applicant shall provide a letter certifying that the conditions were met to the Administrative Official to document compliance.

(2) Extension of Any Approved Project Permit. A valid project permit, other than a preliminary plat, may be extended one time only for up to one additional year by action of the Administrative Official.

(a) Requests for extensions shall be made in writing, shall be submitted to the Planning Division prior to the expiration date and shall be accompanied by the final approved site plan showing the location and size of any development or work already completed on the project. Such extension request shall present a timeline that identifies when each of the conditions of the decision has or will be completed and shall detail unique and special circumstances that prohibited the commencement or completion, or both, of the use authorized.

(b) The Administrative Official shall review the request without public notice or hearing and issue the decision within fourteen days from the receipt of the completed request. The Administrative Official may:

(i) Approve the extension based on a work schedule provided by the applicant to assure the work will be completed according to a modified schedule, or

(ii) Disapprove the extension.

(c) The Administrative Official shall mail the decision to the applicant and shall specify the decision as final unless appealed to the Hearing Examiner under the provisions of Chapter 16B.09 of this Title. Conditions of approval listed previously in the notice of decision issued pursuant to 16B.07.010 through 16B.07.030 of this Chapter may be appealed only according to the procedures and time periods specified in YCC 16B.09.010 and are not subject to appeal again following any decision or determination of the Administrative Official made under this Section 16B.07.050.

Attachment: A 1/2

(3) Failure to Complete Approved Permit Conditions within Specified Timeframe and Failure to Comply with Permit Decisions or Conditions.

(a) Expiration. If compliance with the terms of the project permit approval has not occurred within the timeframe specified by the decision and any subsequent extension authorized by the applicable code, the project shall be considered expired by time limitation and the land use approval shall be null and void. Expiration of a project permit granted pursuant to Yakima County Code shall not be subject to appeal.

(b) Violations. A project permit issued or processed pursuant to any applicable Title listed in YCC 16B.01.020 will be deemed in violation of this Code if it is ascertained that the application included any false information material to the project permit approval, or if it develops that the conditions and safeguards made a part of the terms under which the approval was granted are not being maintained. Such violations of project permit approval shall be subject to Chapter 16B.11 and other remedies available to Yakima County under any applicable law to enforce conditions of permit approvals, remedy land use and code violations or abate those violations including without limitation YCC Title 13.

(c) Compliance Agreement. The applicant and the County may enter into a compliance agreement to complete the required conditions subject to appropriate fees to compensate the County in preparing, recording and implementing the compliance agreement. On terms acceptable to the Administrative Official, in his or her sole discretion, the County may offer an extension of time to complete the required conditions of approval subject to appropriate fees to compensate the County in preparing, recording and implementing any such compliance agreement; provided, however, that no compliance agreement may be used in lieu of the permit process to remove or negotiate conditions of approval.

(4) Reinstatement. Where a project permit has expired, the applicant may apply to have the permit reinstated and the work authorized by the original permit can be recommenced, provided the following are met:

(a) The applicant submits a written request not more than sixty days after the original permit or authorized extension expired.

(b) The applicant provides a timeline for successful achievement of all conditions upon which the Administrative Official can agree.

(c) The codes under which the original permit was issued and other laws which are enforced by Yakima County have not been amended in any manner which affects the work authorized by the original permit.

(d) No changes have been made or will be made in the original plans and specifications for such work.

(e) The applicant submits a reinstatement fee. The fee for a reinstated permit shall be seventy percent of the amount required for a new project permit pursuant to YCC Title 20.

(f) Where the request for reinstatement does not comply with all of the preceding criteria in this Subsection, a new project permit application must be submitted and processed as a new project, at full permit fees.

Yakima County Public Services

Workflow Comments

CUP2024-00002

128 North 2nd Street * Fourth Floor, Courthouse * Yakima, WA 9890
(509) 574-2300 * FAX (509) 574-2301

Date Printed: **8/22/2024**

Workflow History

Task	Status	Comment	Date	Staff
Address Review	Complete w/Conditions	Conditions: Per YCC Title 13 and the Yakima County Road Address ordinance the applicant shall obtain a parcel address prior to the issuance of any building permit for habitable, business or utility structures. Notes: Parcel required to be addressed based on primary access location. Individual spaces will not undergo any addressing through Yakima County, space numbers/unit identifiers as shown on the BSP to be used for mail delivery. Yakima County has no authority or oversight regarding mail delivery; The landowner/developer shall correspond/communicate with the local USPS mail carrier and provide an approved USPS community mailbox. Typically, USPS will not provide individual mail delivery for private roads/streets.	5/24/2024	Jamie West
Address Review	Complete w/Conditions	Applicant will need to submit an application for road naming and show the approved name on the face of the final binding site plan prior to recording. Street names addressing to meet the requirements of Yakima County Ordinance 4-2007 and Yakima County Code 13.26. Addressing on this site will end up being the approved road name and the lot number will be the unit number. Note: USPS does not typically deliver mail on private roads. The installation of a community mailbox near the entrance of the development may be necessary.	2/5/2024	Jamie West
Building Review	Complete	Based upon the information submitted, all new construction such as the club house, patio covers and attached or detached garages require building permits. All construction is required to comply with all applicable provisions of the current adopted International Building Codes with Washington State Amendments and Washington State Energy Codes at time of building permit submittal. In addition, all manufactured homes will require manufactured home placement permits. Building permits and Building Codes are based upon the buildings use and construction type. A complete building code compliance plan review will be performed when construction drawings are submitted for building permits.	1/17/2024	Richard Hembree
Building Review	Complete	Based upon the information submitted, all new construction such as the club house, patio covers and attached or detached garages require building permits.	5/2/2024	Richard Hembree

Attachment: B 1/33

		All construction is required to comply with all applicable provisions of the current adopted International Building Codes with Washington State Amendments and Washington State Energy Codes at time of building permit submittal. In addition, all manufactured homes will require manufactured home placement permits. Manufactured homes are to be placed per manufacturer's placement requirements and NFPA 225, Model Manufactured Home Installation Standard. Building permits and Building Codes are based upon the buildings use and construction type. A complete building code compliance plan review will be performed when construction drawings are submitted for building permits.		
Code Enforcement Review	Comments Not Required		5/8/2024	Janna Jackson
Code Enforcement Review	Comments Not Required		1/17/2024	Janna Jackson
Current Planning Review	Comments Not Required	Additional time to submit documents has been granted.	3/29/2024	Julia Loudon
Current Planning Review	Incomplete	In reviewing the site plan requirements for Binding Site Plans (BSPs), under YCC 19.30.074(1), the submitted site plan is missing certain features. Please submit a site plan that also shows the following: • Scale. The scale of the drawing shall be a standard engineering scale at least one inch equals 200 feet and shall reasonably utilize the paper size. Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire site. • All proposals for manufactured home parks shall include a site plan based upon a land survey. The site plan shall be drawn by a licensed architect, engineer or surveyor and shall include the following information: o A building area within each space o Unit setbacks for each space o Typical locations of required off street parking for each unit (including where tandem parking will be utilized, which is required to be 9' x 23') o The location of all solid waste containers and screening of containers The basic setbacks for the Suburban Residential (SR) zoning district are found under YCC Table 19.12.010-02 and are as follows: Roza Hill Drive: 25' from planned edge of right-of-way Private Road in an Easement 60' or less, Front: 45' from planned centerline Private Road in an Easement 60' or less, Side: 40' from planned centerline Interior Side Setback: 5' Rear Setback: 15' Garages or carports then have a setback of 18' from the edge of the street or back of structure, sidewalks, or pedestrian walkways.	2/2/2024	Julia Loudon

Current Planning Review	Complete	The requested information was rec'd. Application is complete.	5/10/2024	Julia Loudon
Env. Planning Review	Comments Not Required	Additional time to submit documents has been granted.	3/29/2024	Julia Loudon
Env. Planning Review	Complete	No critical areas or shoreline concerns.	5/10/2024	Julia Loudon
Env. Planning Review	Incomplete	In reviewing the site plan requirements for Binding Site Plans (BSPs), under YCC 19.30.074(1), the submitted site plan is missing certain features. Please submit a site plan that also shows the following: • Scale. The scale of the drawing shall be a standard engineering scale at least one inch equals 200 feet and shall reasonably utilize the paper size. Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire site. • All proposals for manufactured home parks shall include a site plan based upon a land survey. The site plan shall be drawn by a licensed architect, engineer or surveyor and shall include the following information: o A building area within each space o Unit setbacks for each space o Typical locations of required off street parking for each unit (including where tandem parking will be utilized, which is required to be 9' x 23') o The location of all solid waste containers and screening of containers The basic setbacks for the Suburban Residential (SR) zoning district are found under YCC Table 19.12.010-02 and are as follows: Roza Hill Drive: 25' from planned edge of right-of-way Private Road in an Easement 60' or less, Front: 45' from planned centerline Private Road in an Easement 60' or less, Side: 40' from planned centerline Interior Side Setback: 5' Rear Setback: 15' Garages or carports then have a setback of 18' from the edge of the street or back of structure, sidewalks, or pedestrian walkways.	2/2/2024	Julia Loudon
Fire Review	Complete	Reviewed for code compliance. No additional comments are necessary.	5/24/2024	Douglas Werts
Fire Review	Complete w/Conditions	FIRE: Based on the information submitted, all new construction and modifications to existing structures require fire permits. All construction or change of use is required to comply with all applicable provisions of the currently adopted International Fire Codes with Washington State Amendments and the currently adopted Yakima County Ordinances. Fire Permits and Fire Codes are based on the building's use and construction type. 1: In order to maintain the minimum unobstructed road width, the following shall be required. Roads greater than 28 feet wide but less than 36 feet	1/12/2024	Douglas Werts

		wide are allowed parking on one side of the road. No Parking Signs are required. YCC 503.3, 503.4 (Typically, these signs would be posted on the opposite side of the road as the fire hydrants are located.) 2: Security gates must be approved by the Fire Marshal and must comply with ASTM F2200 and UL 325. YCC 503.6 A means of operating the gate to allow access by emergency responders must be provided. If a key box is proposed, it can be obtained through the local fire district. 3: Bridges must meet AASHTO HB-17 and the minimum 20' road width. YCC 50.2.6 & 503.2.1 4: Required water supply for fire protection. Fire flow is required. The minimum required fire flow is 1,000 gallons per minute for 1 hour. IFC Table B105.1(1) The system must be able to support the required fire flow for any structures that are built or brought onto the site. 5: Fire Hydrants are required. The average spacing between hydrants on a road that is not a dead end is 500 feet or as required by the water purveyor, whichever is more restrictive. IFC Table C102.1 & C103 Note: If the fire hydrants are not part of the public water system, they must be inspected, tested, and maintained on an annual basis and meet the requirements of NFPA 25.		
Flood/Hazard Review	Complete	Based on current FEMA mapping and gis overlay, the entire parcel is outside the FEMA designated 100yr floodplain/floodway. Flood-resistive materials and construction methods are not required.	1/17/2024	Richard Hembree
Flood/Hazard Review	Complete	Based on current FEMA mapping and gis overlay, the entire parcel is outside the FEMA designated 100yr floodplain/floodway. Flood-resistive materials and construction methods are not required.	5/2/2024	Richard Hembree
Health Dist. Review	No Comment		2/2/2024	John Wilson
Health Dist. Review	Comments Not Required	Water and sewer are supplied by public utilities of Terrace heights. No comment required	5/2/2024	Andrew Rodriguez
Long Range Planning Review	Comments Not Required		1/29/2024	Olivia Story
Long Range Planning Review	Comments Not Required		5/6/2024	Olivia Story
PC Building Review	Complete w/Conditions	Based on the project proposal, Building & Fire Safety Permits will be required for the proposed clubhouse. Placement permits will be required for all proposed and future manufactured homes on the property. Any ground disturbance over 100 cubic yards will require a Grading & Excavation permit for the site prep to be conducted on this parcel to prepare the manufactured home sites. Please contact the Yakima County Public Services Department: Building and Fire Safety Division at (509) 574-2300	5/2/2024	Jessica Pearson
PC Building Review	Complete w/Conditions	Based on the project proposal, Building & Fire Safety Permits will be required for the proposed clubhouse. Placement permits will be required for all future manufactured homes and carports on the property. Any ground disturbance over 100 cubic yards will require a Grading & Excavation permit for the site prep to be conducted on this parcel to prepare the manufactured home sites. Please contact the Yakima County Public	5/2/2024	Jessica Pearson

		Services Department: Building and Fire Safety Division at (509) 574-2300		
PC Building Review	Complete w/Conditions	Based on the project proposal, Building & Fire Safety Permits will be required for the proposed clubhouse. Placement permits will be required for all proposed and future manufactured homes on the property. Any ground disturbance over 100 cubic yards will require a Grading & Excavation permit for the site prep to be conducted on this parcel to prepare the manufactured home sites. Please contact the Yakima County Public Services Department: Building and Fire Safety Division at (509) 574-2300."	2/1/2024	Amber Savala
Transportation Review	Complete	See LSP2024-00001	1/16/2024	Victor Shaul
Transportation Review	Complete w/Conditions	Conditions: 1 Obtain a right of way use permit for any work in the right of way. 2 Show all previous road grants, deeds and rights of way on face of the plat. Comments: The applicant has submitted a letter for a proportional contribution in lieu of making frontage improvements. The amount proposed by the applicant has been accepted by Yakima County Roads. The applicant will need to obtain a right of way use permit required at the time of construction within the Yakima County Road right of Way. Permit application shall include engineered plans for a portion of the private road being constructed in Yakima County Road right-of-way, site specific temporary traffic control plans, and dates of work being done. No construction may be done in the Yakima County Road R/W that would present an undue hazard to roadway user. The applicant will need to show all previous road grants, deeds and rights of way on face of the plat. Yakima County Roads has no concerns withthe revised site plan.	5/6/2024	Victor Shaul
Utilities Review	Complete w/Conditions	The proposed project lies within the service area of Yakima County's Terrace Heights Water System. The applicant will be responsible for design and construction of all improvements needed to serve the development in accordance with Yakima County Standards. There is currently a 12" diameter waterline on Roza Hill Drive approximately 1700 feet east of the property. A Water Extension Agreement will need to be signed by the Developer and the County setting forth the terms and conditions for implementing the improvements, prior to beginning design on the water system improvements.	2/2/2024	Joe Stump
Utilities Review	Complete w/Conditions	The proposed project lies within the service area of Yakima County's Terrace Heights Water System. The applicant will be responsible for design and construction of all improvements needed to serve the development in	5/6/2024	Joe Stump

		accordance with Yakima County Standards. Design and construction will need to be approved by Yakima County. There is currently a 12" diameter waterline on Roza Hill Drive approximately 1700 feet east of the property. A Water Extension Agreement will need to be signed by the Developer and the County setting forth the terms and conditions for implementing the improvements, prior to beginning design on the water system improvements. The proposed variance (VAR2024-00001) and the revised site plan submitted in April 2024 do not impact the comments from the Utilities Division.		
Water Resources Review	Complete w/Conditions	CUP: Ongoing Conditions: * Stormwater must be retained on site. * Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250. LSP: A Stormwater Plan is required to be submitted to the Yakima County Public Services Division in accordance with criteria found at YCC 12.10.240, 12.10.250, and 12.10.260. Approval of the Stormwater Plan by Yakima County Public Services is required prior to issuance of building permits and/or land disturbance. The Stormwater Plan is required to include an Operation and Maintenance plan and ongoing inspection requirements for any permanent Stormwater facilities in accordance with criteria found at YCC 12.10.330 and 12.10.340. *A Washington State Department of Ecology Industrial Stormwater Permit and Construction Stormwater Permit may be required. * A Stormwater Pollution Prevention Plan (SWPPP) for construction is required for more than one acre of disturbed ground. An Erosivity Waiver in lieu of a construction SWPPP may satisfy this requirement for those qualifying projects. Plat note A - Natural Resources Conservation Service soils data, as depicted on the Web Soil Survey site, indicates the parcel has shallow depth to groundwater, shallow depth to hardpan, and/or poorly draining soils that may make compliance with requirements to retain runoff on site difficult or limiting, depending on the amount and type of current and future site development and available engineering solutions. * Water Resources Plat note B - Yakima County GIS contour information indicates the presence of drainageways on the parcel that may limit the amount and location of future development. See also ADJ2024-00001, CUP2024-00002, ESP2024-00001, LSP2024-00001, SEP2024-00001	5/2/2024	Nellie Soptich
Water Resources	Complete w/Conditions	Ongoing Conditions: * Stormwater must be retained on site	1/12/2024	Nellie Soptich

Review	* Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250. Also see LSP2024-00001 comments: A Stormwater Plan is required to be submitted to the Yakima County Public Services Division in accordance with criteria found at YCC 12.10.240, 12.10.250, and 12.10.260. Approval of the Stormwater Plan by Yakima County Public Services is required prior to issuance of building permits and/or land disturbance. The Stormwater Plan is required to include an Operation and Maintenance plan and ongoing inspection requirements for any permanent Stormwater facilities in accordance with criteria found at YCC 12.10.330 and 12.10.340. *A Washington State Department of Ecology Industrial Stormwater Permit and Construction Stormwater Permit may be required. * A Stormwater Pollution Prevention Plan (SWPPP) for construction is required for more than one acre of disturbed ground. An Erosivity Waiver in lieu of a construction SWPPP may satisfy this requirement for those qualifying projects. Plat note A - Natural Resources Conservation Service soils data, as depicted on the Web Soil Survey site, indicates the parcel has shallow depth to groundwater, shallow depth to hardpan, and/or poorly draining soils that may make compliance with requirements to retain runoff on site difficult or limiting, depending on the amount and type of current and future site development and available engineering solutions. * Water Resources Plat note B - Yakima County GIS contour information indicates the presence of drainageways on the parcel that may limit the amount and location of future development.

Yakima County Public Services

Workflow Comments

LSP2024-00001

128 North 2nd Street * Fourth Floor, Courthouse * Yakima, WA 9890
(509) 574-2300 * FAX (509) 574-2301

Date Printed: **8/22/2024**

Workflow History

Task	Status	Comment	Date	Staff
Address Review	Complete	Addressing conditions applied via CUP and prior to issuance of building permits. The following comment was provided within the CUP: Conditions: Per YCC Title 13 and the Yakima County Road Address ordinance the applicant shall obtain a parcel address prior to the issuance of any building permit for habitable, business or utility structures. Notes: Parcel required to be addressed based on primary access location. Individual spaces will not undergo any addressing through Yakima County, space numbers/unit identifiers as shown on the BSP to be used for mail delivery. Yakima County has no authority or oversight regarding mail delivery; The landowner/developer shall correspond/communicate with the local USPS mail carrier and provide an approved USPS community mailbox. Typically, USPS will not provide individual mail delivery for private roads/streets.	5/24/2024	Jamie West
Address Review	Complete	Addressing will be assigned at such time a permit is issued for a qualified permitted structure under the Title 13 of the Yakima County Code. A plat note regarding the Yakima County Addressing ordinance required. Road naming can be done, but not required to, in conjunction with preliminary application review to reduce additional processes and public hearings prior to LP finalization and recording. Applicant will need to submit a road naming application for the internal roadways. Approved road names shall be shown on face of plat.	1/12/2024	Jamie West
Building Review	Complete	Based upon the information submitted, all new construction such as the club house, patio covers and attached or detached garages require building permits. All construction is required to comply with all applicable provisions of the current adopted International Building Codes with Washington State Amendments and Washington State Energy Codes at time of building permit submittal. In addition, all manufactured homes will require manufactured home placement permits. Building permits and Building Codes are based upon the buildings use and construction type. A complete building code compliance plan review will be performed when	1/17/2024	Richard Hembree

		construction drawings are submitted for building permits.		
Building Review	Complete	Based upon the information submitted, all new construction such as the club house, patio covers and attached or detached garages require building permits. All construction is required to comply with all applicable provisions of the current adopted International Building Codes with Washington State Amendments and Washington State Energy Codes at time of building permit submittal. In addition, all manufactured homes will require manufactured home placement permits. Manufactured homes are to be placed per manufacturer's placement requirements and NFPA 225, Model Manufactured Home Installation Standard. Building permits and Building Codes are based upon the buildings use and construction type. A complete building code compliance plan review will be performed when construction drawings are submitted for building permits.	5/2/2024	Richard Hembree
Code Enforcement Review	Comments Not Required		5/8/2024	Janna Jackson
Code Enforcement Review	Comments Not Required		1/17/2024	Janna Jackson
Current Planning Review	Comments Not Required	Additional time to submit documents has been granted.	3/29/2024	Julia Loudon
Current Planning Review	Incomplete	In reviewing the site plan requirements for Binding Site Plans (BSPs), under YCC 19.30.074(1), the submitted site plan is missing certain features. Please submit a site plan that also shows the following: • Scale. The scale of the drawing shall be a standard engineering scale at least one inch equals 200 feet and shall reasonably utilize the paper size. Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire site. • All proposals for manufactured home parks shall include a site plan based upon a land survey. The site plan shall be drawn by a licensed architect, engineer or surveyor and shall include the following information: o A building area within each space o Unit setbacks for each space o Typical locations of required off street parking for each unit (including where tandem parking will be utilized, which is required to be 9' x 23') o The location of all solid waste containers and screening of containers The basic setbacks for the Suburban Residential (SR) zoning district are found under YCC Table 19.12.010-02 and are as follows: Roza Hill Drive: 25' from planned edge of right-of-way Private Road in an Easement 60' or less, Front: 45' from planned centerline Private Road in an Easement 60' or less, Side: 40' from planned centerline Interior Side Setback: 5' Rear Setback: 15'	2/2/2024	Julia Loudon

B 9/33

		Garages or carports then have a setback of 18' from the edge of the street or back of structure, sidewalks, or pedestrian walkways.		
Current Planning Review	Complete	The requested information was rec'd. Application is complete.	5/10/2024	Julia Loudon
Env. Planning Review	Comments Not Required	Additional time to submit documents has been granted.	3/29/2024	Julia Loudon
Env. Planning Review	Incomplete	In reviewing the site plan requirements for Binding Site Plans (BSPs), under YCC 19.30.074(1), the submitted site plan is missing certain features. Please submit a site plan that also shows the following: • Scale. The scale of the drawing shall be a standard engineering scale at least one inch equals 200 feet and shall reasonably utilize the paper size. Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire site. • All proposals for manufactured home parks shall include a site plan based upon a land survey. The site plan shall be drawn by a licensed architect, engineer or surveyor and shall include the following information: o A building area within each space o Unit setbacks for each space o Typical locations of required off street parking for each unit (including where tandem parking will be utilized, which is required to be 9' x 23') o The location of all solid waste containers and screening of containers The basic setbacks for the Suburban Residential (SR) zoning district are found under YCC Table 19.12.010-02 and are as follows: Roza Hill Drive: 25' from planned edge of right-of-way Private Road in an Easement 60' or less, Front: 45' from planned centerline Private Road in an Easement 60' or less, Side: 40' from planned centerline Interior Side Setback: 5' Rear Setback: 15' Garages or carports then have a setback of 18' from the edge of the street or back of structure, sidewalks, or pedestrian walkways.	2/2/2024	Julia Loudon
Env. Planning Review	Complete	No critical areas or shoreline concerns.	5/10/2024	Julia Loudon
Fire Review	Complete	Reviewed for code compliance. No additional comments are necessary.	5/24/2024	Douglas Werts
Fire Review	Complete w/Conditions	FIRE: Based on the information submitted, all new construction and modifications to existing structures require fire permits. All construction or change of use is required to comply with all applicable provisions of the currently adopted International Fire Codes with Washington State Amendments and the currently adopted Yakima County Ordinances. Fire Permits and Fire Codes are based on the building's use and construction type.	1/12/2024	Douglas Werts

		1: In order to maintain the minimum unobstructed road width, the following shall be required. Roads greater than 28 feet wide but less than 36 feet wide are allowed parking on one side of the road. No Parking Signs are required. YCC 503.3, 503.4 (Typically, these signs would be posted on the opposite side of the road as the fire hydrants are located.) 2: Security gates must be approved by the Fire Marshal and must comply with ASTM F2200 and UL 325. YCC 503.6 A means of operating the gate to allow access by emergency responders must be provided. If a key box is proposed, it can be obtained through the local fire district. 3: Bridges must meet AASHTO HB-17 and the minimum 20' road width. YCC 50.2.6 & 503.2.1 4: Required water supply for fire protection. Fire flow is required. The minimum required fire flow is 1,000 gallons per minute for 1 hour. IFC Table B105.1(1) The system must be able to support the required fire flow for any structures that are built or brought onto the site. 5: Fire Hydrants are required. The average spacing between hydrants on a road that is not a dead end is 500 feet or as required by the water purveyor, whichever is more restrictive. IFC Table C102.1 & C103 Note: If the fire hydrants are not part of the public water system, they must be inspected, tested, and maintained on an annual basis and meet the requirements of NFPA 25.		
Flood/Hazard Review	Complete	Based on current FEMA mapping and gis overlay, the entire parcel is outside the FEMA designated 100yr floodplain/floodway. Flood-resistive materials and construction methods are not required.	1/17/2024	Richard Hembree
Flood/Hazard Review	Complete	Based on current FEMA mapping and gis overlay, the entire parcel is outside the FEMA designated 100yr floodplain/floodway. Flood-resistive materials and construction methods are not required.	5/2/2024	Richard Hembree
Health Dist. Review	Comments Not Required	Water and sewer are supplied by public utilities of Terrace heights. No comment required	5/2/2024	Andrew Rodriguez
Health Dist. Review	No Comment		2/2/2024	John Wilson
Long Range Planning Review	Comments Not Required		1/29/2024	Olivia Story
Long Range Planning Review	Comments Not Required		5/6/2024	Olivia Story
PC Building Review	Complete w/Conditions	Based on the project proposal, Building & Fire Safety Permits will be required for the proposed clubhouse. Placement permits will be required for all proposed and future manufactured homes on the property. Any ground disturbance over 100 cubic yards will require a Grading & Excavation permit for the site prep to be conducted on this parcel to prepare the manufactured home sites. Please contact the Yakima County Public Services Department: Building and Fire Safety Division at (509) 574-2300."	2/1/2024	Amber Savala
PC Building Review	Complete w/Conditions	Based on the project proposal, Building & Fire Safety Permits will be required for the proposed clubhouse. Placement permits will be required for all future manufactured homes and carports on the property. Any	5/2/2024	Jessica Pearson

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		ground disturbance over 100 cubic yards will require a Grading & Excavation permit for the site prep to be conducted on this parcel to prepare the manufactured home sites. Please contact the Yakima County Public Services Department: Building and Fire Safety Division at (509) 574-2300		
Transportation Review	Comments Not Required	Additional time to submit documents has been granted.	3/29/2024	Julia Loudon
Transportation Review	Incomplete	See preliminary review document and email sent to assigned planner attached to case for additional information and guidance to correct the below concerns: The Long Plat Map application is marked as incomplete for the following reason: Yakima County Code; Title 19.23.040 (2)(b) Requires that Roza Hill Drive is improved to the standard of its roadway classification along the entire frontage of the property, constructed concurrently with the development or a proportional financial contribution will be made at time of final development approval. Yakima County Roads is unable to determine the applicable conditions of approval without the submittal of 30% Design (Fills, Cuts, catches, horizontal alignment, vertical alignment, and the cross-section to be used). This portion of the code does allow for a proportional contribution to be made. If the applicant chooses, they may elect to submit a request for Yakima County Roads to accept a proportional contribution in lieu of making frontage improvements. The applicant must establish the intent to make the frontage improvements by submitting 30% plans or establish the intent to make the contribution. During the long subdivision process, contributions in lieu of making improvements can be proposed by the applicant on qualifying roadways; The Yakima County Engineer may approve or deny the request which would be based on proportionality (typically a percentage of public roadway project costs based on linear feet or change in traffic volumes resulting from proposal) or based on an engineering cost analysis of the frontage improvements. To provide the most concrete and efficient review of the project, it is recommended that the applicant not only provides the intent to make a contribution in lieu of making improvements, but also establish a dollar value of the contribution and by what measures that value was established.	1/12/2024	Jamie West
Transportation Review	Complete	See CUP2024-00002	5/6/2024	Victor Shaul
Utilities Review	Complete w/Conditions	The proposed project lies within the service area of Yakima County's Terrace Heights Water System. The applicant will be responsible for design and construction of all improvements needed to serve the development in accordance with Yakima County Standards. Design and construction will need to be approved by Yakima County. There is currently a 12" diameter waterline on Roza Hill Drive approximately 1700 feet east of the property. A Water Extension Agreement will need to be signed by the Developer and the County setting forth the terms and conditions for implementing the improvements, prior to	5/6/2024	Joe Stump

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		beginning design on the water system improvements. The proposed variance (VAR2024-00001) and the revised site plan submitted in April 2024 do not impact the comments from the Utilities Division.		
Utilities Review	Complete w/Conditions	The proposed project lies within the service area of Yakima County's Terrace Heights Water System. The applicant will be responsible for design and construction of all improvements needed to serve the development in accordance with Yakima County Standards. There is currently a 12" diameter waterline on Roza Hill Drive approximately 1700 feet east of the property. A Water Extension Agreement will need to be signed by the Developer and the County setting forth the terms and conditions for implementing the improvements, prior to beginning design on the water system improvements.	2/2/2024	Joe Stump
Water Resources Review	Complete w/Conditions	A Stormwater Plan is required to be submitted to the Yakima County Public Services Division in accordance with criteria found at YCC 12.10.240, 12.10.250, and 12.10.260. Approval of the Stormwater Plan by Yakima County Public Services is required prior to issuance of building permits and/or land disturbance. The Stormwater Plan is required to include an Operation and Maintenance plan and ongoing inspection requirements for any permanent Stormwater facilities in accordance with criteria found at YCC 12.10.330 and 12.10.340. *A Washington State Department of Ecology Industrial Stormwater Permit and Construction Stormwater Permit may be required. * A Stormwater Pollution Prevention Plan (SWPPP) for construction is required for more than one acre of disturbed ground. An Erosivity Waiver in lieu of a construction SWPPP may satisfy this requirement for those qualifying projects. Plat note A - Natural Resources Conservation Service soils data, as depicted on the Web Soil Survey site, indicates the parcel has shallow depth to groundwater, shallow depth to hardpan, and/or poorly draining soils that may make compliance with requirements to retain runoff on site difficult or limiting, depending on the amount and type of current and future site development and available engineering solutions. * Water Resources Plat note B - Yakima County GIS contour information indicates the presence of drainageways on the parcel that may limit the amount and location of future development. Also see CUP 2024-00002 comments Ongoing Conditions: * Stormwater must be retained on site. * Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250.	1/12/2024	Nellie Soptich
Water Resources	Complete w/Conditions	CUP: Ongoing Conditions:	5/2/2024	Nellie Soptich

Review	* Stormwater must be retained on site. * Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250. LSP: A Stormwater Plan is required to be submitted to the Yakima County Public Services Division in accordance with criteria found at YCC 12.10.240, 12.10.250, and 12.10.260. Approval of the Stormwater Plan by Yakima County Public Services is required prior to issuance of building permits and/or land disturbance. The Stormwater Plan is required to include an Operation and Maintenance plan and ongoing inspection requirements for any permanent Stormwater facilities in accordance with criteria found at YCC 12.10.330 and 12.10.340. *A Washington State Department of Ecology Industrial Stormwater Permit and Construction Stormwater Permit may be required. * A Stormwater Pollution Prevention Plan (SWPPP) for construction is required for more than one acre of disturbed ground. An Erosivity Waiver in lieu of a construction SWPPP may satisfy this requirement for those qualifying projects. Plat note A - Natural Resources Conservation Service soils data, as depicted on the Web Soil Survey site, indicates the parcel has shallow depth to groundwater, shallow depth to hardpan, and/or poorly draining soils that may make compliance with requirements to retain runoff on site difficult or limiting, depending on the amount and type of current and future site development and available engineering solutions. * Water Resources Plat note B - Yakima County GIS contour information indicates the presence of drainageways on the parcel that may limit the amount and location of future development. See also ADJ2024-00001, CUP2024-00002, ESP2024-00001, LSP2024-00001, SEP2024-00001

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Yakima County Public Services

Workflow Comments

ADJ2024-00001

128 North 2nd Street * Fourth Floor, Courthouse * Yakima, WA 9890
(509) 574-2300 * FAX (509) 574-2301

Date Printed: **8/22/2024**

Workflow History

Task	Status	Comment	Date	Staff
Address Review	Complete	Setback and administrative adjustments do not impact addressing. No concerns or conditions.	2/5/2024	Jamie West
Address Review	Complete	See CUP2024-00002 for comments.	5/24/2024	Julia Loudon
Building Review	Complete	See comments in CUP2024-00002.	5/13/2024	Julia Loudon
Building Review	Complete	Based upon the information submitted, all new construction such as the club house, patio covers and attached or detached garages require building permits. All construction is required to comply with all applicable provisions of the current adopted International Building Codes with Washington State Amendments and Washington State Energy Codes at time of building permit submittal. In addition, all manufactured homes will require manufactured home placement permits. Building permits and Building Codes are based upon the buildings use and construction type. A complete building code compliance plan review will be performed when construction drawings are submitted for building permits.	1/17/2024	Richard Hembree
Code Enforcement Review	Comments Not Required		1/17/2024	Janna Jackson
Code Enforcement Review	Complete		5/7/2024	Janna Jackson
Current Planning Review	Incomplete	In reviewing the site plan requirements for Binding Site Plans (BSPs), under YCC 19.30.074(1), the submitted site plan is missing certain features. Please submit a site plan that also shows the following: • Scale. The scale of the drawing shall be a standard engineering scale at least one inch equals 200 feet and shall reasonably utilize the paper size. Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire site. • All proposals for manufactured home parks shall include a site plan based upon a land survey. The site plan shall be drawn by a licensed architect, engineer or surveyor and shall include the following information: o A building area within each space o Unit setbacks for each space o Typical locations of required off street parking for each	2/2/2024	Julia Loudon

B 15/33

		unit (including where tandem parking will be utilized, which is required to be 9' x 23') o The location of all solid waste containers and screening of containers The basic setbacks for the Suburban Residential (SR) zoning district are found under YCC Table 19.12.010-02 and are as follows: Roza Hill Drive: 25' from planned edge of right-of-way Private Road in an Easement 60' or less, Front: 45' from planned centerline Private Road in an Easement 60' or less, Side: 40' from planned centerline Interior Side Setback: 5' Rear Setback: 15' Garages or carports then have a setback of 18' from the edge of the street or back of structure, sidewalks, or pedestrian walkways.		
Env. Planning Review	Incomplete	In reviewing the site plan requirements for Binding Site Plans (BSPs), under YCC 19.30.074(1), the submitted site plan is missing certain features. Please submit a site plan that also shows the following: • Scale. The scale of the drawing shall be a standard engineering scale at least one inch equals 200 feet and shall reasonably utilize the paper size. Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire site. • All proposals for manufactured home parks shall include a site plan based upon a land survey. The site plan shall be drawn by a licensed architect, engineer or surveyor and shall include the following information: o A building area within each space o Unit setbacks for each space o Typical locations of required off street parking for each unit (including where tandem parking will be utilized, which is required to be 9' x 23') o The location of all solid waste containers and screening of containers The basic setbacks for the Suburban Residential (SR) zoning district are found under YCC Table 19.12.010-02 and are as follows: Roza Hill Drive: 25' from planned edge of right-of-way Private Road in an Easement 60' or less, Front: 45' from planned centerline Private Road in an Easement 60' or less, Side: 40' from planned centerline Interior Side Setback: 5' Rear Setback: 15' Garages or carports then have a setback of 18' from the edge of the street or back of structure, sidewalks, or pedestrian walkways.	2/2/2024	Julia Loudon
Fire Review	Complete	FIRE: Based on the information submitted, all new construction and modifications to existing structures	1/11/2024	Douglas Werts

B 16/33

		require fire permits. All construction or change of use must comply with all applicable provisions of the currently adopted International Fire Codes (IFC) with Washington State Amendments and the currently adopted Yakima County Codes (YCC). Fire Permits and Fire Codes are based on the building's use and construction type.		
Fire Review	Complete	Reviewed for code compliance. No additional comments are necessary.	5/24/2024	Douglas Werts
Flood/Hazard Review	Complete	See comments in CUP2024-00002.	5/13/2024	Julia Loudon
Flood/Hazard Review	Complete	Based on current FEMA mapping and gis overlay, the entire parcel is outside the FEMA designated 100yr floodplain/floodway. Flood-resistive materials and construction methods are not required.	1/17/2024	Richard Hembree
Health Dist. Review	No Comment		2/2/2024	John Wilson
Long Range Review	Comments Not Required		1/29/2024	Olivia Story
PC Building Review	Complete w/ Conditions	Based on the project proposal, Building & Fire Safety Permits will be required for the proposed clubhouse. Placement permits will be required for all proposed and future manufactured homes on the property. Any ground disturbance over 100 cubic yards will require a Grading & Excavation permit for the site prep to be conducted on this parcel to prepare the manufactured home sites. Please contact the Yakima County Public Services Department: Building and Fire Safety Division at (509) 574-2300."	2/1/2024	Amber Savala
Planning Review	Incomplete	Additional time to submit documents has been granted.	3/29/2024	Julia Loudon
Planning Review	Complete	Requested information was rec'd. Application is complete.	5/10/2024	Julia Loudon
Transportation Review	Complete	See CUP2024-00002	5/6/2024	Victor Shaul
Transportation Review	Complete	Yakima County Roads has no authority for determining on-site conditions, requirements or adjustments of them.	1/12/2024	Jamie West
Utilities Review	Complete w/ Conditions	The proposed project lies within the service area of Yakima County's Terrace Heights Water System. The applicant will be responsible for design and construction of all improvements needed to serve the development in accordance with Yakima County Standards. There is currently a 12" diameter waterline on Roza Hill Drive approximately 1700 feet east of the property. A Water Extension Agreement will need to be signed by the Developer and the County setting forth the terms and conditions for implementing the improvements, prior to beginning design on the water system improvements.	2/2/2024	Joe Stump
Utilities Review	Complete	See comments in CUP2024-00002.	5/13/2024	Julia Loudon
Water Resources Review	Complete w/ Conditions	See also CUP2024-00002 and LSP2024-00001 comments: Ongoing Conditions: * Stormwater must be retained on site. * Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250	1/12/2024	Nellie Soptich

B 17/33

		A Stormwater Plan is required to be submitted to the Yakima County Public Services Division in accordance with criteria found at YCC 12.10.240, 12.10.250, and 12.10.260. Approval of the Stormwater Plan by Yakima County Public Services is required prior to issuance of building permits and/or land disturbance. The Stormwater Plan is required to include an Operation and Maintenance plan and ongoing inspection requirements for any permanent Stormwater facilities in accordance with criteria found at YCC 12.10.330 and 12.10.340. *A Washington State Department of Ecology Industrial Stormwater Permit and Construction Stormwater Permit may be required. * A Stormwater Pollution Prevention Plan (SWPPP) for construction is required for more than one acre of disturbed ground. An Erosivity Waiver in lieu of a construction SWPPP may satisfy this requirement for those qualifying projects. Plat note A - Natural Resources Conservation Service soils data, as depicted on the Web Soil Survey site, indicates the parcel has shallow depth to groundwater, shallow depth to hardpan, and/or poorly draining soils that may make compliance with requirements to retain runoff on site difficult or limiting, depending on the amount and type of current and future site development and available engineering solutions. * Water Resources Plat note B - Yakima County GIS contour information indicates the presence of drainageways on the parcel that may limit the amount and location of future development.		
Water Resources Review	Complete	CUP: Ongoing Conditions: * Stormwater must be retained on site. * Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250. LSP: A Stormwater Plan is required to be submitted to the Yakima County Public Services Division in accordance with criteria found at YCC 12.10.240, 12.10.250, and 12.10.260. Approval of the Stormwater Plan by Yakima County Public Services is required prior to issuance of building permits and/or land disturbance. The Stormwater Plan is required to include an Operation and Maintenance plan and ongoing inspection requirements for any permanent Stormwater facilities in accordance with criteria found at YCC 12.10.330 and 12.10.340. *A Washington State Department of Ecology Industrial Stormwater Permit and Construction Stormwater Permit may be required. * A Stormwater Pollution Prevention Plan (SWPPP) for construction is required for more than one acre of disturbed ground. An Erosivity Waiver in lieu of a	5/3/2024	Nellie Soptich

B 18/33

construction SWPPP may satisfy this requirement for those qualifying projects.

Plat note A - Natural Resources Conservation Service soils data, as depicted on the Web Soil Survey site, indicates the parcel has shallow depth to groundwater, shallow depth to hardpan, and/or poorly draining soils that may make compliance with requirements to retain runoff on site difficult or limiting, depending on the amount and type of current and future site development and available engineering solutions.

* Water Resources Plat note B - Yakima County GIS contour information indicates the presence of drainageways on the parcel that may limit the amount and location of future development.

See also ADJ2024-00001, CUP2024-00002, ESP2024-00001, LSP2024-00001, SEP2024-00001

B 19/33

Yakima County Public Services

Workflow Comments

SEP2024-00001

128 North 2nd Street * Fourth Floor, Courthouse * Yakima, WA 9890
(509) 574-2300 * FAX (509) 574-2301

Date Printed: **8/22/2024**

Workflow History

Task	Status	Comment	Date	Staff
Address Review	Comments Not Required	Not applicable to SEPA	5/24/2024	Jamie West
Address Review	No Comment	SEPA does not apply to addressing.	2/5/2024	Jamie West
Building Review	Complete	Based upon the information submitted, all new construction such as the club house, patio covers and attached or detached garages require building permits. All construction is required to comply with all applicable provisions of the current adopted International Building Codes with Washington State Amendments and Washington State Energy Codes at time of building permit submittal. In addition, all manufactured homes will require manufactured home placement permits. Manufactured homes are to be placed per manufacturer's placement requirements and NFPA 225, Model Manufactured Home Installation Standard. Building permits and Building Codes are based upon the buildings use and construction type. A complete building code compliance plan review will be performed when construction drawings are submitted for building permits.	5/2/2024	Richard Hembree
Building Review	Complete	Based upon the information submitted, all new construction such as the club house, patio covers and attached or detached garages require building permits. All construction is required to comply with all applicable provisions of the current adopted International Building Codes with Washington State Amendments and Washington State Energy Codes at time of building permit submittal. In addition, all manufactured homes will require manufactured home placement permits. Building permits and Building Codes are based upon the buildings use and construction type. A complete building code compliance plan review will be performed when construction drawings are submitted for building permits.	1/17/2024	Richard Hembree
Code Enforcement Review	Comments Not Required		5/8/2024	Janna Jackson
Code Enforcement Review	Comments Not Required		1/17/2024	Janna Jackson
Current Planning Review	Complete	The requested information was rec'd. Application is complete.	5/10/2024	Julia Loudon
Current Planning Review	Comments Not Required	Additional time to submit documents has been granted.	3/29/2024	Julia Loudon

B 20/33

Current Planning Review	Incomplete	In reviewing the site plan requirements for Binding Site Plans (BSPs), under YCC 19.30.074(1), the submitted site plan is missing certain features. Please submit a site plan that also shows the following: • Scale. The scale of the drawing shall be a standard engineering scale at least one inch equals 200 feet and shall reasonably utilize the paper size. Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire site. • All proposals for manufactured home parks shall include a site plan based upon a land survey. The site plan shall be drawn by a licensed architect, engineer or surveyor and shall include the following information: o A building area within each space o Unit setbacks for each space o Typical locations of required off street parking for each unit (including where tandem parking will be utilized, which is required to be 9' x 23') o The location of all solid waste containers and screening of containers The basic setbacks for the Suburban Residential (SR) zoning district are found under YCC Table 19.12.010-02 and are as follows: Roza Hill Drive: 25' from planned edge of right-of-way Private Road in an Easement 60' or less, Front: 45' from planned centerline Private Road in an Easement 60' or less, Side: 40' from planned centerline Interior Side Setback: 5' Rear Setback: 15' Garages or carports then have a setback of 18' from the edge of the street or back of structure, sidewalks, or pedestrian walkways.	2/2/2024	Julia Loudon
Env. Planning Review	Incomplete	In reviewing the site plan requirements for Binding Site Plans (BSPs), under YCC 19.30.074(1), the submitted site plan is missing certain features. Please submit a site plan that also shows the following: • Scale. The scale of the drawing shall be a standard engineering scale at least one inch equals 200 feet and shall reasonably utilize the paper size. Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire site. • All proposals for manufactured home parks shall include a site plan based upon a land survey. The site plan shall be drawn by a licensed architect, engineer or surveyor and shall include the following information: o A building area within each space o Unit setbacks for each space o Typical locations of required off street parking for each unit (including where tandem parking will be utilized, which is required to be 9' x 23') o The location of all solid waste containers and screening	2/2/2024	Julia Loudon

		of containers The basic setbacks for the Suburban Residential (SR) zoning district are found under YCC Table 19.12.010-02 and are as follows: Roza Hill Drive: 25' from planned edge of right-of-way Private Road in an Easement 60' or less, Front: 45' from planned centerline Private Road in an Easement 60' or less, Side: 40' from planned centerline Interior Side Setback: 5' Rear Setback: 15' Garages or carports then have a setback of 18' from the edge of the street or back of structure, sidewalks, or pedestrian walkways.		
Env. Planning Review	Complete	No critical areas or shoreline concerns. The Standard process will be use. MDNS is expected.	5/10/2024	Julia Loudon
Env. Planning Review	Comments Not Required	Additional time to submit documents has been granted.	3/29/2024	Julia Loudon
Fire Review	Complete	FIRE: Based on the information submitted, all new construction and modifications to existing structures require fire permits. All construction or change of use is required to comply with all applicable provisions of the currently adopted International Fire Codes with Washington State Amendments and the currently adopted Yakima County Ordinances. Fire Permits and Fire Codes are based on the building's use and construction type.	1/12/2024	Douglas Werts
Fire Review	Complete	Reviewed for code compliance. No additional comments are necessary.	5/24/2024	Douglas Werts
Flood/Hazard Review	Complete	Based on current FEMA mapping and gis overlay, the entire parcel is outside the FEMA designated 100yr floodplain/floodway. Flood-resistive materials and construction methods are not required.	1/17/2024	Richard Hembree
Flood/Hazard Review	Complete	Based on current FEMA mapping and gis overlay, the entire parcel is outside the FEMA designated 100yr floodplain/floodway. Flood-resistive materials and construction methods are not required.	5/2/2024	Richard Hembree
Health Dist. Review	No Comment		2/2/2024	John Wilson
Health Dist. Review	Comments Not Required	See comments in CUP2024-00002.	5/13/2024	Julia Loudon
Long Range Planning Review	Comments Not Required		1/29/2024	Olivia Story
Long Range Planning Review	Comments Not Required		5/6/2024	Olivia Story
PC Building Review	Complete w/Conditions	Based on the project proposal, Building & Fire Safety Permits will be required for the proposed clubhouse. Placement permits will be required for all proposed and future manufactured homes on the property. Any ground disturbance over 100 cubic yards will require a Grading & Excavation permit for the site prep to be conducted on this parcel to prepare the manufactured home sites. Please contact the Yakima County Public Services Department: Building and Fire Safety Division at (509) 574-2300."	2/1/2024	Amber Savala

PC Building Review	Complete w/Conditions	Based on the project proposal, Building & Fire Safety Permits will be required for the proposed clubhouse. Placement permits will be required for all future manufactured homes and carports on the property. Any ground disturbance over 100 cubic yards will require a Grading & Excavation permit for the site prep to be conducted on this parcel to prepare the manufactured home sites. Please contact the Yakima County Public Services Department: Building and Fire Safety Division at (509) 574-2300	5/2/2024	Jessica Pearson
Transportation Review	Complete	(OFF SITE IMPACTS) - Based on the engineering analysis, all transportation elements of the surrounding public roadways meet or exceed the County's Transportation Concurrency Management System requiring a LOS C or better at this location. The result of this development will have an insignificant impact on the surrounding roadways. No offsite impact mitigation is required.	1/11/2024	Victor Shaul
Transportation Review	Complete	A financial contribution in lieu of frontage improvements was made by the applicant and accepted by the Assistant County Engineer.	5/6/2024	Victor Shaul
Utilities Review	Complete w/Conditions	The proposed project lies within the service area of Yakima County's Terrace Heights Water System. The applicant will be responsible for design and construction of all improvements needed to serve the development in accordance with Yakima County Standards. Design and construction will need to be approved by Yakima County. There is currently a 12" diameter waterline on Roza Hill Drive approximately 1700 feet east of the property. A Water Extension Agreement will need to be signed by the Developer and the County setting forth the terms and conditions for implementing the improvements, prior to beginning design on the water system improvements. The proposed variance (VAR2024-00001) and the revised site plan submitted in April 2024 do not impact the comments from the Utilities Division.	5/6/2024	Joe Stump
Utilities Review	Complete w/Conditions	The proposed project lies within the service area of Yakima County's Terrace Heights Water System. The applicant will be responsible for design and construction of all improvements needed to serve the development in accordance with Yakima County Standards. There is currently a 12" diameter waterline on Roza Hill Drive approximately 1700 feet east of the property. A Water Extension Agreement will need to be signed by the Developer and the County setting forth the terms and conditions for implementing the improvements, prior to beginning design on the water system improvements.	2/2/2024	Joe Stump
Water Resources Review	Complete w/Conditions	See also CUP 2024-00002 and LSP2024-00001 comments: Ongoing Conditions: * Stormwater must be retained on site. * Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250.	1/12/2024	Nellie Soptich

		A Stormwater Plan is required to be submitted to the Yakima County Public Services Division in accordance with criteria found at YCC 12.10.240, 12.10.250, and 12.10.260. Approval of the Stormwater Plan by Yakima County Public Services is required prior to issuance of building permits and/or land disturbance. The Stormwater Plan is required to include an Operation and Maintenance plan and ongoing inspection requirements for any permanent Stormwater facilities in accordance with criteria found at YCC 12.10.330 and 12.10.340. *A Washington State Department of Ecology Industrial Stormwater Permit and Construction Stormwater Permit may be required. * A Stormwater Pollution Prevention Plan (SWPPP) for construction is required for more than one acre of disturbed ground. An Erosivity Waiver in lieu of a construction SWPPP may satisfy this requirement for those qualifying projects. Plat note A - Natural Resources Conservation Service soils data, as depicted on the Web Soil Survey site, indicates the parcel has shallow depth to groundwater, shallow depth to hardpan, and/or poorly draining soils that may make compliance with requirements to retain runoff on site difficult or limiting, depending on the amount and type of current and future site development and available engineering solutions. * Water Resources Plat note B - Yakima County GIS contour information indicates the presence of drainageways on the parcel that may limit the amount and location of future development.		
Water Resources Review	Complete w/Conditions	CUP: Ongoing Conditions: * Stormwater must be retained on site. * Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250. LSP: A Stormwater Plan is required to be submitted to the Yakima County Public Services Division in accordance with criteria found at YCC 12.10.240, 12.10.250, and 12.10.260. Approval of the Stormwater Plan by Yakima County Public Services is required prior to issuance of building permits and/or land disturbance. The Stormwater Plan is required to include an Operation and Maintenance plan and ongoing inspection requirements for any permanent Stormwater facilities in accordance with criteria found at YCC 12.10.330 and 12.10.340. *A Washington State Department of Ecology Industrial Stormwater Permit and Construction Stormwater Permit may be required. * A Stormwater Pollution Prevention Plan (SWPPP) for construction is required for more than one acre of disturbed ground. An Erosivity Waiver in lieu of a	5/2/2024	Nellie Soptich

B 24/33

construction SWPPP may satisfy this requirement for those qualifying projects.

Plat note A - Natural Resources Conservation Service soils data, as depicted on the Web Soil Survey site, indicates the parcel has shallow depth to groundwater, shallow depth to hardpan, and/or poorly draining soils that may make compliance with requirements to retain runoff on site difficult or limiting, depending on the amount and type of current and future site development and available engineering solutions.

* Water Resources Plat note B - Yakima County GIS contour information indicates the presence of drainageways on the parcel that may limit the amount and location of future development.

See also ADJ2024-00001, CUP2024-00002, ESP2024-00001, LSP2024-00001, SEP2024-00001

Yakima County Public Services

Workflow Comments

ESP2024-00001

128 North 2nd Street * Fourth Floor, Courthouse * Yakima, WA 9890
(509) 574-2300 * FAX (509) 574-2301

Date Printed: **8/22/2024**

Workflow History

Task	Status	Comment	Date	Staff
Address Review	Comments Not Required	Not applicable to ESP application.	5/24/2024	Jamie West
Address Review	No Comment	ESP applications have no impact on addressing.	2/5/2024	Jamie West
Building Review	Complete	Based upon the information submitted, all new construction such as the club house, patio covers and attached or detached garages require building permits. All construction is required to comply with all applicable provisions of the current adopted International Building Codes with Washington State Amendments and Washington State Energy Codes at time of building permit submittal. In addition, all manufactured homes will require manufactured home placement permits. Manufactured homes are to be placed per manufacturer's placement requirements and NFPA 225, Model Manufactured Home Installation Standard. Building permits and Building Codes are based upon the buildings use and construction type. A complete building code compliance plan review will be performed when construction drawings are submitted for building permits.	5/2/2024	Richard Hembree
Building Review	Complete	Based upon the information submitted, all new construction such as the club house, patio covers and attached or detached garages require building permits. All construction is required to comply with all applicable provisions of the current adopted International Building Codes with Washington State Amendments and Washington State Energy Codes at time of building permit submittal. In addition, all manufactured homes will require manufactured home placement permits. Building permits and Building Codes are based upon the buildings use and construction type. A complete building code compliance plan review will be performed when construction drawings are submitted for building permits.	1/17/2024	Richard Hembree
Code Enforcement Review	Comments Not Required		5/8/2024	Janna Jackson
Code Enforcement Review	Comments Not Required		1/17/2024	Janna Jackson
Current Planning Review	Incomplete	In reviewing the site plan requirements for Binding Site Plans (BSPs), under YCC 19.30.074(1), the submitted site plan is missing certain features. Please submit a site plan that also shows the following:	2/2/2024	Julia Loudon

B 26/33

		• Scale. The scale of the drawing shall be a standard engineering scale at least one inch equals 200 feet and shall reasonably utilize the paper size. Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire site. • All proposals for manufactured home parks shall include a site plan based upon a land survey. The site plan shall be drawn by a licensed architect, engineer or surveyor and shall include the following information: o A building area within each space o Unit setbacks for each space o Typical locations of required off street parking for each unit (including where tandem parking will be utilized, which is required to be 9' x 23') o The location of all solid waste containers and screening of containers The basic setbacks for the Suburban Residential (SR) zoning district are found under YCC Table 19.12.010-02 and are as follows: Roza Hill Drive: 25' from planned edge of right-of-way Private Road in an Easement 60' or less, Front: 45' from planned centerline Private Road in an Easement 60' or less, Side: 40' from planned centerline Interior Side Setback: 5' Rear Setback: 15' Garages or carports then have a setback of 18' from the edge of the street or back of structure, sidewalks, or pedestrian walkways.		
Current Planning Review	Complete	The requested information was rec'd. Application is complete.	5/10/2024	Julia Loudon
Current Planning Review	Comments Not Required	Additional time to submit documents has been granted.	3/29/2024	Julia Loudon
Env. Planning Review	Incomplete	In reviewing the site plan requirements for Binding Site Plans (BSPs), under YCC 19.30.074(1), the submitted site plan is missing certain features. Please submit a site plan that also shows the following: • Scale. The scale of the drawing shall be a standard engineering scale at least one inch equals 200 feet and shall reasonably utilize the paper size. Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire site. • All proposals for manufactured home parks shall include a site plan based upon a land survey. The site plan shall be drawn by a licensed architect, engineer or surveyor and shall include the following information: o A building area within each space o Unit setbacks for each space o Typical locations of required off street parking for each unit (including where tandem parking will be utilized, which is required to be 9' x 23') o The location of all solid waste containers and screening of containers	2/2/2024	Julia Loudon

B 27133

		The basic setbacks for the Suburban Residential (SR) zoning district are found under YCC Table 19.12.010-02 and are as follows: Roza Hill Drive: 25' from planned edge of right-of-way Private Road in an Easement 60' or less, Front: 45' from planned centerline Private Road in an Easement 60' or less, Side: 40' from planned centerline Interior Side Setback: 5' Rear Setback: 15' Garages or carports then have a setback of 18' from the edge of the street or back of structure, sidewalks, or pedestrian walkways.		
Env. Planning Review	Comments Not Required	Additional time to submit documents has been granted.	3/29/2024	Julia Loudon
Env. Planning Review	Complete	No critical areas or shoreline concerns.	5/10/2024	Julia Loudon
Fire Review	Complete	Reviewed for code compliance. No additional comments are necessary.	5/24/2024	Douglas Werts
Fire Review	Complete	FIRE: Based on the information submitted, all new construction and modifications to existing structures require fire permits. All construction or change of use is required to comply with all applicable provisions of the currently adopted International Fire Codes with Washington State Amendments and the currently adopted Yakima County Ordinances. Fire Permits and Fire Codes are based on the building's use and construction type.	1/12/2024	Douglas Werts
Flood/Hazard Review	Complete	Based on current FEMA mapping and gis overlay, the entire parcel is outside the FEMA designated 100yr floodplain/floodway. Flood-resistive materials and construction methods are not required.	1/17/2024	Richard Hembree
Flood/Hazard Review	Complete	Based on current FEMA mapping and gis overlay, the entire parcel is outside the FEMA designated 100yr floodplain/floodway. Flood-resistive materials and construction methods are not required.	5/2/2024	Richard Hembree
Health Dist. Review	Comments Not Required	See comments in CUP2024-00002.	5/13/2024	Julia Loudon
Health Dist. Review	No Comment		2/2/2024	John Wilson
Long Range Planning Review	Comments Not Required		1/29/2024	Olivia Story
Long Range Planning Review	Comments Not Required		5/6/2024	Olivia Story
PC Building Review	Complete w/Conditions	Based on the project proposal, Building & Fire Safety Permits will be required for the proposed clubhouse. Placement permits will be required for all proposed and future manufactured homes on the property. Any ground disturbance over 100 cubic yards will require a Grading & Excavation permit for the site prep to be conducted on this parcel to prepare the manufactured home sites. Please contact the Yakima County Public Services Department: Building and Fire Safety Division at (509) 574-2300."	2/1/2024	Amber Savala

B 28/33

PC Building Review	Complete w/Conditions	Based on the project proposal, Building & Fire Safety Permits will be required for the proposed clubhouse. Placement permits will be required for all future manufactured homes and carports on the property. Any ground disturbance over 100 cubic yards will require a Grading & Excavation permit for the site prep to be conducted on this parcel to prepare the manufactured home sites. Please contact the Yakima County Public Services Department: Building and Fire Safety Division at (509) 574-2300	5/2/2024	Jessica Pearson
Transportation Review	Comments Not Required	Setback reduction has no impact on the network of Yakima County Public Roadways.	1/12/2024	Jamie West
Transportation Review	Complete	See CUP2024-00002	5/6/2024	Victor Shaul
Utilities Review	Complete w/Conditions	The proposed project lies within the service area of Yakima County's Terrace Heights Water System. The applicant will be responsible for design and construction of all improvements needed to serve the development in accordance with Yakima County Standards. There is currently a 12" diameter waterline on Roza Hill Drive approximately 1700 feet east of the property. A Water Extension Agreement will need to be signed by the Developer and the County setting forth the terms and conditions for implementing the improvements, prior to beginning design on the water system improvements.	2/2/2024	Joe Stump
Utilities Review	Complete w/Conditions	The proposed project lies within the service area of Yakima County's Terrace Heights Water System. The applicant will be responsible for design and construction of all improvements needed to serve the development in accordance with Yakima County Standards. Design and construction will need to be approved by Yakima County. There is currently a 12" diameter waterline on Roza Hill Drive approximately 1700 feet east of the property. A Water Extension Agreement will need to be signed by the Developer and the County setting forth the terms and conditions for implementing the improvements, prior to beginning design on the water system improvements. The proposed variance (VAR2024-00001) and the revised site plan submitted in April 2024 do not impact the comments from the Utilities Division.	5/6/2024	Joe Stump
Water Resources Review	Complete w/Conditions	See also CUP2024-00002 and LSP2024-00001 comments: Ongoing Conditions: * Stormwater must be retained on site. * Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250. A Stormwater Plan is required to be submitted to the Yakima County Public Services Division in accordance with criteria found at YCC 12.10.240, 12.10.250, and 12.10.260. Approval of the Stormwater Plan by Yakima County Public Services is required prior to issuance of building permits and/or land disturbance. The Stormwater Plan is required to include an Operation and	1/12/2024	Nellie Soptich

		Maintenance plan and ongoing inspection requirements for any permanent Stormwater facilities in accordance with criteria found at YCC 12.10.330 and 12.10.340. *A Washington State Department of Ecology Industrial Stormwater Permit and Construction Stormwater Permit may be required. * A Stormwater Pollution Prevention Plan (SWPPP) for construction is required for more than one acre of disturbed ground. An Erosivity Waiver in lieu of a construction SWPPP may satisfy this requirement for those qualifying projects. Plat note A - Natural Resources Conservation Service soils data, as depicted on the Web Soil Survey site, indicates the parcel has shallow depth to groundwater, shallow depth to hardpan, and/or poorly draining soils that may make compliance with requirements to retain runoff on site difficult or limiting, depending on the amount and type of current and future site development and available engineering solutions. * Water Resources Plat note B - Yakima County GIS contour information indicates the presence of drainageways on the parcel that may limit the amount and location of future development.		
Water Resources Review	Complete w/Conditions	CUP: Ongoing Conditions: * Stormwater must be retained on site. * Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250. LSP: A Stormwater Plan is required to be submitted to the Yakima County Public Services Division in accordance with criteria found at YCC 12.10.240, 12.10.250, and 12.10.260. Approval of the Stormwater Plan by Yakima County Public Services is required prior to issuance of building permits and/or land disturbance. The Stormwater Plan is required to include an Operation and Maintenance plan and ongoing inspection requirements for any permanent Stormwater facilities in accordance with criteria found at YCC 12.10.330 and 12.10.340. *A Washington State Department of Ecology Industrial Stormwater Permit and Construction Stormwater Permit may be required. * A Stormwater Pollution Prevention Plan (SWPPP) for construction is required for more than one acre of disturbed ground. An Erosivity Waiver in lieu of a construction SWPPP may satisfy this requirement for those qualifying projects. Plat note A - Natural Resources Conservation Service soils data, as depicted on the Web Soil Survey site, indicates the parcel has shallow depth to groundwater, shallow depth to hardpan, and/or poorly draining soils	5/2/2024	Nellie Soptich

that may make compliance with requirements to retain runoff on site difficult or limiting, depending on the amount and type of current and future site development and available engineering solutions.

* Water Resources Plat note B - Yakima County GIS contour information indicates the presence of drainageways on the parcel that may limit the amount and location of future development.

See also ADJ2024-00001, CUP2024-00002, ESP2024-00001, LSP2024-00001, SEP2024-00001

B 31/33

Yakima County Public Services

Workflow Comments

VAR2024-00001

128 North 2nd Street * Fourth Floor, Courthouse * Yakima, WA 9890
(509) 574-2300 * FAX (509) 574-2301

Date Printed: **8/22/2024**

Workflow History

Task	Status	Comment	Date	Staff
Address Review	Comments Not Required	Not applicable to Variance application	5/24/2024	Jamie West
Building Review	PE Review Pending	Based on the proposed variance, there is no issue with the reduction to the setback. The carports cannot be attached to the manufactured homes and must be freestanding structures. Building Permits are required for the carport and placement permits are required for the manufactured homes.	5/2/2024	Jessica Pearson
Building Review	Complete	Based upon the information submitted, all new construction such as the club house, patio covers and attached or detached garages require building permits. All construction is required to comply with all applicable provisions of the current adopted International Building Codes with Washington State Amendments and Washington State Energy Codes at time of building permit submittal. In addition, all manufactured homes will require manufactured home placement permits. Manufactured homes are to be placed per manufacturer's placement requirements and NFPA 225, Model Manufactured Home Installation Standard. Building permits and Building Codes are based upon the buildings use and construction type. A complete building code compliance plan review will be performed when construction drawings are submitted for building permits.	5/2/2024	Richard Hembree
Code Enforcement Review	Comments Not Required		5/8/2024	Janna Jackson
Current Planning Review	Complete		5/10/2024	Julia Loudon
Environmental Review	Complete	There are no environmental concerns with the requested variance.	5/10/2024	Julia Loudon
Fire Review	Complete	Reviewed for compliance to the fire code.	5/7/2024	Douglas Werts
Flood/Hazard Review	Complete	Based on current FEMA mapping and gis overlay, the entire parcel is outside the FEMA designated 100yr floodplain/floodway. Flood-resistive materials and construction methods are not required.	5/2/2024	Richard Hembree
Health Review	Comments Not Received		5/24/2024	Julia Loudon
Long Range Review	Comments Not Required		5/6/2024	Olivia Story

Transportation Review	Complete	The project will be served by a network of private roads. Being such Yakima County Roads has no issues with the reduction in setback distance for the carports.	5/2/2024	Victor Shaul
Water Resources Review	Complete	No comment. See also ADJ2024-00001, CUP2024-00002, ESP2024-00001, LSP2024-00001, SEP2024-00001	5/2/2024	Nellie Soptich

B 33/33

Yakima County Public Services (PZ)
DAHP Comment
JUN 11 2024

Julia Loudon

Case No.: CUP24-02/LSP24-01/ADJ24-01/SEP24-01/ESP24-01/VAR24-01
Assigned To: Julia

From: DAHP SEPA <sepa@dahp.wa.gov>
Sent: Tuesday, June 11, 2024 11:33 AM
To: Julia Loudon
Cc: Casey Dunbar; Casey Barney; ccamuso@yakama.com; Gregg Kiona; Jessica Lally; Noah Oliver
Subject: RE: CUP2024-00001/LSP2024-00001/SEP2024-00001/ESP2024-00001/VAR2024-00001 Notice of Application, Notice of Completeness, Notice of Environmental Review & Notice of Future Hearing (DAHP Project Tracking # 2024-06-04099)

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Hi Julia,

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. 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.

Our statewide predictive model indicates that there is a moderate to low probability of encountering cultural resources within the proposed project area. Therefore, DAHP is not requesting a cultural resources survey at this time. We do ask that you prepare an Inadvertent Discovery Plan (IDP) and prepare construction crews for the possibility of encountering archaeological material during ground disturbing activities.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP project Tracking Number is attached to any future communications about this project.

Should you have any questions, please feel free to contact me.

All the best,

Sydney Hanson, MA (she/her) | **Local Government Archaeologist**
Eastern Washington & Columbia River Counties
360.280.7563 | sydney.hanson@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

Please consider the environment before printing this email

From: Casey Dunbar <Casey.Dunbar@co.yakima.wa.us>
Sent: Tuesday, May 28, 2024 9:44 AM

Attachment: C 1/2

To: ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; jessica@yakama.com; ccamuso@yakama.com; THPO@yakama.com; Yakama SEPA <enviroreview@yakama.com>; nichole.pebeahsy@bia.gov; r10-nepa@epa.gov; Health District E-Mail <HealthDistrict.E-mail@co.yakima.wa.us>; Bright, Robert D CIV USARMY ID-READINESS (USA) <robert.d.bright10.civ@army.mil>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; Shah, J (DFW) <Janell.Shah@dfw.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; DAHP SEPA <sepa@dahp.wa.gov>; DOH EPH DW ERO ADMIN <EROADMIN@DOH.WA.GOV>
Subject: CUP2024-00001/LSP2024-00001/SEP2024-00001/ESP2024-00001/VAR2024-00001 Notice of Application, Notice of Completeness, Notice of Environmental Review & Notice of Future Hearing

External Email

Casey Dunbar
SHE/HER/MS.
Planning Office Specialist
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Casey.dunbar@co.yakima.wa.us

This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).
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Yakima Regional Clean Air Agency

186 Iron Horse Court, Suite 101
Yakima, WA 98901-1468
509-834-2050
www.yakimacleanair.org

June 14, 2024

Yakima County Public Services (JL)
YRCAA Comment Letter
JUN 14 2024
ADJ24-01/ESP24-01/VAR24-01
Case No.: CUP24-02/LSP24-01/SEP24-01
Assigned To: Julia

Julia Loudon, Planner IV
Yakima County Planning Division
128 North Second Street, 4th Floor Courthouse
Yakima, WA 98901

RE: CUP 2024-00002/LSP2024-00001/SEP 2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001- Santiago Communities, Inc.; Manufactured Home Park

Dear Ms. Loudon:

Thank you for providing the Yakima Regional Clean Air Agency (YRCAA) the opportunity to review and comment on CUP 2024-00002/LSP2024-00001/SEP 2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001- Santiago Communities, Inc.; Manufactured Home Park project to be located at Roza Hill Drive and Wendt Road. Yakima WA. 98901.

Following review YRCAA has the following comment(s):

1. Contractors doing construction, demolition, excavation, clearing, or landscaping work, if any, must file a Dust Control Plan with YRCAA and get approval, prior to the start of any work;

Thank you for the opportunity to connect with the county's continued support in protecting the air quality in Yakima County.

Best regards,

Hasan M. Tahat, Ph.D., P.E.
Engineering and Planning Division Supervisor
Yakima Regional Clean Air Agency

Singed and emailed June 14, 2024

Attachment: D 1/1

Yakima County Public Services

JUN 06 2024

Case No.: CVP2024-00002
Assigned To: Julia

To the Yakima County Planning Department

We have concerns regarding the Santiago Communities proposed development:

1. Is our community equipped to handle the increased housing and population as far as public services are concerned, i.e. sheriff's department, fire department and public schools?
2. Adding traffic that 141 homes with 2 or more drivers per household will magnify the congestion on our roads, how will that be addressed?
3. Since Terrace Heights Water and Terrace Heights Sewer are being bought to this development, how long before we are forced to connect to these services?

The Terrace Heights Neighborhood Plan that was established should be a guide in the decision making. Two of the goals established are:

1. To retain and enhance the semi-rural setting of Terrace Heights.
2. To retain single family housing as residential land use.

Terrace Heights already has 4 mobile home developments, one of which is an eyesore and the sheriff's office is called to frequently.

The concerns that were established in the Plan are:

1. To maintain the quiet, peaceful and uncrowded rural atmosphere.
2. Placing limitations on the number of houses per acre.

The fact that these concerns surfaced repeatedly should be taken into consideration.

There is a variety of wildlife in the proposed area and a development of this scope will have a negative impact on their habitat.

We urge you to be mindful of these issues in your decision making.

Jerry and Cheryl Ringering

312 Wendt Rd.

Yakima, WA 98901

Cheryl Ringering
Jerry Ringering

Attachment: E 1/3

Public Services

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • www.co.yakima.wa.us

LISA H. FREUND – Director

DATE: May 28, 2024

TO: Aimee Molsberry, Thomas Durant, Adjacent Property Owners, and Interested Agencies

FROM: Julia Loudon, Yakima County Public Services Department: Planning Division

SUBJ: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 - Santiago Communities, Inc.; New Manufactured Home Park Notice of Application, Notice of Completeness, Notice of Environmental Review and Notice of Future Hearing

DESCRIPTION OF PROPOSAL

Applicant: Thomas Durant, with PLSA Engineering & Surveying

Owner: Santiago Communities, Inc.; Aimee Molsberry

Location: Roza Hill Drive and Wendt Road, Yakima, WA 98901. The subject property is located on the south side of Roza Hill Drive, about 350 feet west of the intersection of Roza Hill Drive and Wendt Road, in the community of Terrace Heights.

Tax Parcel No.: 191323-11406

Application Submittal Date: January 5, 2024 **Completeness Date:** May 13, 2024

Proposal: The applicants are proposing to establish a 141-unit manufactured home park on a 26.9-acre lot in the Suburban Residential (SR) zoning district. This requires a Type 3 conditional use permit (CUP), a binding site plan, and a State Environmental Policy Act (SEPA) review. Water is to be provided by Terrace Heights Water and sewage disposal is to be provided by Terrace Heights Sewer. Primary access is to be via an unopened County right-of-way that connects the lot to Wendt Road. A secondary, gated, emergency access is to be provided onto Roza Hill Drive. A 6' tall masonry block fence is proposed on the property line, around the perimeter of the park, which requires an administrative adjustment. A club house is proposed with an open space area. The area around the Bonneville Power Association power line is also proposed to be used as open space. These open space areas will be used for active recreation. Other smaller open space areas are proposed around the park.

The applicants are proposing to reduce the setback from the mineral resource overlay that covers the landfill to the north so that the setback is 25' from the edge of the right-of-way for Roza Hill Drive, which requires a resource setback reduction. Also proposed is a variance to the YCC 19.18.280 standard requiring an 18' setback from the edge of the street for carports.

E 213

Public Services

JUN 06 2024

Received By

Yakima County Planning Div.

Yakima County Public Services ( )

JUN 06 2024

Case No.: _____

Assigned To: _____

E 313

Julia Loudon

Yakima County Public Services (JL)
BPA COMMENT
JUN 28 2024
CUP24-02 / LSP24-01 / SEP24-01 /
Case No.: ESP24-01 / ADJ24-01 / VAR24-01
Assigned To: Julia

From: Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>
Sent: Friday, June 28, 2024 11:51 AM
To: Julia Loudon
Cc: Connell,Valorie L (BPA) - TERR-PASCO
Subject: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Ms. Loudon,

A public service notice has been received by our office via mail, however, it has been received after the comment date for Santiago Communities proposed manufactured home park. Bonneville Power Administration (BPA) has an overhead transmission line that crosses this parcel.

In order to maintain operation and safety criteria, all activities planned within BPA right-of-way need to be approved by BPA prior to their occurrence. Activities that block maintenance crews (such as the installation of fences) or safety concerns (such as buildings, driveways, utilities, or small structures) need to be addressed prior to construction in order to avoid later modification, at the landowner's expense.

In addition, BPA needs the opportunity to review the location of proposed roads to ascertain whether or not the clearance allows for safe passage of vehicles (per National Electric Safety Code). This process takes up to 9 weeks to complete and is typically initiated by a land use application that the developer or landowner submits to BPA.

BPA requests that the following language be included on the plat map:

The Bonneville Power Administration (BPA) imposes certain conditions on the portions of these lots encumbered by its high voltage transmission line Easement. BPA does not allow structures to be built within the Easement, nor does it allow access to be blocked to any transmission facilities. Any activity that is to occur within the Easement needs to be permitted by BPA prior to installation or construction. Information regarding the permitting process for proposed uses of the Easement may be addressed to BPA Real Estate Field Services at (800) 282-3713.

Whether or not this property is subdivided and/or this plat approved, the owner will need to submit a land use application, any associated application fees and acquire a Land Use Agreement from BPA, along with the county's building permit for any portion of the owner's development plans that lie within BPA's right-of-way.

I am also, inquiring as to if you send and accept emailed responses to the public service notices. If so, I am requesting to be added to you mailing list or if this is not an option, please update your mailing address for comment inquiries to:
Bonneville Power Administration
Attention: TERR
2211 North Commercial Avenue
Pasco, WA 99301

Please contact me by email or at 509-544-4749, or you can contact the BPA realty specialist Valorie Connell at 509-544-4746. Valorie is included on this email for convenience.

Attachment: F 1/2

Thank you,

Deborah Rodgers
Realty Technician Contractor
2211 North Commercial Avenue, Pasco, WA 99301
Bonneville Power Administration | TERR/Tri-Cities RMHQ
Real Property Field Services | P 509.544.4749 C (360) 624-0566
dxrodgers@bpa.gov

APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY
Landowner Safety - Bonneville Power Administration (bpa.gov)
Vegetation Management - Bonneville Power Administration (bpa.gov)

F 2/2

Yakima County Public Services (2)
JUL 10 2024
CUP2024-002/LSP2024-001/ADJ2004-001
Case No.: SEP2024-001/ESP2024-001/VAR2024-01
Assigned To: Julia

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Central Region Office
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

July 10, 2024

Julia Loudon
Yakima County Public Services
128 North Second Street
Yakima, WA 98901

RE: 202402771: SEP2024-00001, CUP2024-00002, LSP2024-00001, ADJ2024-00001, ESP2024-00001, VAR2024-00001

Dear Julia Loudon:

Thank you for the opportunity to comment on the Mitigated Determination of Nonsignificance for the Santiago Communities Manufactured Home Park. We have reviewed the environmental checklist and have the following comments.

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

Note: If your project will entail more than one acre of ground disturbance, but less than five acres of ground disturbance, you may be eligible for an Erosivity Waiver.

Attachment: G 1/2

More information on the stormwater program may be found on Ecology's stormwater website at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/. Please submit an application or contact **Lloyd Stevens Jr.** at the Dept. of Ecology, (509) 571-3866, with questions about this permit.

Sincerely,

Amber Johnson
SEPA Coordinator
Central Regional Office
509-723-5677
crosepacoordinator@ecy.wa.gov

G 2/2

Julia Loudon

Yakima County Public Services (E)
Updated Roza ID comment
JUL 16 2024
CUP24-02 / LSP24-01 / ADJ24-01 /
Case No.: SEP24-01 / ESP24-01 / VAR24-01
Assigned To:

From: Lopez, Lazaro <LLopez@roza.org>
Sent: Tuesday, July 16, 2024 7:33 AM
To: Julia Loudon
Subject: RE: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 - Santiago Communities, Inc.: Manufactured Home Park
Attachments: Santiago Communities April 29 2024 Site Plan.pdf

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Good morning Julia,

I have attached a pdf of the Site Plan from April 29 2024.
I marked up the changes in red ink and yellow highlights.

The proposed easement should be changed to 30' along the NE/SW irrigation line.

The irrigation easement on the north side of the property running parallel with Roza Hill Dr should be changed to 25' as stated on SP 7294242.

Roza Irrigation District will not allow a carport to be built on the easement(s). Not even partially.
Roza does not want any structures obstructing the repair/maintenance of the irrigation line.
As for driveways or pavement going over the easement, that should be fine.

I appreciate the updated/latest Site plan.

If you need anything else, please let me know.

Thank you for your time and assistance,

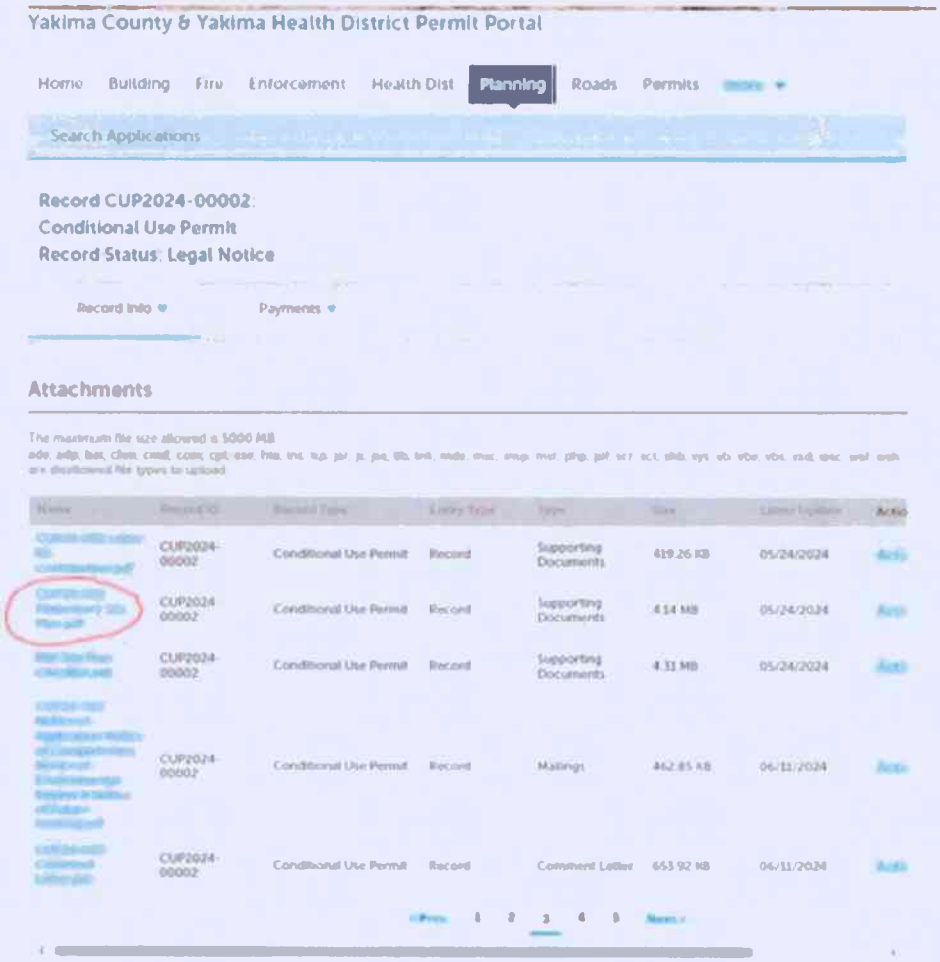
Lazaro Lopez
Roza Irrigation District
LLOPEZ@ROZA.ORG
Office: 509-837-5141
Cell: 509-840-1577

From: Julia Loudon <julia.loudon@co.yakima.wa.us>
Sent: Friday, July 12, 2024 3:55 PM
To: Lopez, Lazaro <LLopez@roza.org>
Subject: RE: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 - Santiago Communities, Inc.: Manufactured Home Park

Hello again,

Attachment: H 1/7

In looking at document attached to your email, it is not the preliminary site plan that was routed for review. I have attached the applicant's proposed site plan to this email for you to review, which can also be downloaded from the Permit Portal. The proposed site plan shows a 20' easement proposed along the NE/SW irrigation line. Is that sufficient? If the easement needs to be expanded to 30', are there concerns with driveways going over the easement? Or if a carport is placed partially over the easement?



Sincerely,

Julia Loudon
Planner IV, Zoning and Subdivision
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901
(509)574-2300

Register for Public Services online permitting portal here. Apply for Planning applications and check the status now by visiting YakimaCountyPermits.us.

If you are wanting to submit any documentation related to an existing application, check the status of an existing application, or are wanting to submit a new application for review please visit the Public Services online permitting portal at https://yakimacountypermits.us/CitizenAccess/Default.aspx. **Please note, not all Planning applications can be applied for on-line.** If the application type you are wishing to apply for does not appear as an option then you can either e-mail your application materials to Planning_Info@co.yakima.wa.us or you can come into the Public Services Department office and meet with a staff

H 2/7

member. Public Services Department office hours are Monday – Friday from 8:00 am – 4:00 pm and we are located on the 4th floor of the Yakima County Courthouse at 128 N. 2nd Street, Yakima, WA 98901.

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From: Julia Loudon
Sent: Thursday, July 11, 2024 12:00 PM
To: Lopez, Lazaro <LLopez@roza.org>
Subject: RE: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 - Santiago Communities, Inc.: Manufactured Home Park

Good Morning,

Thank you for providing this comment. I will have it added the file and your concerns will be addressed in the staff report.
Sincerely,

Julia Loudon
Planner IV, Zoning and Subdivision
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901
(509)574-2300

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If you are wanting to submit any documentation related to an existing application, check the status of an existing application, or are wanting to submit a new application for review please visit the Public Services online permitting portal at https://yakimacountypermits.us/CitizenAccess/Default.aspx. **Please note, not all Planning applications can be applied for on-line.** If the application type you are wishing to apply for does not appear as an option then you can either e-mail your application materials to Planning_Info@co.yakima.wa.us or you can come into the Public Services Department office and meet with a staff member. Public Services Department office hours are Monday – Friday from 8:00 am – 4:00 pm and we are located on the 4th floor of the Yakima County Courthouse at 128 N. 2nd Street, Yakima, WA 98901.

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From: Lopez, Lazaro <LLopez@roza.org>
Sent: Thursday, July 11, 2024 10:20 AM
To: Julia Loudon <julia.loudon@co.yakima.wa.us>
Subject: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 - Santiago Communities, Inc.: Manufactured Home Park

H 317

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Good morning Julia,

Roza Irrigation District has received the Public Services notice for the Santiago Communities, Inc. for a Manufactured Home Park.

After reviewing the documents and specifically the Site Plan (by Charbonneau Engineering) that is stamped from Public Services on January 08, 2024.
They show a Proposed 30' Drainage & Irrigation Easement that follows a path from the north east corner to the south west corner of the property.
They also show a 20' Existing Roza Irrigation Easement on the north side of the property that parallels Roza Hill Drive.

Roza Irrigation District finds the 30' easement as acceptable. There is an existing piped drainage through this property. The existing 20' Roza Irrigation Easement on the north side will have to be changed to 25'. That is what is stated on SP 7294242.
So the correct width should say 25' and not 20'.
I have attached a pdf of the Site Plan marking the change.

Roza Irrigation District has two requirements for the easement(s):

1. That no permanent structure(s) be built upon the easement(s)
2. That Roza Irrigation District always have access to the easement(s) for maintenance and repair of the piped drainage.

Can you make sure that these change(s) are made to the Site Plan.

Can you also let me know that you have received this email.

If you have any questions or concerns, please don't hesitate to contact me.

Thank you,

Lazaro Lopez
Roza Irrigation District
LLOPEZ@ROZA.ORG
Office: 509-837-5141
Cell: 509-840-1577

H 4/7

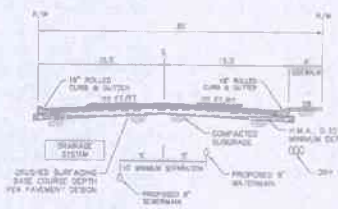
SANTIAGO COMMUNITIES, INC.

PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 19 EAST.W.M.
PARCEL NO 181323 – 11409



SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - PRELIMINARY SITE (NORTH)
SHEET 3 - PRELIMINARY SITE (SOUTH)



TYPICAL INTERIOR ROADWAY SECTION

NOTES:

LEGEND



VICINITY MAP



TYPICAL LOT

ENGINEER/SURVEYOR
PLSA ENGINEERING AND SURVEYING
501 NORTH 30TH AVENUE, SUITE 3
YAKIMA, WASHINGTON 98902
PH (509)575-8680

OWNER/DEVELOPER
SANTIAGO COMMUNITIES, INC.
P.O. BOX 11027
SANTA ANA, CA 92711

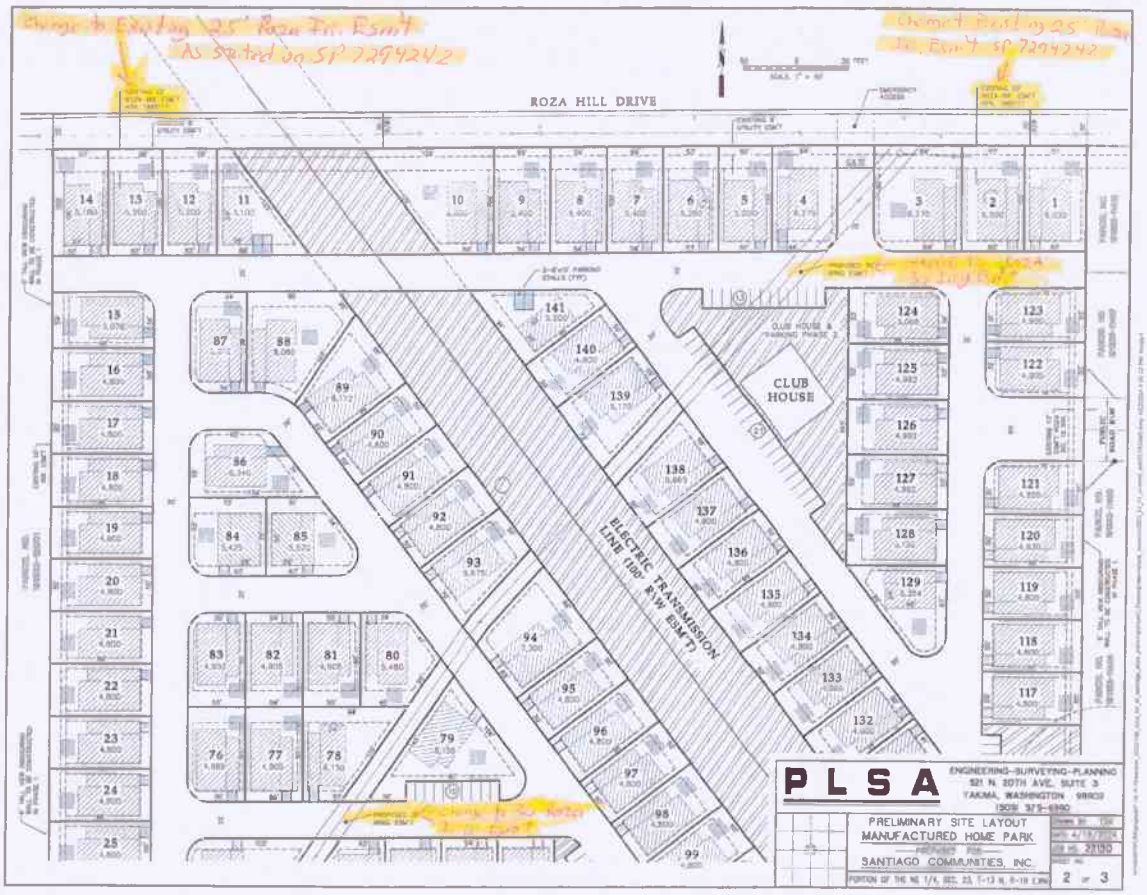
PLSA

ENGINEERING–SURVEYING–PLANNING
501 N. 30TH AVE., SUITE 3
YAKIMA, WASHINGTON 98902
(509) 575-8680

PRELIMINARY SITE LAYOUT
MANUFACTURED HOME PARK
PREPARED FOR
SANTIAGO COMMUNITIES, INC.
PORTION OF THE NE 1/4, SEC. 23, T-13 N, R-19 E.W.M.

Drawn By: TSK
Date: 4/15/2014
Job No. 89130
Sheet No.
1 of 3

H 5/7


ROZA HILL DRIVE
CLUB HOUSE
ELECTRIC TRANSMISSION LINE (100' R/W EASM'T)
PLSA
ENGINEERING-SURVEYING-PLANNING
521 N. 20TH AVE. SUITE 3
YAKIMA, WASHINGTON 98902
(509) 575-6390
PRELIMINARY SITE LAYOUT
MANUFACTURED HOME PARK
SANTIAGO COMMUNITIES, INC.
2 OF 3

H 6/7


ELECTRIC TRANSMISSION LINE (100' R/W ESMT.)
PLSA
ENGINEERING–SURVEYING–PLANNING
521 N. 20TH AVE., SUITE 3
YAKIMA, WASHINGTON 98902
(509) 575-6990
PRELIMINARY SITE LAYOUT
MANUFACTURED HOME PARK
SANTIAGO COMMUNITIES, INC.
3 of 3

H 7/7

Yakima County Public Services
JUL 09 2024
Assigned To: Julia
CUP24-002

File # CUP2024-00002/LSP2024-00001/SEP2024-00001/AD52024-00001/ESP2024-00001/VAR2024-00001

Dear Ms. Loudon,

The three undersigned parties are responding to your June 28, 2024, request for comments and questions related to the Santiago Communities proposed development at the Rosa Hill Drive and Wendt Road property (parcel # 191323-11409). All three of our properties are adjacent to the proposed development (Carlson-11405, Linneweh- 11406, and Groo-11403).

Our comments and questions are listed below:

1) All three owners generally support the Santiago Communities development if it patterns itself after the very attractive, and similar, development called Quail Run (about 1/4 mile west of the proposed project).That complex appears to be one of quality construction, well planned layout; attractive buildings ; and nicely landscaped. We go into this project expecting that of our new neighbor.

2) In June of 1994, a Water Users Association was formed to maintain quality potable water for the properties along a portion of Wendt Road (parcel #'s 11403, 11404, 11405, 11406, 11407, and 11410). The Pump House for the Community Well was located on parcel 11406. Easements were created, along the western property lines of the afore mentioned parcels, for the Main Supply Line to the Community properties. South of the Pump House the easement is 10 feet wide. North of the Pump House the easement was increased in width to 16 feet (this was done to accommodate vehicular access to the Pump House). This 16 foot easement extends from the Pump House to the area designated for a future public road (between parcel 11407 and 11405). Also, as required, a 100 foot radius circle, with the Pump House as the center point, was created as a Non-Contaminated Zone (see drawing for easements and zone). This back ground is the context for our next two issues:

a) As demonstrated by the drawing, the Non-Contaminated Zone extends into parcel # 11409—the project property. We expect the Developer to respect this Zone, which is vital to the quality of our Community Well, by keeping the area shown as free of objects and activities as they currently are. Therefore we expect the County to mandate this requirement in its final decision.

Attachment: I 1/4

b) Access to the afore mentioned 16 foot easement from the Pump House north to the future public road must be maintained. When the area, which is now dirt and wild grass, is converted into an asphalt roadway for ingress and egress to the new complex, an appropriate connection between the two must be created by the Developer.

3) With potable water for the new complex to be provided by Terrace Heights Water, will there be a requirement, by a duly existing authority, for the properties that use the Community Well, to convert to the Terrace Heights Water system? Also, with sewage disposal for the complex to be provided by Terrace Heights Sewer, will there be be a requirement, by a duty authorized authority, for the properties adjacent to the complex to convert to Terrace Heights Sewer ?

4) There is currently a 10 foot easement on the eastern property line of parcel # 11409 (the development). A Main Feeder Line of Rosa Irrigation runs north to south in it. We believe that the County should have the Developer locate the masonry fence 10 feet away from the property line.

5) The proposed complex calls for 141 houses. That probably represents 141 vehicles. With a good share of families having two vehicles, that number could double. To us, that represents a lot of traffic going in and out of a densely populated area that only has two portals. We also have concerns as to the plans that designate the Main Ingress and Egress roadway to be the current narrow passage way between parcels 11405 and 11407 on to Wendt Road. This will result in a very narrow entry to maneuver when coming off of Wendt Road. We hope the Developer and the County will reconsider this decision. It seems to us that a larger Roza Hill Drive portal as the Main Ingress and Egress will better accommodate the volume of coming and going that will occur. It will also be more convenient for the home owners to drive from Rosa Hill Dr. into their complex as opposed to driving from Rosa Hill Dr to Wendt Rd and then into the complex portal. The passage between parcels 11405 and 11407 would become the secondary ingress/egress—without a gate.

6) Besides the required dust abatement, we ask the County and the Developer to recognize that the property for this complex is untouched, original grassland, and has been such for scores of years. There is very good probability that animal life of various form have made this area their

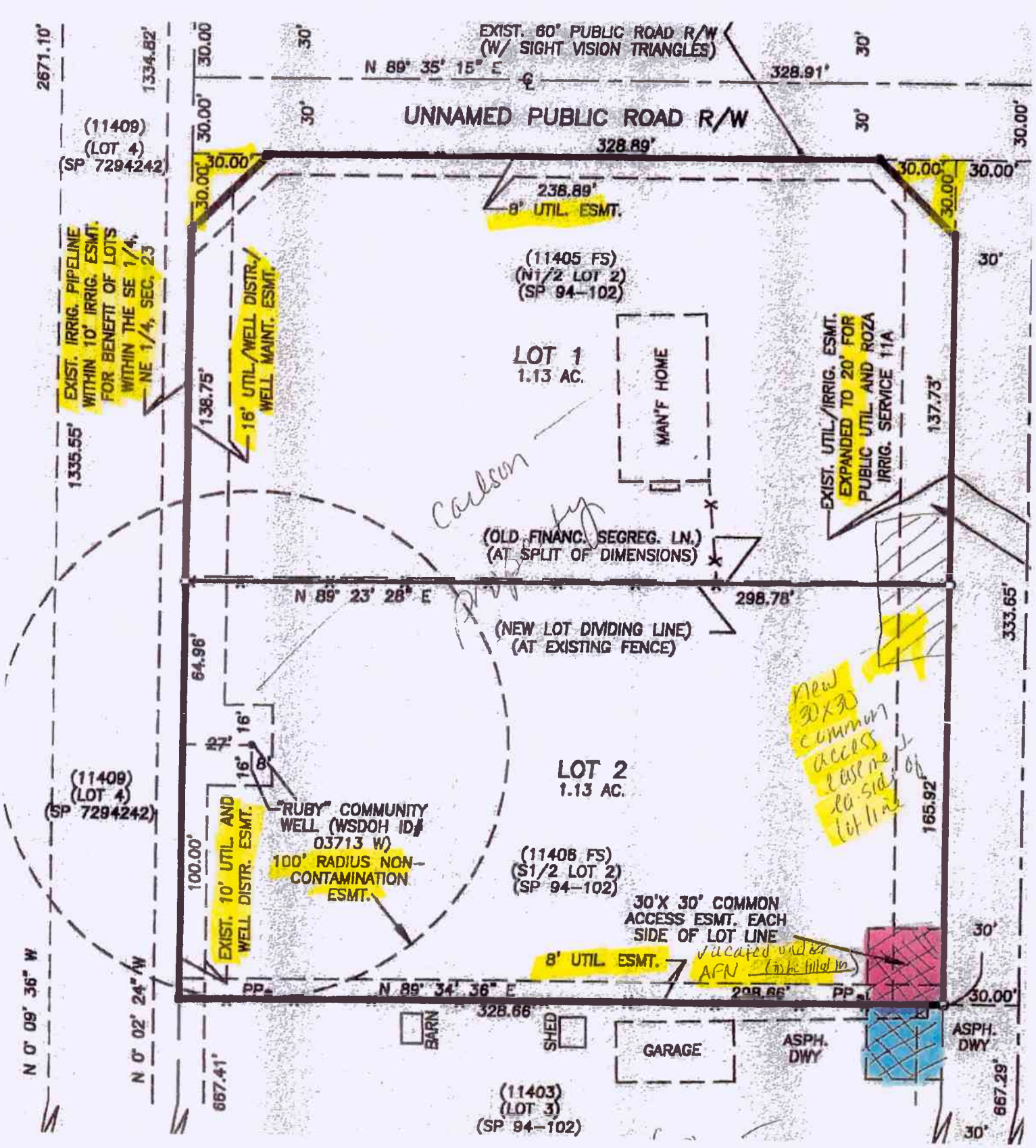
home. We are concerned that mammal and reptile creatures will be forced off of parcel# 11409 and flee to adjacent properties. We think the County and the Developer have a duty to mitigate this unfortunate condition for the creatures, and this very inconvenient situation that could happen to the property owners living by the project. The County may have a proven solution to this situation for the creatures—we don't. They may have a remedy for the neighbors also. If not, we suggest one. It is a remedial pest control process. We think the Developer should set-up an escrow fund that will assure the dollars needed for pest control for up to 18 months of service for adjacent property owners.

Thank you for your consideration of our thoughts and questions.

Dennis Carlson
110 Wendt Road
Yakima 98901

Charles Groo
120 Wendt Road
Yakima 98901

Richard Linneweh
5839 Scenic Ridge
Loop, Yakima 98908
(Owner of :
112 Wendt Road
98901)


EXIST. 60' PUBLIC ROAD R/W
(W/ SIGHT VISION TRIANGLES)
N 89° 35' 15" E
328.91'
UNNAMED PUBLIC ROAD R/W
328.89'
238.89'
8' UTIL. ESMT.
(11409)
(LOT 4)
(SP 7294242)
EXIST. IRRIG. PIPELINE WITHIN 10' IRRIG. ESMT. FOR BENEFIT OF LOTS WITHIN THE SE 1/4, NE 1/4, SEC. 23
16' UTIL./WELL DISTR./ WELL MAINT. ESMT.
(11405 FS)
(N1/2 LOT 2)
(SP 94-102)
LOT 1
1.13 AC.
MAN'F HOME
EXIST. UTIL./IRRIG. ESMT. EXPANDED TO 20' FOR PUBLIC UTIL. AND ROZA IRRIG. SERVICE 11A
(OLD FINANC. SEGREG. LN.)
(AT SPLIT OF DIMENSIONS)
N 89° 23' 28" E
298.78'
(NEW LOT DIVIDING LINE)
(AT EXISTING FENCE)
LOT 2
1.13 AC.
"RUBY" COMMUNITY WELL (WSDOH ID# 03713 W)
100' RADIUS NON-CONTAMINATION ESMT.
EXIST. 10' UTIL AND WELL DISTR. ESMT.
(11408 FS)
(S1/2 LOT 2)
(SP 94-102)
30'X 30' COMMON ACCESS ESMT. EACH SIDE OF LOT LINE
8' UTIL. ESMT.
N 89° 34' 36" E
328.66'
298.66'
BARN
SHED
GARAGE
ASPH. DWY
ASPH. DWY
(11403)
(LOT 3)
(SP 94-102)
N 0° 09' 36" W
N 0° 02' 24" W
2671.10'
1334.82'
1335.55'
667.41'
667.29'
138.75'
137.73'
64.96'
165.92'
333.65'
100.00'
30.00'
30'
16'
8'

I 4/4

Julia Loudon

Yakima County Public Services (R)
YHD Email Re: Control Zone
JUL 12 2024
CUP24-02 / LSP24-01 / ESP24-01 /
Case No.: ADJ24-01 / SEP24-01 / VAR24-01
Assigned To: Julia

From: John Wilson
Sent: Friday, July 12, 2024 11:22 AM
To: Julia Loudon; Andrew Rodriguez
Cc: YHD Help Desk
Subject: RE: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR 2024-00001

Follow Up Flag: Follow up
Flag Status: Flagged

HI Julia,

To answer your question of what activities can happen in the sanitary control area for a Group B Water System. Activities to avoid in the sanitary control area are as follows:

any potential source of contamination. such as septic tanks and drainfields, sewerlines, underground storage tanks, roads, railroad tracks, vehicles, structures, barns, feed
stations, grazing animals, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste, or garbage of any kind or description.

The sewer covenants that were signed are up to the timing of the Sewering entity when the properties need to connect to Public Sewer.

Sincerely,

John Wilson R.S.
Environmental Health Specialist

Office: 509-249-6568
Mobile: 509-480-4862

1210 Ahtanum Ridge Drive
Union Gap, WA 98903

From: Julia Loudon <julia.loudon@co.yakima.wa.us>
Sent: Thursday, July 11, 2024 4:20 PM
To: John Wilson <john.wilson@co.yakima.wa.us>; Andrew Rodriguez <Andrew.Rodriguez@co.yakima.wa.us>
Cc: YHD Help Desk <YHD.Help.Desk@co.yakima.wa.us>
Subject: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001

Hello,

Attachment: J 1/2

During the comment periods for the proposed new manufactured home park under file CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001, a few of the neighboring property owners had concern with the well control zone that falls partially on the subject property. According to the site plan, the well control zone will mostly be in an open space area. Does YHD have any concerns with this area being used for open space/recreation? Is there anything that can or cannot be done in that open space area due to the control zone? I have attached the narrative and site plan to this email for you to look through, though all of the application materials are on Accela if you need them.

Also, it looks like parcels 191323-11405 and 191323-11406 were part of a covenant recorded under AFN 7434847 requiring connection to sewer within one year of its availability. Parcels 191323-11410, 191323-11407, and 191323-11408 also were part of a covenant recorded under AFN 7294242 requiring sewer connection. Parcels 191323-11403, 191323-11404, and the parent lots of the area that is south of the subject lot were part of a covenant recorded under AFN 3072742 requiring sewer connection. With this new MH park connecting to Terrace Heights Sewer, is sewer considered available to those neighboring parcels?

Thank you,

Julia Loudon
Planner IV, Zoning and Subdivision
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901
(509)574-2300

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J 2/2

Julia Loudon

Yakima County Public Services (2)
Roads Email Re: Comments
JUL 12 2024
CUP24-02 / LSP24-01 / SEP24-01 /
Case No.: ADJ24-01 / ESP24-01 / VAR24-01
Assigned To: Julia

From: Victor Shaul
Sent: Friday, July 12, 2024 7:56 AM
To: Julia Loudon; Jamie West
Subject: RE: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR 2024-00001

Follow Up Flag: Follow up
Flag Status: Flagged

Julia

Roza Hill Drive is on the 6-year TIP to be improved to a 3 lane road (center turn lane) with curb, gutter, sidewalks and street lights from the vicinity of South 58th Street to Wendt Road. Yakima County Roads placed the condition that the developer make frontage improvements to Roza Hill Drive or make a financial contribution in lieu of. To that end, the developer will be making a financial contribution to off-set the proportional cost of reconstruction of Roza Hill Drive. When completed, this project will support increased traffic not only for this development, but future development as well.

The access to the development is via an unopened 60-foot county right of way off Wendt Road. When allowing access to a county road, access is permitted off the road with the lowest federal function class and in the safest location possible. There are many reasons but mainly the lower classification road has less traffic traveling at lower speeds. This is safer for vehicles entering and leaving the road. Roza Hill Drive is a Urban Major Collector road FFC 17, and Wendt Road is an Urban Local Access road FFC 19. Access for this development must be off Wendt Road.

I believe this addresses the transportation concerns of the two letters. Please let me know if there is anything else I can provide on the topic.

Thank you

Victor Shaul
Yakima County Roads

Victor Shaul
Engineering Technician III
509.574.2300
Victor.shaul@co.yakima.wa.us
128 N 2nd Street, 4th Floor
Yakima County Roads Website
Register for Public Services online permitting portal here.

Attachment: K 1/2

From: Julia Loudon <julia.loudon@co.yakima.wa.us>
Sent: Thursday, July 11, 2024 3:00 PM
To: Victor Shaul <victor.shaul@co.yakima.wa.us>; Jamie West <Jamie.West@co.yakima.wa.us>
Subject: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001

Hello,

In looking at the neighbor comments and concerns, does Roads have anything to say in response?

Sincerely,

Julia Loudon
Planner IV, Zoning and Subdivision
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901
(509)574-2300

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K 2/2

Julia Loudon

Yakima County Public Services (PZ)
Terrace Heights Sewer Dist re: Connection
JUL 15 2024
CUP24-02 / LSP24-01 / SEP24-01 /
Case No.: ADJ24-01 / BSP24-01 / VAR24-01
Assigned To: Julia

From: Jeff Alderson
Sent: Monday, July 15, 2024 12:38 PM
To: Julia Loudon
Subject: RE: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR 2024-00001

Sorry! Yes it is the property line not the residence.

Jeff Alderson
General Manager
Terrace Heights Sewer District
186 Iron Horse Ct Suite 100
Yakima, WA 98901
Cell # (509)-952-6874
Office # (509)-453-8702
Email: *jeff.alderson@co.yakima.wa.us*
Website: terraceheightssewerdistrict.com
Office Hours: Monday-Thurday7:30am to 4:30pm Closed for lunch 12:00 to 1:00

811
Know what's **below.**
Call before you dig.

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From: Julia Loudon <julia.loudon@co.yakima.wa.us>
Sent: Monday, July 15, 2024 12:36 PM
To: Jeff Alderson <jeff.alderson@co.yakima.wa.us>
Subject: RE: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001

Thank you for the information, Jeff. Is it if the sewer main is within 200' of the property line or within 200' of the residence.

Sincerely,

Julia Loudon
Planner IV, Zoning and Subdivision
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901

Attachment: L 1/5

(509)574-2300

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From: Jeff Alderson <jeff.alderson@co.yakima.wa.us>
Sent: Monday, July 15, 2024 12:32 PM
To: Julia Loudon <julia.loudon@co.yakima.wa.us>
Subject: RE: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001

Julie,

The district has to no requirements in place that require a resident to hook-up to sewer unless their septic system is failing and the sewer main is within 200' of the resident.

Thx,

Jeff Alderson
General Manager
Terrace Heights Sewer District
186 Iron Horse Ct Suite 100
Yakima, WA 98901
Cell # (509)-952-6874
Office # (509)-453-8702
Email: *jeff.alderson@co.yakima.wa.us*
Website: terraceheightssewerdistrict.com
Office Hours: Monday-Thurday7:30am to 4:30pm Closed for lunch 12:00 to 1:00

811
Know what's below.
Call before you dig.

L 215

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From: Julia Loudon <julia.loudon@co.yakima.wa.us>
Sent: Friday, July 12, 2024 1:35 PM
To: Jeff Alderson <jeff.alderson@co.yakima.wa.us>
Subject: FW: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001

Hello Jeff,

I am working on the new manufactured home project out in Terrace Heights, off of Roza Hill Drive and Wendt Road. From what I found in previous subdivisions around parcel 191323-11409, it looks like they were required to connect to sewer within 1 year of it becoming available. In John's email below, he said it is up to the timing of the sewering entity. Now that this development will be bringing in sewer to the area, will the neighboring lots be required to connect to Terrace Heights Sewer?

Sincerely,

Julia Loudon
Planner IV, Zoning and Subdivision
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901
(509)574-2300

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From: John Wilson <john.wilson@co.yakima.wa.us>
Sent: Friday, July 12, 2024 11:22 AM
To: Julia Loudon <julia.loudon@co.yakima.wa.us>; Andrew Rodriguez <Andrew.Rodriguez@co.yakima.wa.us>
Cc: YHD Help Desk <YHD.Help.Desk@co.yakima.wa.us>
Subject: RE: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001

HI Julia,

L 315

To answer your question of what activities can happen in the sanitary control area for a Group B Water System. Activities to avoid in the sanitary control area are as follows:

any potential source of contamination. such as septic tanks and drainfields, sewerlines, underground storage tanks, roads, railroad tracks, vehicles, structures, barns, feed
stations, grazing animals, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste, or garbage of any kind or description.

The sewer covenants that were signed are up to the timing of the Sewering entity when the properties need to connect to Public Sewer.

Sincerely,

John Wilson R.S.
Environmental Health Specialist

Office: 509-249-6568
Mobile: 509-480-4862

1210 Ahtanum Ridge Drive
Union Gap, WA 98903

From: Julia Loudon <julia.loudon@co.yakima.wa.us>
Sent: Thursday, July 11, 2024 4:20 PM
To: John Wilson <john.wilson@co.yakima.wa.us>; Andrew Rodriguez <Andrew.Rodriguez@co.yakima.wa.us>
Cc: YHD Help Desk <YHD.Help.Desk@co.yakima.wa.us>
Subject: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001

Hello,

During the comment periods for the proposed new manufactured home park under file CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001, a few of the neighboring property owners had concern with the well control zone that falls partially on the subject property. According to the site plan, the well control zone will mostly be in an open space area. Does YHD have any concerns with this area being used for open space/recreation? Is there anything that can or cannot be done in that open space area due to the control zone? I have attached the narrative and site plan to this email for you to look through, though all of the application materials are on Accela if you need them.

Also, it looks like parcels 191323-11405 and 191323-11406 were part of a covenant recorded under AFN 7434847 requiring connection to sewer within one year of its availability. Parcels 191323-11410, 191323-11407, and 191323-11408 also were part of a covenant recorded under AFN 7294242 requiring sewer connection. Parcels 191323-11403, 191323-11404, and the parent lots of the area that is south of the subject lot were part of a covenant recorded under AFN 3072742 requiring sewer connection. With this new MH park connecting to Terrace Heights Sewer, is sewer considered available to those neighboring parcels?

Thank you,

L 4/5

Julia Loudon
Planner IV, Zoning and Subdivision
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901
(509)574-2300

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L 5/5

Julia Loudon

Yakima County Public Services (2)
YHD Email Re: Sewer Connection
JUL 15 2024
CUP24-02 / LSP24-01 / SEP24-01
Case No.: ADJ24-01 / ESP24-01 / VAR24-01
Assigned To: Julia

From: John Wilson
Sent: Monday, July 15, 2024 2:48 PM
To: Julia Loudon; Andrew Rodriguez
Cc: YHD Help Desk
Subject: RE: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR 2024-00001

Hi Julia,

We generally only required connection to a public sewer if the septic system fails and the property is within 200 feet of the sewer main.

Sincerely,

John Wilson R.S.
Environmental Health Specialist

Office: 509-249-6568
Mobile: 509-480-4862

1210 Ahtanum Ridge Drive
Union Gap, WA 98903

From: Julia Loudon <julia.loudon@co.yakima.wa.us>
Sent: Monday, July 15, 2024 12:32 PM
To: John Wilson <john.wilson@co.yakima.wa.us>; Andrew Rodriguez <Andrew.Rodriguez@co.yakima.wa.us>
Cc: YHD Help Desk <YHD.Help.Desk@co.yakima.wa.us>
Subject: RE: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001

Hello John,

Thank you for that information. If a neighboring property's septic fails, would YHD have to require connection to Terrace Heights sewer?

Sincerely,

Julia Loudon
Planner IV, Zoning and Subdivision
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901

Attachment: M 1/3

(509)574-2300

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From: John Wilson <john.wilson@co.yakima.wa.us>
Sent: Friday, July 12, 2024 11:22 AM
To: Julia Loudon <julia.loudon@co.yakima.wa.us>; Andrew Rodriguez <Andrew.Rodriguez@co.yakima.wa.us>
Cc: YHD Help Desk <YHD.Help.Desk@co.yakima.wa.us>
Subject: RE: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001

HI Julia,

To answer your question of what activities can happen in the sanitary control area for a Group B Water System. Activities to avoid in the sanitary control area are as follows:

any potential source of contamination. such as septic tanks and drainfields, sewerlines, underground storage tanks, roads, railroad tracks, vehicles, structures, barns, feed
stations, grazing animals, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste, or garbage of any kind or description.

The sewer covenants that were signed are up to the timing of the Sewering entity when the properties need to connect to Public Sewer.

Sincerely,

John Wilson R.S.
Environmental Health Specialist

Office: 509-249-6568
Mobile: 509-480-4862

1210 Ahtanum Ridge Drive
Union Gap, WA 98903

M 2/3

From: Julia Loudon <julia.loudon@co.yakima.wa.us>
Sent: Thursday, July 11, 2024 4:20 PM
To: John Wilson <john.wilson@co.yakima.wa.us>; Andrew Rodriguez <Andrew.Rodriguez@co.yakima.wa.us>
Cc: YHD Help Desk <YHD.Help.Desk@co.yakima.wa.us>
Subject: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001

Hello,

During the comment periods for the proposed new manufactured home park under file CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001, a few of the neighboring property owners had concern with the well control zone that falls partially on the subject property. According to the site plan, the well control zone will mostly be in an open space area. Does YHD have any concerns with this area being used for open space/recreation? Is there anything that can or cannot be done in that open space area due to the control zone? I have attached the narrative and site plan to this email for you to look through, though all of the application materials are on Accela if you need them.

Also, it looks like parcels 191323-11405 and 191323-11406 were part of a covenant recorded under AFN 7434847 requiring connection to sewer within one year of its availability. Parcels 191323-11410, 191323-11407, and 191323-11408 also were part of a covenant recorded under AFN 7294242 requiring sewer connection. Parcels 191323-11403, 191323-11404, and the parent lots of the area that is south of the subject lot were part of a covenant recorded under AFN 3072742 requiring sewer connection. With this new MH park connecting to Terrace Heights Sewer, is sewer considered available to those neighboring parcels?

Thank you,

Julia Loudon
Planner IV, Zoning and Subdivision
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901
(509)574-2300

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M 313

Julia Loudon

Yakima County Public Services (P)
Utilities Email Re: Connections
JUL 16 2024
CUP24-002 / LSP24-001 / SEP24-001 /
Case No.: ADJ24-001 / ESP24-001 / VAR24-001
Assigned To: Julia

From: Joe Stump
Sent: Tuesday, July 16, 2024 9:01 AM
To: Julia Loudon
Subject: RE: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR 2024-00001 Manufactured Home Park

Hello Julia,

We do not have a requirement for an existing home to connect to a waterline. A new home is typically required to connect if the home is built within 200' of a waterline. An exception might be if the parcel is part of a community water system.

I noticed an error in the notes I placed in Accela. I said we had a waterline 1700' east of the project. It should have been 1700' west of the project. Is it possible to correct the wording in the Decision? Thanks.

Joe

From: Julia Loudon <julia.loudon@co.yakima.wa.us>
Sent: Monday, July 15, 2024 12:29 PM
To: Joe Stump <joe.stump@co.yakima.wa.us>
Subject: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 Manufactured Home Park

Hello Joe,

The comment periods for this new manufactured home project have now ended. Some of the neighbors were wondering if they would now have to hook up to Terrace Heights Water since the water lines will be close to them. I didn't see any covenants to connect to Terrace Heights Water in the previous subdivision files. Do you have a requirement for the neighboring properties to connect, once the water lines serve the subject parcel?

Sincerely,

Julia Loudon
Planner IV, Zoning and Subdivision
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901
(509)574-2300

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Attachment: N 1/2

materials to Planning_Info@co.yakima.wa.us or you can come into the Public Services Department office and meet with a staff member. Public Services Department office hours are Monday – Friday from 8:00 am – 4:00 pm and we are located on the 4th floor of the Yakima County Courthouse at 128 N. 2nd Street, Yakima, WA 98901.

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N 2/2

Table 19.23.050-1 Private Road Standards

Design Speed (min.)	25 miles per hour
Roadway Width	20 feet or current Fire Code (whichever is greater)
Horizontal Curve (min.)	154' radius (at 4% max. super-elevation)
Vertical Curve (crest min.)	L = 12 x (A), where L is the length of vertical curve, A = the algebraic difference in intersecting grades.
Vertical Curve (sag min.)	L = 26 x (A), where L is the length of vertical curve, A = the algebraic difference in intersecting grades.
Maximum Grades	10% or current Fire Code (whichever is least)
Stopping Sight Distance	155 feet (on level ground)
Roadway must accommodate two-way traffic	
Pavement section must be designed for a 20 year lifecycle	
Roadways in Urban Areas shall have pedestrian facilities, street and pedestrian lighting and drainage facilities	

Attachment: 6 1/1

Rachel DeLong

From: craig whittlesey <cwhittleseymd@gmail.com>
Sent: Wednesday, August 7, 2024 7:33 AM
To: Planning_Info
Subject: Re: Comments on proposed development of parcel no 191323-11409

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Thanks for your response. Our physical address is
Craig and Cheryl Whittlesey
7009 Bittner Rd, Yakima, WA 98901

On Mon, Aug 5, 2024 at 3:19 PM Planning_Info <Planning_Info@co.yakima.wa.us> wrote:

Good Afternoon,

Thank you for provided your comments. If you send me your physical or post office address, I can get your comments added to the file to be considered.

Sincerely,

Julia Loudon

Planner IV, Zoning and Subdivision

Yakima County Public Services, Planning Division

128 North Second Street

4th Floor, County Courthouse

Yakima, WA 98901

(509)574-2300

Neighbor Comment

Register for Public Services online permitting portal here. Apply for Planning applications and check the status now by visiting YakimaCountyPermits.us.

Attachment: P1/3

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From: craig whittlesey <cwhittleseymd@gmail.com>
Sent: Sunday, August 4, 2024 12:49 PM
To: Planning_Info <Planning_Info@co.yakima.wa.us>
Subject: Comments on proposed development of parcel no 191323-11409

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To: Julia Loudon, Planner IV and Yakima county planning department.
Regarding planned development of parcel No 191323-11409

My name is Craig Whittlesey. My wife Cheryl Whittlesey and I own the 7.5 acre parcel (parcel # 191323-14422) immediately to the south of the proposed 26 acre manufactured home development that is proposed for the parcel noted above. I have the following concerns regarding this proposed development.

1. In 2004 when developing the irrigation and landscaping for our current home I planted a total of 20 Autumn Blaze maple trees along the north border of our property (southern border of the subject property). When planted there were no plans for a high density living environment north of us and I located them about 18 inches inside our property line. They are now approximately 20-30 feet tall and quite majestic. I am concerned about the plans to locate a 6 foot cinder block wall, which I presume will have some type of foundation that close to those trees. I would propose a 10 foot setback along the southern border for their cinder block fence.

2. I also would like to make them aware of a 10 irrigation easement that runs along the eastern border of the subject property There are irrigation lines in that easement that serve our property and two other properties south of this proposed development. These originate at weir boxes in the northeast corner of this section (corner of Rosa and Wendt Dr).

3. Finally I am curious where water and sewer will be brought in from and if there will be infrastructure sufficient to provide other properties within the urban development zone with water and sewer also.

Thank you for your time. I would like to be there for the Public Hearing but not sure that work will accommodate that.

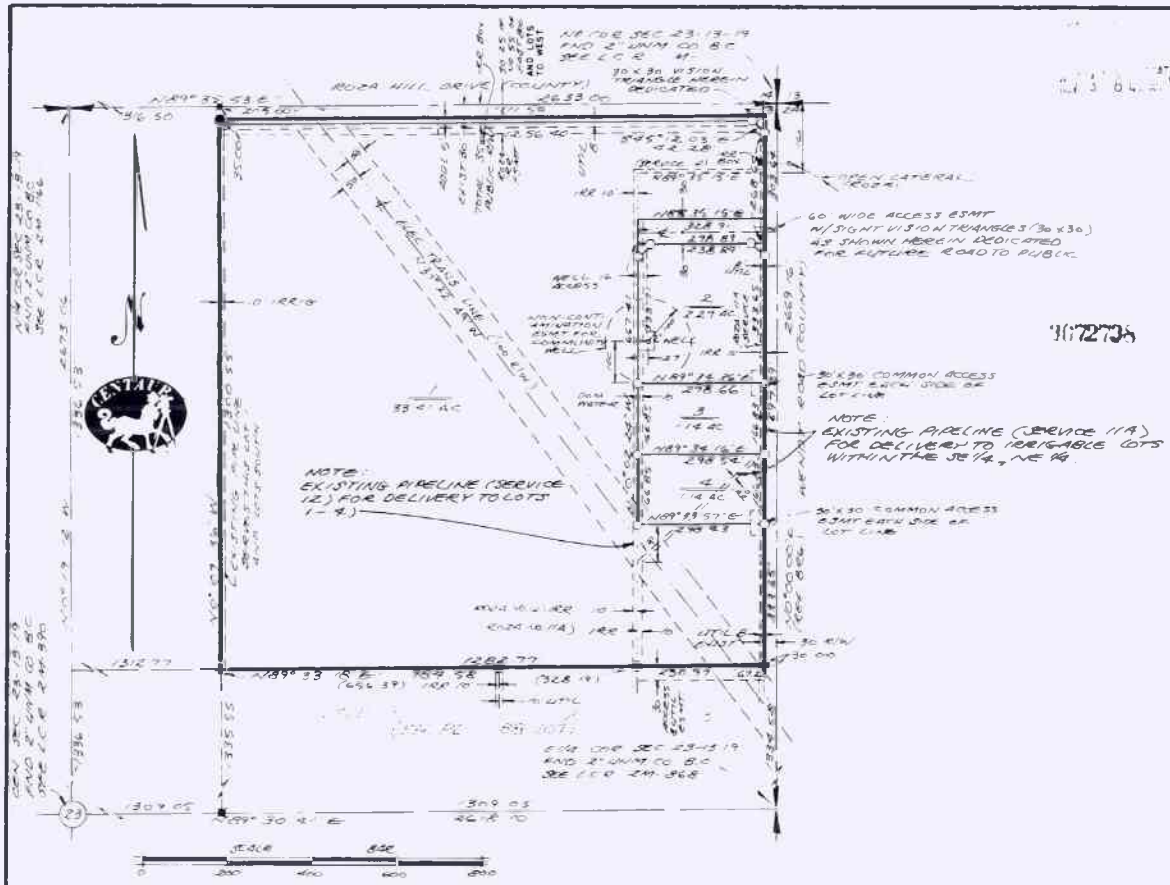
Craig Whittlesey M.D.

cwhittleseymd@gmail.com

509-952-3390

P.S. I have enclosed a picture of the maple trees.





3072738

3072738

3072738

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 13 NORTH RANGE 19 EAST W M
EXCEPT ROAD RIGHT OF WAY ALONG THE NORTH AND THE EAST SIDES THEREOF
SUBJECT TO AND TOGETHER WITH ALL EASEMENTS RIGHTS OF WAY RESTRICTIONS AND OBLIGATIONS OF RECORD

DEDICATION AND WAIVER OF CLAIMS

KNOW ALL MEN BY THESE PRESENTS THAT **RUBY L. EARP, NOW RUBY L. TWETEN,** AS HER SEPARATE ESTATE AS OWNER IN FEE SIMPLE AND ALL OTHER PARTIES HAVING ANY OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED HAVE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON DO HEREBY DEDICATE THOSE ROADS AND / OR RIGHTS OF WAY SHOWN AS PUBLIC DEDICATIONS HEREON TO THE USE OF THE PUBLIC DO HEREBY WAIVE ON BEHALF OF THEMSELVES AND THEIR SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST THE COUNTY OF YAKIMA AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION DRAINAGE AND MAINTENANCE OF SAID DEDICATED ROADS AND / OR RIGHTS OF WAY AND DO HEREBY GRANT AND RESERVE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED

Ruby L. (Earp) Tweten
RUBY L. (EARP) TWETEN

ACKNOWLEDGEMENT

BEFORE ME THIS 16TH DAY OF June 1994 PERSONALLY APPEARED **RUBY L. TWETEN**, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

Sylvia E. Binnema RESIDING AT Yakima
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

NOTARY PUBLIC JAN. 16, 1997 STATE OF WASHINGTON

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATE HAVE BEEN PAID DATED THIS 1st DAY OF August 1994

YAKIMA COUNTY TREASURER'S OFFICE

APPROVALS

APPROVED BY THE DIRECTOR OF YAKIMA COUNTY PUBLIC WORKS

William E Murphy DATE 6/17/94

APPROVED BY THE ADMINISTRATOR

R. J. Lindwall DATE 8-2-94

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 3 DAY OF Nov 1994 AT 8:49 AM IN BOOK 94-103 OF SHORT PLATS RECORDS OF YAKIMA COUNTY, WASHINGTON AT THE REQUEST OF THE ADMINISTRATOR

Doug Cochran Janet Lyon
YAKIMA COUNTY AUDITOR BY DEPUTY

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF **DICK TWETEN**

JOHN W. JOHNSTON CERTIFICATE NO 17670
PROFESSIONAL LAND SURVEYOR

STATE OF WASHINGTON JOHN W. JOHNSTON 17670 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 9-21-95

4-8-94

IRRIGATION DISTRICT APPROVAL

THE PROPERTY DESCRIBED HEREON IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARY OF THE **ROZA** IRRIGATION DISTRICT I HEREBY CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY SHOWN BY THIS SHORT PLAT ARE ADEQUATE TO SERVE ALL LOTS LOCATED WITHIN THIS SHORT PLAT WHICH ARE OTHERWISE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT I ALSO CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY ARE ADEQUATE TO TRANSMIT IRRIGATION WATER THROUGH THIS SHORT PLAT TO OTHER ADJACENT LAND ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT LOTS 1 ARE IN WHOLE OR IN PART NOT ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT I FURTHER CERTIFY THAT

___ 1 THIS SHORT PLAT CONTAINS COMPLETED IRRIGATION DISTRIBUTION FACILITIES IN ACCORDANCE WITH THIS DISTRICTS STANDARDS

___ 2 PROVISIONS ACCEPTABLE TO THIS DISTRICT HAVE BEEN MADE FOR COMPLETED IRRIGATION DISTRIBUTION FACILITIES A **COVENANT** HAS BEEN FILED WITH THIS SHORT PLAT

X 3 THE EXISTING IRRIGATION DISTRIBUTION FACILITY IS ADEQUATE TO MEET THIS REQUIREMENT

X 4 LOTS 1 ARE IN WHOLE OR IN PART NOT ENTITLED TO WATER RIGHT UNDER THE OPERATING RULES AND REGULATIONS OF THIS DISTRICT

ROZA IRRIGATION DISTRICT HEREBY CERTIFIES THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON IN DATE OF THIS CERTIFICATE HAVE BEEN PAID DATED THIS 18th DAY OF MAY 1994

ROZA IRRIGATION DISTRICT

NOTES

1) BEARINGS SHOWN BY THIS SURVEY ARE ASSUMED RELATIVE TO THE EAST LINE OF THE NE QUARTER OF SECTION 23 BEING N 0°00'00" E
2) BEARINGS AND / OR DISTANCES IN PARENTHESES ( ) ARE FROM MAPS AND / OR DEEDS OF RECORD ALL OTHERS ARE BY ACTUAL FIELD MEASURE
3) VARIOUS EASEMENTS FOR POWER TELEPHONE SEWER DRAINAGE AND / OR WATER SERVICES MAY AFFECT THIS PROPERTY QUESTIONS OF LOCATION SHOULD BE DIRECTED TO THE RESPECTIVE COMPANY RESPONSIBLE FOR DELIVERY OF SAID SERVICE
4) THIS SURVEY WAS PERFORMED WITH A THREE SECOND TOTAL STATION AND A CALIBRATED TAPE USING STANDARD TRAVERSE PROCEDURES
5) ALL SECTION CONTROL CORNERS WERE VISITED DURING MARCH 1994
6) ● DENOTES IRON MONUMENT FOUND FROM PRIOR SHORT PLAT 88-107
7) ○ DENOTES 1/2" REBAR WITH CAP MARKED CENTAUR 17670 SET
8) ■ DENOTES NAIL AND WASHER FOUND
9) □ DENOTES NAIL AND WASHER MARKED CENTAUR 17670 SET
10) YAKIMA COUNTY HAS NO RESPONSIBILITY TO BUILD IMPROVE MAINTAIN OR OTHERWISE SERVICE ANY PRIVATE ROAD FOR THIS SHORT PLAT ANY RIGHT OF WAY DEDICATED TO THE PUBLIC BY THIS SHORT PLAT SHALL NOT BE OPENED AS A COUNTY ROAD UNTIL SUCH TIME AS IT IS IMPROVED TO COUNTY ROAD STANDARDS AND ACCEPTED AS PART OF THE COUNTY ROAD SYSTEM
11) THE OWNERS SHOWN HEREON THEIR GRANTEES AND ASSIGNEES IN INTEREST HEREBY COVENANT AND AGREE TO RETAIN ALL SURFACE WATER GENERATED WITHIN THE PLAT ON SITE ANY NATURAL DRAINAGEWAYS MUST NOT BE ALTERED OR IMPEDED
12) YAKIMA COUNTY HAS IN PLACE AN URBAN AND RURAL ADDRESSING SYSTEM STREET NAMES AND NUMBERS FOR LOTS WITHIN THIS PLAT ARE ISSUED BY THE YAKIMA COUNTY PUBLIC WORKS DEPT UPON ISSUANCE OF AN APPROVED BUILDING PERMIT
13) LOT 1 OF THIS SHORT PLAT IS SITUATED IN OR NEAR A DESIGNATED MINERAL EXTRACTION SITE AND MAY BE SUBJECT TO NOISE DUST SMOKE ODORS AND OTHER RELATED IMPACTS ASSOCIATED WITH PRESENT OR FUTURE MINERAL EXTRACTION ACTIVITIES ON ADJACENT TO OR IN THE VICINITY OF THE PROPERTY

YAKIMA COUNTY SHORT PLAT PARENT PARCEL 191323-11001

CENTAUR LAND SURVEYING
CENTAUR 1214 W. LINCOLN, UNIT B YAKIMA, WA 98902
LAND SURVEYING PHONE (509) 453-4728

SHORT PLAT MAP
FOR
RICHARD / RUBY TWETEN
712 COUNTRY CLUB DR YAKIMA, WA 98901

PTN. NE 1/4 NE 1/4 SEC. 23 T.13 N. R.19 E. W.M.

DRAWN BY	JWJ	JOB NO.	94091
DATE	APRIL 1994	SCALE	1" = 200'

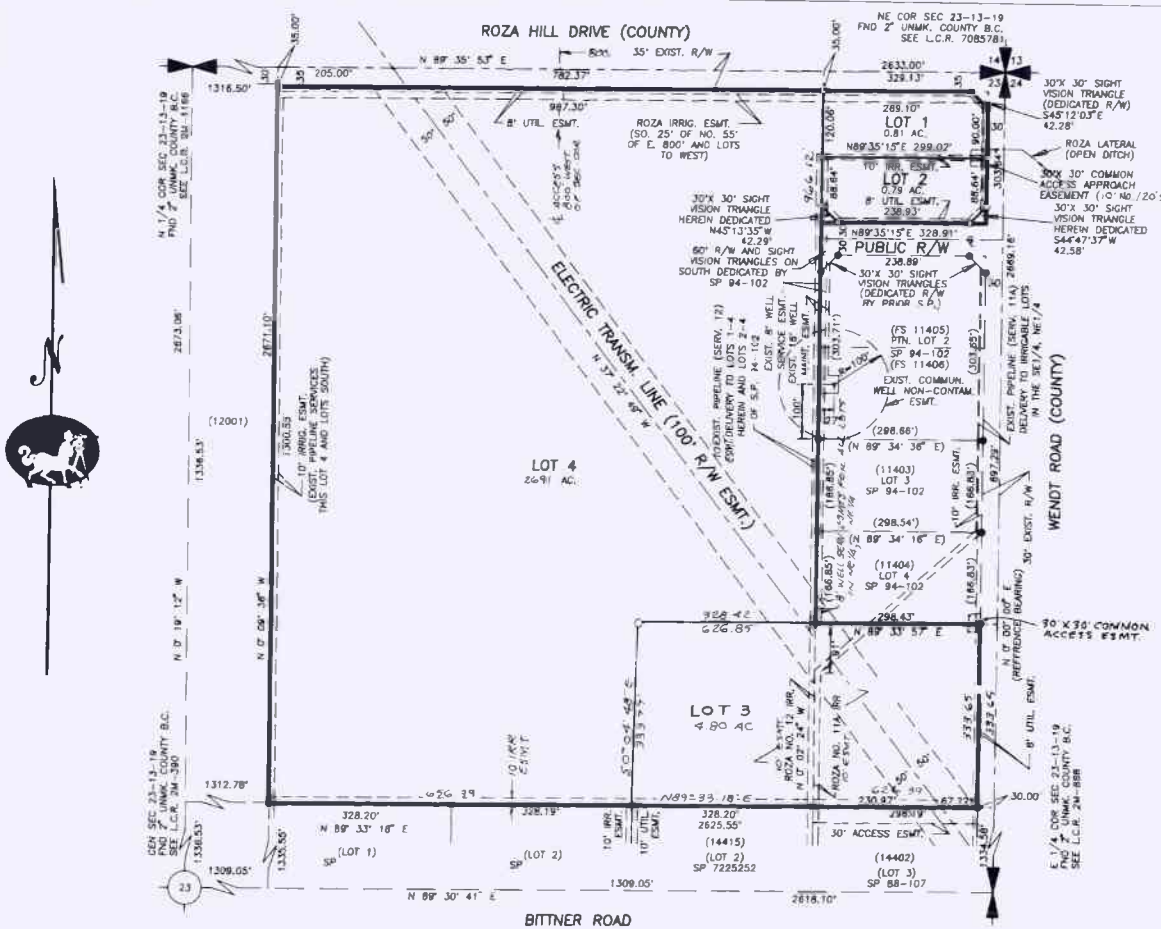
94-102

Attachment: Q 1/1

SPM 7294242 1/1

SUB01-115

Attachment: R 1/1



LEGAL DESCRIPTION

LOT 1 OF THAT CERTAIN SHORT PLAT RECORDED IN BOOK 94-102 OF SHORT PLATS, RECORDS OF YAKIMA COUNTY, WASHINGTON; SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND OBLIGATIONS OF RECORD.

DEDICATION AND WAIVER OF CLAIMS

(SEE DEDICATION TEXT BODY BELOW)

Ruby L. Morton

RUBY L. MORTON LIV. TRUST (RUBY L. MORTON TRUSTEE)

LIVING TRUST ACKNOWLEDGEMENT

BEFORE ME THIS 8 DAY OF August, 2002, PERSONALLY APPEARED RUBY L. MORTON TO ME KNOWN TO BE THE TRUSTEE OF RUBY L. MORTON LIVING TRUST, THE ENTITY WHICH EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED TO ME THAT SHE IS THE LEGALLY DESIGNATED TRUSTEE OF SAID LIVING TRUST AND THAT THE SEAL AFFIXED (IF ANY) IS THE OFFICIAL SEAL OF SAID LIVING TRUST, AND THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Linda G. Ryan RESIDING AT Yakima

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES July 2005

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATE HAVE BEEN PAID. DATED THIS 23 DAY OF August 2002.

YAKIMA COUNTY TREASURER'S OFFICE

APPROVALS

APPROVED BY THE DIRECTOR OF YAKIMA COUNTY PUBLIC WORKS

DATE 9/18/2002

APPROVED BY THE ADMINISTRATOR

DATE 9/25/2002

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 25 DAY OF Sept. 2002, AT 10:06 A.M. IN BOOK _____ OF SHORT PLATS, AT AUDITOR'S FILE NO. 7294242 RECORDS OF YAKIMA COUNTY, WASHINGTON AT THE REQUEST OF THE ADMINISTRATOR.

YAKIMA COUNTY AUDITOR BY DEPUTY

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF RUBY L. MORTON

JOHN W. JOHNSTON CERTIFICATE NO. 17670

PROFESSIONAL LAND SURVEYOR

DEDICATION AND WAIVER OF CLAIMS

KNOW ALL MEN BY THESE PRESENTS THAT RUBY L. MORTON LIVING TRUST, AS OWNERS, AND ALL OTHER PARTIES HAVING ANY OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED, HAVE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON, DO HEREBY DEDICATE THOSE ROADS AND/OR RIGHTS OF WAY SHOWN AS PUBLIC DEDICATIONS HEREON TO THE USE OF THE PUBLIC, DO HEREBY WAIVE ON BEHALF OF THEMSELVES AND THEIR SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST YAKIMA COUNTY AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED ROADS AND/OR RIGHTS OF WAY, AND DO HEREBY GRANT AND RESERVE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED. (SEE SIGNATURE AND WITNESS ABOVE)

IRRIGATION DISTRICT STATEMENT

THE PROPERTY DESCRIBED HEREON IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARY OF THE ROZA IRRIGATION DISTRICT. I HEREBY CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY SHOWN BY THIS SHORT PLAT ARE ADEQUATE TO SERVE ALL LOTS LOCATED WITHIN THIS SHORT PLAT WHICH ARE OTHERWISE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. I ALSO CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY ARE ADEQUATE TO TRANSMIT IRRIGATION WATER THROUGH THIS SHORT PLAT TO OTHER ADJACENT LAND ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. LOTS ____ ARE, IN WHOLE OR IN PART, NOT ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT.

I FURTHER CERTIFY THAT:

X 1. THIS SHORT PLAT CONTAINS COMPLETED IRRIGATION DISTRIBUTION FACILITIES IN ACCORDANCE WITH THIS DISTRICT'S STANDARDS.

___ 2. PROVISIONS ACCEPTABLE TO THIS DISTRICT HAVE BEEN MADE FOR COMPLETED IRRIGATION DISTRIBUTION FACILITIES.

___ 3. THE EXISTING IRRIGATION DISTRIBUTION FACILITY IS ADEQUATE TO MEET THIS REQUIREMENT — IN PART

X 4. LOTS 4 ARE/NOT CLASSIFIED AS 'IRRIGABLE LAND' BY THIS DISTRICT AND / OR ARE NOT ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THIS DISTRICT. ROZA IRRIGATION DISTRICT (R.I.D.) HEREBY CERTIFIES THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATE HAVE BEEN PAID. DATED THIS 9TH DAY OF August 2002.

Mick Stewart (R.I.D.)

NOTES

1) BEARINGS SHOWN BY THIS SURVEY ARE ASSUMED RELATIVE TO THE EAST LINE OF THE NE QUARTER OF SECTION 23 BEING N0°00'00"E AS SHOWN BY PRIOR SHORT PLAT 94-102, SEE SAID SURVEY FOR ADDITIONAL SUBDIVISION INFORMATION.
2) BEARINGS AND DISTANCES SHOWN IN PARENTHESES () ARE FROM MAPS AND / OR DEEDS OR RECORD. ALL OTHERS ARE BY ACTUAL FIELD MEASURE.
3) IN SOME CASES, EXISTING FENCES WHICH MAY BE ALONG THE PERIMETER OF THE DESCRIBED PROPERTY DO NOT LIE UPON THE DESCRIBED PROPERTY LINES. QUESTIONS OF OWNERSHIP RIGHTS AND / OR OBLIGATIONS SHOULD BE DIRECTED TO AN ATTORNEY-AT-LAW.
4) VARIOUS EASEMENTS FOR POWER, TELEPHONE, SEWER, DRAINGAGE AND / OR WATER SERVICES MAY AFFECT THIS PROPERTY. QUESTIONS OF LOCATION SHOULD BE DIRECTED TO THE RESPECTIVE COMPANY RESPONSIBLE FOR DELIVERY OF SAID SERVICE.
5) THIS SURVEY WAS PERFORMED WITH A THREE-SECOND TOTAL STATION AND A CALIBRATED TAPE USING STANDARD TRAVERSE PROCEDURES.
6) SECTION CORNERS WERE VISITED DURING FEB., 2002.
7) ● DENOTES IRON MONUMENT FOUND FROM PRIOR SURVEY.
8) ○ DENOTES 1/2" REBAR WITH CAP (CENTAUR 17670) SET.
9) -X-X-X- DENOTES EXISTING FENCE LOCATION.
10) PURCHASERS AND LESSEES ARE HEREBY NOTIFIED THAT THIS SHORT PLAT IS SITUATED NEAR A MINERAL RESOURCE DESIGNATED AREA AND THE LOTS ARE THEREFORE SUBJECT TO NOISE, DUST, SMOKE, ODORS AND OTHER NUISANCES RESULTING FROM USUAL AND NORMAL PRACTICES ASSOCIATED WITH NEARBY MINERAL RESOURCE USES.

ADDED COMM ESMT 9-20-02 JWJ
CHANGED LOTS AND NOTES 9-19-02 JWJ

11) LOTS 1, 2, 3 AND 4 HAVE BEEN PROVIDED WITH DOMESTIC WATER FROM THE RUBY COMMUNITY WELL LOCATED ON LOT 2 OF SHORT PLAT 94-102. NO INDIVIDUAL WELLS MAY BE INSTALLED ON ANY OF THESE LOTS.
12) PURCHASERS AND LESSEES ARE HEREBY NOTIFIED THAT LOTS 3 AND 4 WITHIN THIS SHORT PLAT IS SUBJECT TO YAKIMA HEALTH DISTRICT (YHD) STANDARDS FOR INSTALLATION OF AN ON-SITE SEWAGE DISPOSAL SYSTEM. THE LOT WAS NOT EVALUATED BY YHD PRIOR TO PLAT APPROVAL. PERMITS FROM YHD MUST BE OBTAINED BEFORE ANY SEWAGE SYSTEM DEVELOPMENT IS BEGUN.
13) NO DIRECT ACCESS FOR LOT 3 WILL BE PERMITTED TO WENDT ROAD EXCEPT VIA AN APPROVED ROAD APPROACH. ADDITIONALLY, NO DIRECT ACCESS FOR LOT 2 WILL BE PERMITTED TO WENDT ROAD EXCEPT VIA THE 60-FT. WIDE RIGHT OF WAY TO THE SOUTH, UNLESS OTHERWISE APPROVED BY THE COUNTY ENGINEER.
14) THE OWNERS SHOWN HEREON, THEIR GRANTEES AND ASSIGNEES IN INTEREST HEREBY COVENANT AND AGREE TO RETAIN ALL SURFACE WATER GENERATED WITH THE PLAT ON-SITE. ANY NATURAL DRAINAGEWAYS MUST NOT BE ALTERED OR IMPEDED.
15) YAKIMA COUNTY HAS IN PLACE AN URBAN AND RURAL ADDRESSING SYSTEM. STREET NAMES AND NUMBERS OF LOTS WITHIN THIS PLAT ARE ISSUED BY THE YAKIMA COUNTY PUBLIC WORKS DEPT. UPON ISSUANCE OF AN APPROVED BUILDING PERMIT.

CHANGED NOTE 2, ADDED IRR. ESMT. AND CHANGED LOT 3 OWNER 8-5-02 JWJ

SCALE BAR (1" = 150')

0 150 300 450 600

SHORT PLAT MAP (MORTON)

PARENT PARCEL NO. 191323-11401

5-7-02

SHORT PLAT MAP
FOR
RUBY L. MORTON LIVING TRUST
712 FAIRWAY DRIVE
YAKIMA, WASHINGTON 98901

CENTAUR LAND SURVEYING
703 VIEW CREST COURT
KELAH, WASHINGTON 98942
PHONE (509) 697-5306
FAX (509) 698-4560

JOB NO. 22065

DRAWN: JWJ

DATE: 5-7-02

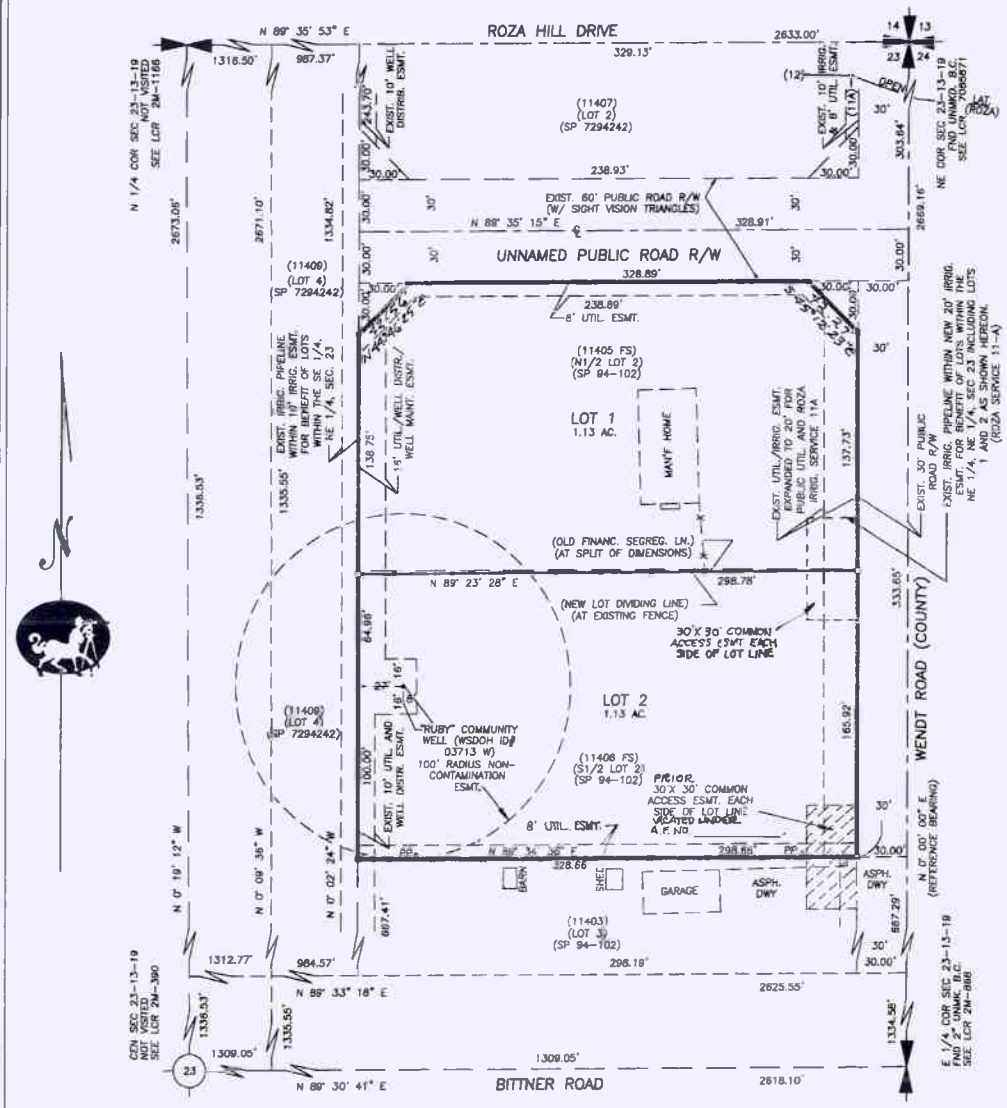
T13N, R19E,WM

SHT 1 OF 1 SHT

SPM 7434847

SUB04-082

Attachment: S 1/1



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT DENNIS E. CARLSON AND NANCY C. CARLSON, HUSBAND AND WIFE, AS OWNERS, AND ALL OTHER PARTIES HAVING AN OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED, HAVE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON, AND DO HEREBY GRANT AND RESERVE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

Dennis E. Carlson — Nancy C. Carlson

DENNIS E. CARLSON — NANCY C. CARLSON

ACKNOWLEDGEMENT

BEFORE ME THIS 2nd DAY OF Nov. 2004 PERSONALLY APPEARED DENNIS E. CARLSON AND NANCY C. CARLSON, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Cecelia J. Catt RESIDING AT Selah

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES 6-22-2007

STATE OF WASHINGTON
CECELIA J. CATT
NOTARY PUBLIC
COMMISSION EXPIRES
JUNE 22, 2007

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATE HAVE BEEN PAID.

DATED THIS 28 DAY OF December 2004

Joi Emack

YAKIMA COUNTY TREASURER'S OFFICE

IRRIGATION DISTRICT STATEMENT

THE PROPERTY DESCRIBED HEREON IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARY OF THE ROZA IRRIGATION DISTRICT. I HEREBY CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY SHOWN BY THIS SHORT PLAT ARE ADEQUATE TO SERVE ALL LOTS LOCATED WITHIN THIS SHORT PLAT WHICH ARE OTHERWISE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. I ALSO CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY ARE ADEQUATE TO TRANSMIT IRRIGATION WATER THROUGH THIS SHORT PLAT TO OTHER ADJACENT LAND ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. LOTS ___ ARE, IN WHOLE OR IN PART, NOT ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. I FURTHER CERTIFY THAT:

___1. THIS SHORT PLAT CONTAINS COMPLETED IRRIGATION DISTRIBUTION FACILITIES IN ACCORDANCE WITH THIS DISTRICT'S STANDARDS.

___2. PROVISIONS ACCEPTABLE TO THIS DISTRICT HAVE BEEN MADE FOR COMPLETED IRRIGATION DISTRIBUTION FACILITIES. A COVENANT HAS BEEN FILED WITH THIS SHORT PLAT.

X 3. THE EXISTING IRRIGATION DISTRIBUTION FACILITY IS ADEQUATE TO MEET THIS REQUIREMENT.

___4. LOTS ___ ARE NOT CLASSIFIED AS 'IRRIGABLE LAND' BY THIS DISTRICT AND/OR ARE NOT ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THIS DISTRICT. ROZA IRRIGATION DISTRICT HEREBY CERTIFIES THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATE HAVE BEEN PAID.

DATED THIS 21st DAY OF October 2004

R Wayne Nomichan ROZA IRRIGATION DISTRICT

NOTES

1) BEARINGS SHOWN BY THIS SURVEY ARE ASSUMED RELATIVE TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23 BEING N 0° 00' 00" E AS SHOWN BY PRIOR SHORT PLAT 94-102. SEE SAID SHORT PLAT FOR ADDITIONAL INFORMATION.
2) DISTANCES AND BEARINGS IN PARENTHESES () ARE FROM MAPS AND/OR DEEDS OF RECORD. ALL OTHERS ARE BY ACTUAL FIELD MEASURE.
3) LOTS 1 AND 2 HAVE BEEN PROVIDED WITH DOMESTIC WATER FROM THE RUBY WATER SYSTEM (COMMUNITY WELL I.D. NO. 03713W) LOCATED ON LOT 2. NO INDIVIDUAL WELLS MAY BE INSTALLED ON ANY OF THESE LOTS.
4) THE OWNERS SHOWN HEREON, THEIR GRANTEES AND ASSIGNEES IN INTEREST HEREBY COVENANT AND AGREE TO RETAIN ALL SURFACE WATER GENERATED WITHIN THE PLAT ON-SITE ANY NATURAL DRAINAGEWAYS MUST NOT BE ALTERED OR IMPEDED.
5) YAKIMA COUNTY HAS IN PLACE AN URBAN AND RURAL ADDRESSING SYSTEM. STREET NAMES AND NUMBERS FOR LOTS WITHIN THIS PLAT ARE ISSUED BY THE YAKIMA COUNTY PUBLIC WORKS DEPARTMENT UPON ISSUANCE OF AN APPROVED BUILDING PERMIT.
6) ● DENOTES IRON MONUMENT FOUND. SEE PRIOR SURVEY.
7) O DENOTES ½" REBAR/CAP (CENTAUR 17670) SET.

LEGAL DESCRIPTIONS

PARCEL A (FINANCIAL SEGREGATION/ N'LY PTN.)
LOT 2 OF SHORT PLAT NO. 94-102, RECORDED NOVEMBER 3, 1994, UNDER AUDITOR'S FILE NUMBER 3072738, RECORDS OF YAKIMA COUNTY, WASHINGTON;
EXCEPT THE SOUTH 166.83 FEET THEREOF;
SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND OBLIGATIONS OF RECORD.

PARCEL B (FINANCIAL SEGREGATION/ S'LY PTN.)
THE SOUTH 166.83 FEET OF LOT 2 OF SHORT PLAT NO. 94-102, RECORDED NOVEMBER 3, 1994, UNDER AUDITOR'S FILE NUMBER 3072738,
RECORDS OF YAKIMA COUNTY, WASHINGTON;
EXCEPT THE SOUTH 166.83 FEET THEREOF;
SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND OBLIGATIONS OF RECORD.

APPROVALS

APPROVED BY THE ~~DIRECTOR OF~~ YAKIMA COUNTY ~~PUBLIC WORKS~~ ENGINEER

Kurt L. McHenry DATE: 12/28/04

APPROVED BY THE ADMINISTRATOR:

Ted Stowell DATE: 12/28/2004

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28th DAY OF DEC. 2004

AT 2:59 P M. IN BOOK N/A OF SHORT PLATS, AND

UNDER AUDITOR'S FILE NO. 7434847 RECORDS OF YAKIMA COUNTY, WASHINGTON AT THE REQUEST OF THE ADMINISTRATOR.

CO-KY MATTINGLY, COUNTY AUDITOR

YAKIMA COUNTY AUDITOR BY DEPUTY

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF DENNIS E. CARLSON.

JOHN W. JOHNSTON CERTIFICATE NO. 17670
PROFESSIONAL LAND SURVEYOR

ADDED NEW COMMON ACCESS ESMT 12-23-04 JWJ

SCALE BAR (1"= 50')

0 50 100 150 200

SHORT PLAT MAP (CARLSON)
PARENT PARCEL NO. 191323-11405,-11406

JOHN W. JOHNSTON — 17670 — REGISTERED LAND SURVEYOR
0/18/04

SHORT PLAT MAP
FOR
DENNIS E. CARLSON
110 WENDT ROAD
YAKIMA, WASHINGTON 98901

CENTAUR LAND SURVEYING
703 VIEW CREST COURT
SELAH, WASHINGTON 98942
PHONE (509) 697-5306
FACSIMILE (509) 698-4560
www.johnjohnston@charter.net

JOB NO. 24278

DRAWN: JWJ

DATE: 10-18-04

23

T13N, R19E,WM

SHT 1 OF 1 SHT

RETURN TO: Yakima County Planning Division
Public Services Department
Courthouse 4th Floor
Yakima, WA 98901

DECLARATION OF COVENANT

Setback Reduction for Especially Sensitive Land Uses

Permit Number: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001

Parcel Number: 191323-11409

Owner(s)/Grantor(s): Santiago Communities Inc. **Grantee:** The Public

The undersigned owner of the property legally described as follows:

Lot 4 of Short Plat No. 7294242, as recorded September 25, 2002, Records of Yakima County, Washington

I do hereby affirm that we have been advised that the proposed residences on said property do not meet the 500-foot Mineral Resource setback as required under YCC 19.18.205(2)(a). The resource setback has been reduced as depicted on the approved site plan under permit file CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001.

As such, the occupants of said property may be subject to increased levels of noise, dust, smoke, odors, traffic, spray drift, and other undesirable effects resulting from normal practices and activities carried out on the adjacent resource designated property.

Now, therefore, in consideration of granting a setback reduction to allow construction of the single-family residences in the proposed locations, the owners do hereby forever waive on behalf of themselves and their grantees and assignees all rights to seek redress for any adverse effects to said property, or its occupants, due to the reduced setback.

_____ _____

Owner Owner

STATE OF WASHINGTON)
COUNTY OF YAKIMA)

On this day personally appeared before me, _____, to me known as the individual(s) described herein and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein stated.

Given under my hand and official seal this _____ day of _____, 20____

_____

Notary Public in and for the State of Washington,
residing at _____
Expires: _____

PLSA
ENGINEERING & SURVEYING
SCOTT D. GARLAND, P.E. RICHARD L. WEHR, PLS
JOSEPH W. BAKER, PLS MIKE RUPPS, LSIT

Yakima County Public Services
AUG 16 2024
Case No.: CUP2024-00002
Assigned To: Julia

August 16, 2024

Julia Loudon, Senior Project Planner
Yakima County Planning Division
128 N. 2nd Street, 4th Floor Courthouse
Yakima, WA 98901

Re: Santiago Communities, Inc., File CUP2024-00002 Additional Information

Dear Ms. Loudon:

This letter and enclosures respond to your July 19, 2024 request for additional information for the above referenced application. They are based in part on our meeting with you, Tommy Carroll and Jason Earles on July 24, 2024.

1. As discussed during our meeting, we do not believe that complete denial by the Bonneville Power Administration (BPA) of road and other improvements within the powerline easement is likely. We note the written comment sent by BPA only requests the placement of a note on the "plat" (site plan) and warns that activities that block maintenance crews or safety concerns need to be addressed prior to construction to avoid *later modification* at owner expense. We believe that it will be simply a matter of designing the grade of interior streets to conform to BPA safety requirements. We also believe that the proposed walking path in the easement can be aligned and otherwise designed to address concerns. And there are alternatives if the proposed view obscuring wall is not acceptable to BPA within the easement. This is no different than other requirements for plats, binding site plans etc. during the design phase (after preliminary approval but before final approval and recording). Generally, the requirements can be met through design but there is always some risk that they can't.

   In order to respond to this information request, we have filed the land use application being requested by BPA. Also, attached site plan revisions show the improvements proposed within the powerline easement.

2. We have contacted the Roza Irrigation District, Terrace Heights Sewer District and (as described above) the Bonneville Power Administration about location of the proposed masonry wall. Documentation from Roza Irrigation District is enclosed with this letter. The following, based on this input is the minimum for installing the wall in the event that other

1
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ADJ 24-001/SEP24-001/ESP24-001V
VAR-24-001

permission is not obtained and it is intended to demonstrate that this project is approvable and should move forward. Additional permission may be sought from parties that benefit from the easements that have not already been contacted during the design phase and the configuration of the wall modified accordingly:

a. The 6-foot-high view obscuring wall is to be installed on the north property line along Roza Hill Drive as authorized by the Roza Irrigation District. Alignment of the wall in manufactured home spaces 1 through 3 will be as determined during the design phase and will either be set back from a relocated RID pipeline or gates provided on the north property line[1] and on the east property line within the Roza easement. If the irrigation line is relocated with the wall behind it as described in the Roza comments, the gate being proposed for the emergency access road may be used for access to irrigation facilities rather than a newly proposed gate on the north line if this will work and is acceptable to Roza.

b. The view obscuring wall is to be installed on the east property line outside of the Roza No. 12 Irrigation Easement. Where the easement is within the site, the wall will either be installed adjacent to, but outside of the easement, or an otherwise view-obscuring fence but not a wall will be installed with an alignment set back as described by Roza Irrigation District comments.

c. On the south and west property lines, the wall is to be installed on the property line or set back as authorized by the parties served by easements along those property lines.

d. Gates are required by the Roza Irrigation District on the west property line where the diagonal irrigation easement leaves the site and by the Terrace Heights Irrigation District where the sewer easement enters the site between manufactured home spaces 33 and 34. A gate may also be necessary where the private easement on the west side of the property leaves the site at the southwest corner on manufactured home space #35.

e. We anticipate using the emergency access from Roza Hill Drive to bring public domestic water service and other utilities into the site. This, along with allowing access to the easement from internal park streets should accommodate existing and new utility easements on the property.

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[1]A Roza gate on the north property line should not be subject to YCC 19.10.040(6)(a)(vi) or Table 19.12.010-2, Footnote 4 because Roza Hill Drive is not a local access road, it is a collector arterial; when proposed improvements of Roza Hill Drive are completed it will have a right-of-way exceeding 60 feet in width and structural setbacks of less than 20 feet are not otherwise allowed in this location.

2

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f. In the event the view obscuring wall is not approvable by Bonneville Power Administration as proposed within the powerline easement, alternatives can be implemented such as providing gates, realigning the wall to BPA requirements or using other fencing materials if a concrete wall is not acceptable at all to BPA. It should be noted that under YCC 19.21.030(2)(j)(i)(A) sitescreening is not required adjacent to areas of the parcel that are not being developed. While this is not expected and not a preference of the applicant, failure to obtain BPA approval of a wall or fence should not be considered fatal to the project from a regulatory standpoint.

We request the following stipulations with regard to placement of the proposed view-obscuring wall or fencing in or adjacent to irrigation and utility easements:

a. As discussed during our July 24 meeting, areas of manufactured home spaces that become isolated within the easements between the wall (or fence if applicable) and property line will still be considered part of the manufactured home space and counted toward meeting lot size, lot width and setback standards.

b. We will retain the ability to relocate the view obscuring wall to the property line in the future without having to reopen the conditional use permit or binding site plan process in the event that an easement is vacated, or new authorization to do so is obtained from the parties that benefit from such easement.

3. The site plan has been revised to widen the proposed irrigation easement running diagonally through the property to 30 feet as requested by Roza Irrigation District. This resulted in minimal site plan revision and no loss in the number of manufactured home spaces. This was facilitated by the following:

a. Manufactured home spaces 5 through 9 were reduced in width but remain in conformance to minimum width and area standards in order to allow space 4 to be widened to accommodate the easement.

b. The carport originally shown on Space 30 has been eliminated and replaced with two off-street parking spaces.

c. The easement in question has been incorporated into all of the manufactured spaces whereas it was previously separate in some but not all of them. This provides more area to meet setbacks. Effectively, the easement becomes the setback on these spaces.

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4. The irrigation easement along the north property line was not shown incorrectly because only the 20 feet of width actually on the subject property was being portrayed. To respond to this request and avoid further confusion, the entire setback is now being shown on the revised site plan.

Please contact me by email with any questions.

Sincerely,

Thomas R. Durant
PLSA Engineering & Surveying

Enclosures: Revised site plan
August 13, 2024 email from Roza Irrigation District

Copy: Santiago Communities, Inc.

4

FILED
HEARING EXAMINER
EXH # 1 DATE 8/16/2024
FILE NO.

From: Lopez, Lazaro <LLopez@roza.org>
Sent: Tuesday, August 13, 2024 2:46 PM
To: Wade Kabrich <wkabrich@plsaofyakima.com>
Cc: Sonnichsen, Wayne R. <SonnicWR@roza.org>
Subject: RE: Roza hill Dr.

Good afternoon Wade,

I will try to answer your questions accordingly,

1. For the NE corner, Roza will require a 12' gate minimum, be installed across the easement centered on the existing pipeline. If you were to leave the pipeline where it is currently located.
2. If you were to move the pipeline to the north, to where the pipeline is close to the county R-O-W. Then the block wall could be installed 5' or 6' away from the county R-O-W and that would be enough room for Roza to perform maintenance when needed. If that is the case, then a 12' gate in the NE corner would not be necessary.
3. Roza would also require a 12' gate be installed where the stand pipe is located. Where the pipe turns and begins to follow the southwesterly path. Depending on the location of the block wall.
4. Roza would require that a fence be installed (instead of a block wall) on the east property line, outside of the easement line. The easement is called out on SPM 7294242 as a 10' irrigation easement. There are existing irrigation and well lines located along this easement. Access needs to be available as well as room to work for maintenance.
5. As for building a block wall on the property line on the north side. Santiago Communities can install the wall on the property line beginning on the west side of the proposed emergency entrance onto Roza Hill Dr. As shown on the preliminary site layout by PLSA.
6. A 12' gate minimum centered on the existing pipeline would have to be installed on the property line in the southwest area where the easement crosses the property line.
7. No permanent structures are allowed on the Roza Irrigation easements.
8. If asphalt is installed over the top of the Roza Irrigation easement. Roza will not replace the asphalt when maintenance has to be performed. Roza will cut the asphalt and compact the material/gravel. Roza will not patch the asphalt, that will be the responsibility of Santiago Communities.

I hope this answers your questions Wade.

If you have any other questions or concerns, please don't hesitate to contact me.

Thank you,

Lazaro Lopez
Roza Irrigation District
LLOPEZ@ROZA.ORG
Office: 509-837-5141
Cell: 509-840-1577

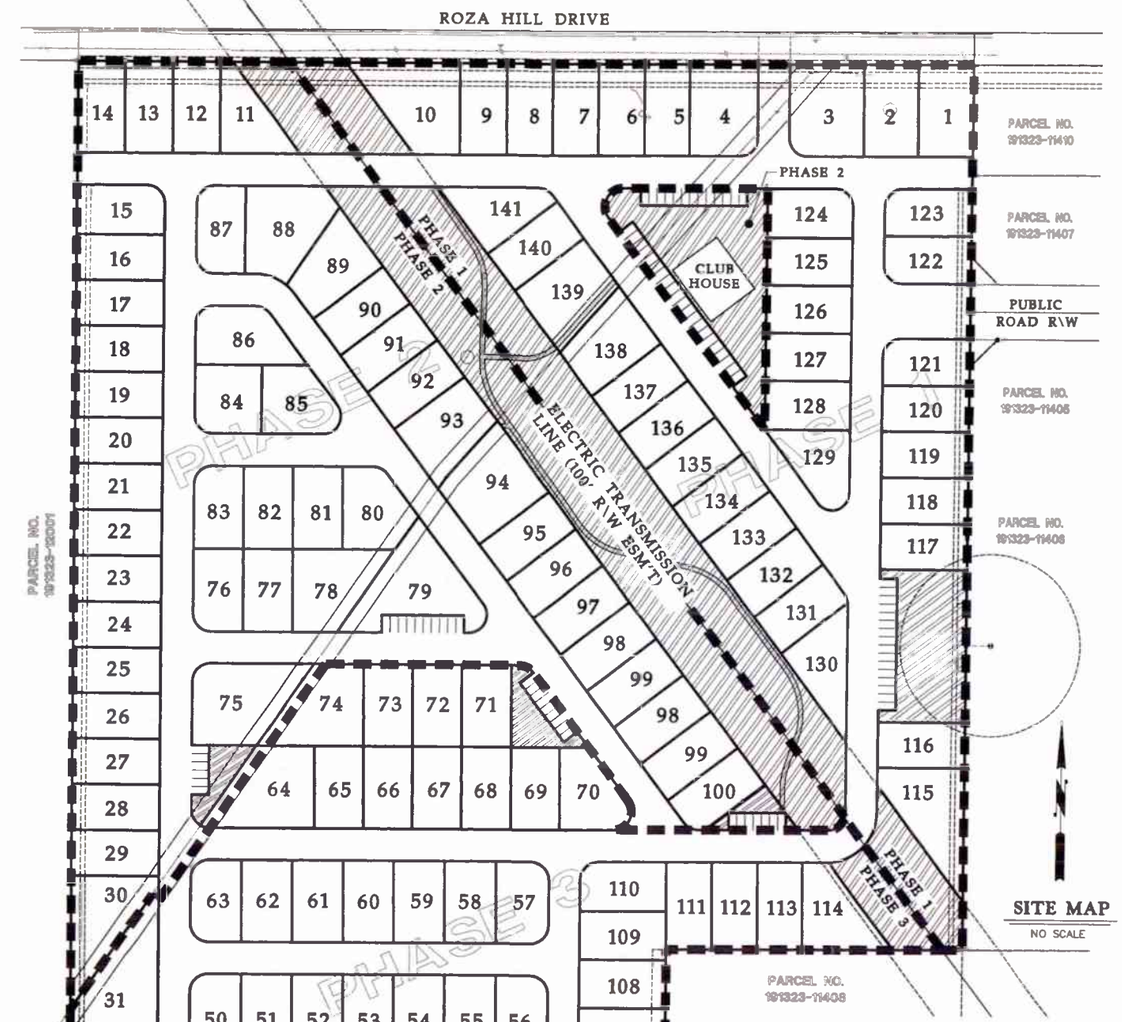
5
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HEARING EXAMINER
EXH # 1 DATE 8/16/2024
FILE NO.
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

SANTIAGO COMMUNITIES, INC.

PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 19 EAST,W.M.
PARCEL NO. 191323 – 11409

Yakima County Public Services
AUG 16 2024
Case No. CUP2024-00002
Assigned To: Julia

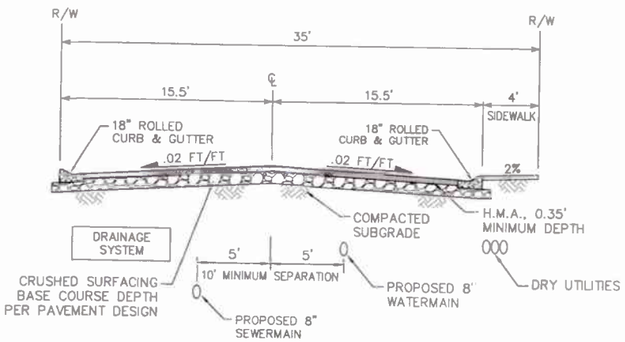
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HEARING EXAMINER
EXH # 9
DATE 9/10/2024
FILE NO. CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001



SITE MAP
NO SCALE

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - PRELIMINARY SITE (NORTH)
SHEET 3 - PRELIMINARY SITE (SOUTH)



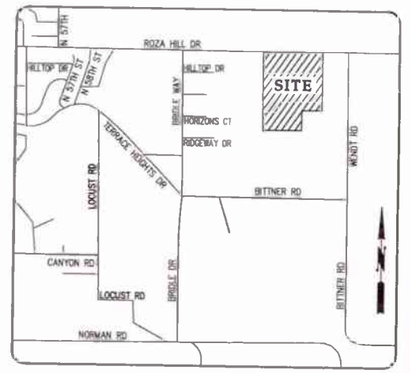
TYPICAL INTERIOR ROADWAY SECTION
NO SCALE

NOTES:

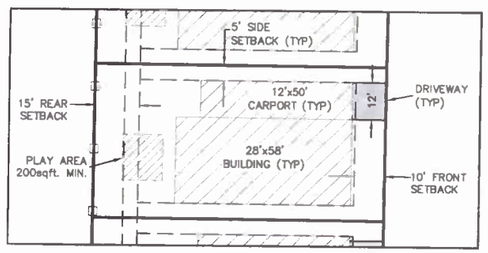
1. TOTAL MANUFACTURED HOME SPACES: 141
2. SITE PARCEL NO: 191323–11409
3. SITE ZONING: SR
4. TOPOGRAPHIC SURVEY COMPLETED BY PLSA ENGINEERING & SURVEYING, BOUNDARY DELINEATION BASED ON SURVEY RECORDED UNDER AFN: 7294242 BY CENTAUR LAND SURVEYING.
5. SITE PLAN WAS PREPARED UNDER THE SUPERVISION OF A LICENSED ENGINEER.

LEGEND

USABLE OPEN SPACE



VICINITY MAP



TYPICAL LOT

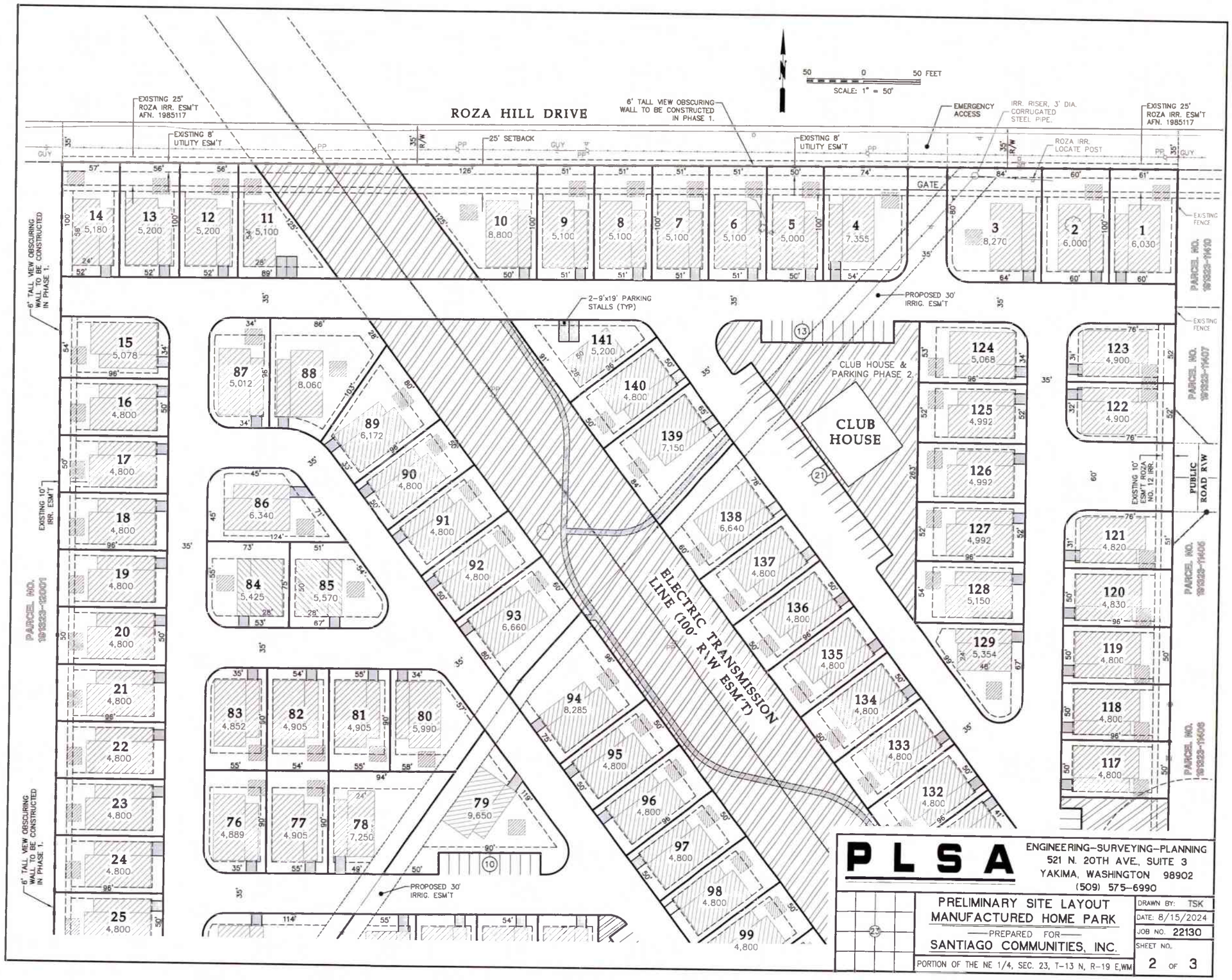
ENGINEER/SURVEYOR
PLSA ENGINEERING AND SURVEYING
521 NORTH 20TH AVENUE, SUITE 3
YAKIMA, WASHINGTON 98902
PH: (509)575–6990

OWNER/DEVELOPER
SANTIAGO COMMUNITIES, INC.
P.O. BOX 11927
SANTA ANA, CA 92711

PLSA
ENGINEERING–SURVEYING–PLANNING
521 N. 20TH AVE., SUITE 3
YAKIMA, WASHINGTON 98902
(509) 575–6990

PRELIMINARY SITE LAYOUT
MANUFACTURED HOME PARK
PREPARED FOR
SANTIAGO COMMUNITIES, INC.
PORTION OF THE NE 1/4, SEC. 23, T–13 N, R–19 E,WM

DRAWN BY: TSK
DATE: 8/15/2024
JOB NO. 22130
SHEET NO. 1 OF 3



PLSA
ENGINEERING–SURVEYING–PLANNING
521 N. 20TH AVE., SUITE 3
YAKIMA, WASHINGTON 98902
(509) 575–6990

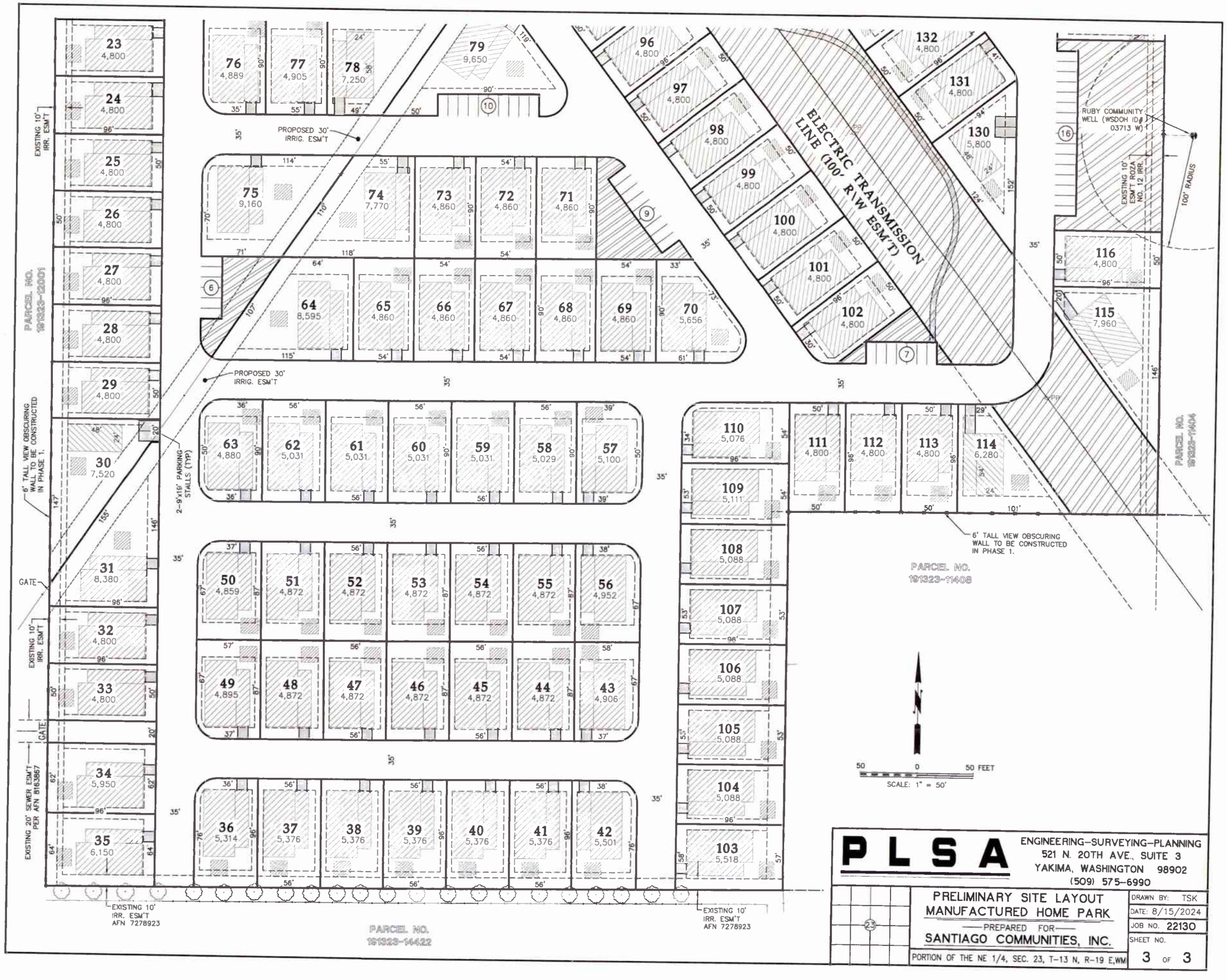
PRELIMINARY SITE LAYOUT
MANUFACTURED HOME PARK

PREPARED FOR
SANTIAGO COMMUNITIES, INC.

PORTION OF THE NE 1/4, SEC. 23, T-13 N, R-19 E,WM

DRAWN BY: TSK
DATE: 8/15/2024
JOB NO. 22130
SHEET NO. 2 OF 3

FILED
HEARING EXAMINER
EXH # 7
DATE 8/Oct/2024
FILE NO. CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001



PLSA
ENGINEERING–SURVEYING–PLANNING
521 N. 20TH AVE., SUITE 3
YAKIMA, WASHINGTON 98902
(509) 575-6990

PRELIMINARY SITE LAYOUT
MANUFACTURED HOME PARK
PREPARED FOR
SANTIAGO COMMUNITIES, INC.
PORTION OF THE NE 1/4, SEC. 23, T-13 N, R-19 E,WM

DRAWN BY: TSK
DATE: 8/15/2024
JOB NO. 22130
SHEET NO. 3 OF 3

FILED
HEARING EXAMINER
EXH # 3 DATE 8/16/2024
FILE NO. SUB24-002/ESP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Julia Loudon

Yakima County Public Services (JL)

Email w/ Posting Cert. + Photos
AUG 14 2024
SEP24-01 / ESP24-01 / VAR24-01
Case No.: CUP24-02 / LSP24-01 / ADJ24-01
Assigned To: 001 Julia

From: Wade Kabrich <wkabrich@plsaofyakima.com>
Sent: Wednesday, August 14, 2024 10:15 AM
To: Julia Loudon
Subject: CUP24-002/LSP24-001/SEP24-001/ADJ24-001/ESP24-001/VAR24-001
Attachments: 20240814_085431.jpg; 20240814_085210.jpg; BP-70C55_20240814_101038.pdf

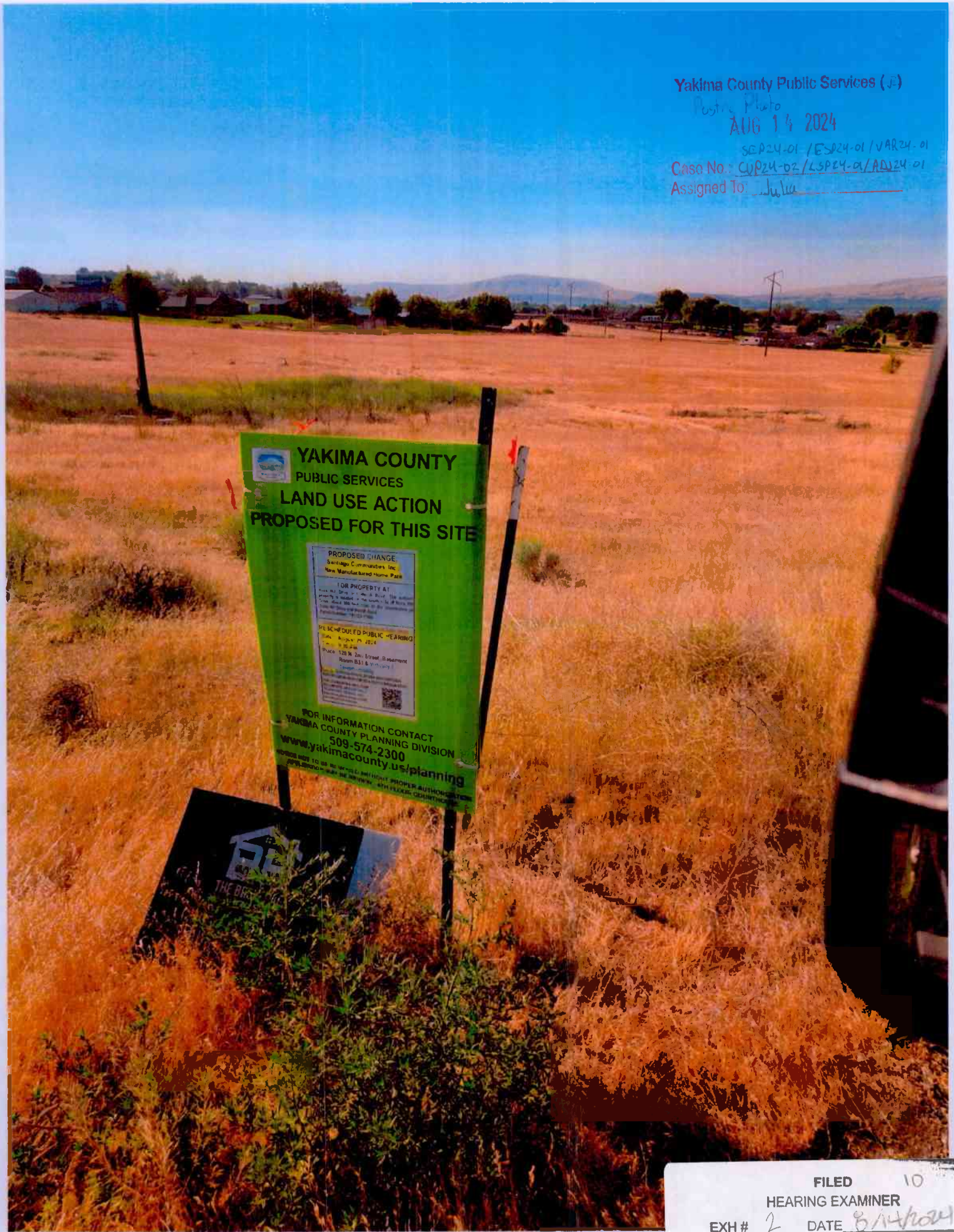
Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Julia ,
I have removed and installed the new signs as requested. I have attached pictures and the signed certification.
Thank you

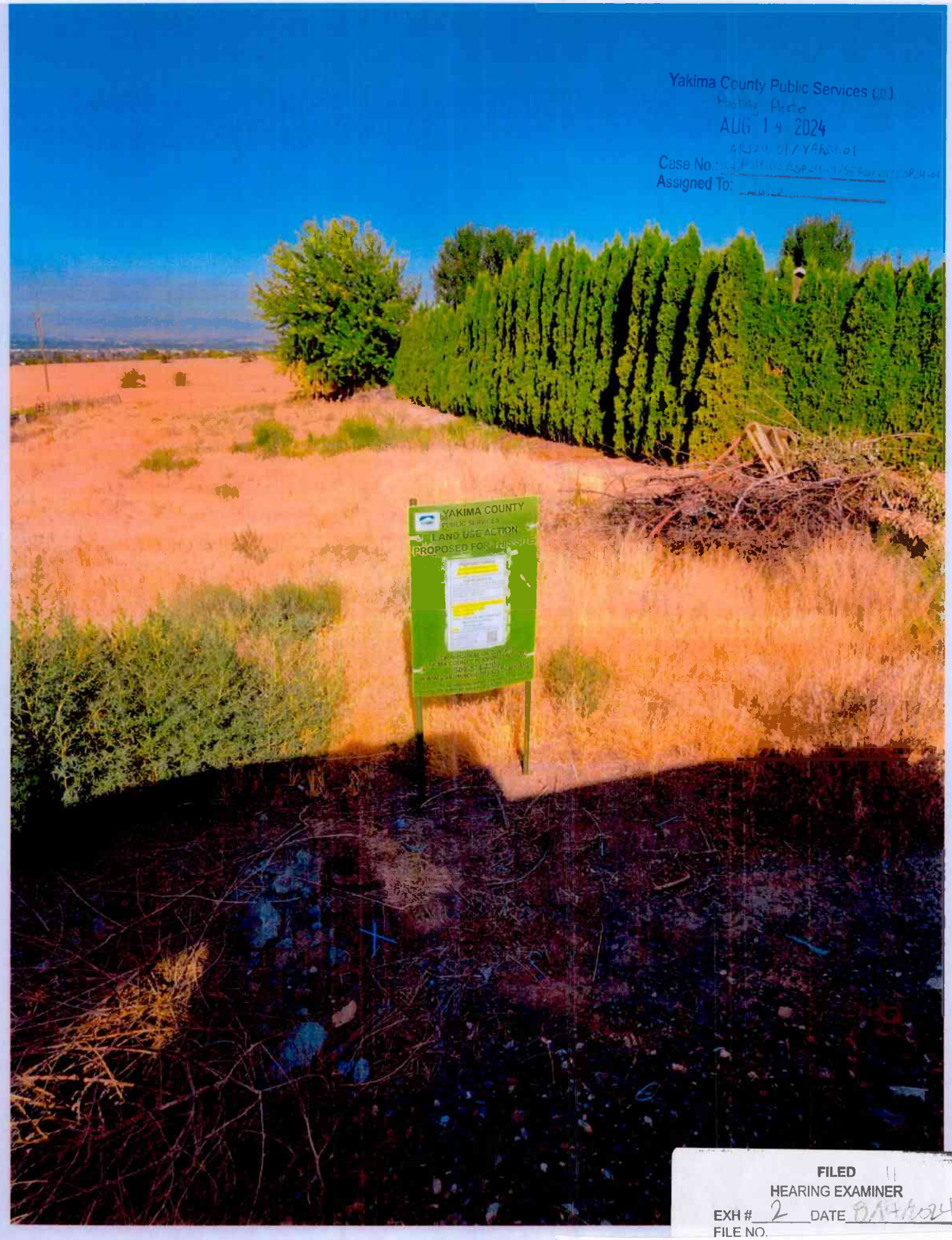
Wade Kabrich
PLSA Engineering and Surveying
521 N. 20th Ave., Suite 3
Yakima, Washington 98902
Ph. 509-575-6990
Fax 509-575-6993
email: wkabrich@plsaofyakima.com

FILED
HEARING EXAMINER
EXH # 9 DATE 9/14/2024
FILE NO.



Yakima County Public Services (JF)
Poster Photo
AUG 14 2024
Case No.: SEP24-01 / ESP24-01 / VAR24-01 CUP24-02 / LSP24-01 / ADJ24-01
Assigned To: Julia

FILED 10
HEARING EXAMINER
EXH # 2 DATE 8/14/2024
FILE NO.
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001



Yakima County Public Services (CD)
Hearing Date
AUG 14 2024
Case No.: CUP24-02/LSP24-01/SEP24-01/ESP24-01
Assigned To:

FILED
HEARING EXAMINER
EXH # 2 DATE 8/14/2024
FILE NO.
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Yakima County Public Services (JL)

SIGN POSTING PROCEDURES AND CERTIFICATION

AUG 14 2024

CUP24-02/LSP24-01/SEP24-01/ESP24-01/ADJ24-01/VAR24-01

The applicant is required to post one or more public hearing notification signs at the site of the land use proposal. The applicant is responsible for obtaining the sign(s) from the Yakima County Planning Division and for posting and maintaining the sign(s) as prescribed below (YCC 16B.05.030 (4)):

1. The sign(s) shall be placed on the property a minimum of 15 days before the scheduled public hearing date;
2. If the public hearing is continued, delayed, or postponed, the sign(s) shall be replaced or amended to accurately describe the new date, place, and time for the public hearing;
3. If the property has more than one (1) street frontage, a sign shall be placed facing each street;
4. If the property under consideration does not have any abutting street, consult with the Planning Division staff regarding the appropriate location for the sign(s);
5. The sign(s) shall be firmly affixed on the property in a place visible from the adjoining streets;
   a. The sign(s) shall be placed within five (5) feet of the public right-of-way; and
   b. The sign(s) shall be a minimum of two (2) feet above the ground;
   c. The sign(s) shall be positioned to have no visual obstructions and to be readily seen;
6. The status of the sign(s) should be checked frequently and fallen or destroyed sign(s) shall immediately be replaced; new sign(s) are available from the Planning Division if needed for an additional fee; and
7. The sign(s) shall be posted and maintained throughout the approval process and then removed by the applicant within five (5) days after the public hearing.
   The sign board(s) shall be returned to the Planning Division no later than 7 days after the hearing date or a reimbursement fee for the board will be added to the final billing.

Fifteen (15) days prior to the public hearing the applicant is required to certify that the sign(s) have been posted and maintained as required. Applicants are also required to submit a photo showing the posted sign(s) as viewed from the abutting street(s). Failure to comply with these requirements will cause the public hearing to be canceled and rescheduled for a later date.

THE FOLLOWING CERTIFICATION IS TO BE COMPLETED AND SUBMITTED TO THE PLANNING DIVISION A MINIMUM OF 15 DAYS PRIOR TO THE PUBLIC HEARING.

I, Wade Kabrich (printed name) hereby state that I have received a copy of the Sign Posting Procedures and that the required sign(s) have been posted and maintained as prescribed in the Sign Posting Procedures.

Wade Kabrich
Signature of Applicant

8/14/24
Date

For Official Use Only:

Case Number: **CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001**
Planner: Julia Loudon
Date Received: 8/14/2024

FILED 12
HEARING EXAMINER
EXH # 2 DATE 8/14/2024
FILE NO.

Public Services

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • www.co.yakima.wa.us

LISA H. FREUND – Director

DATE: August 13, 2024

TO: Aimee Molsberry, Thomas Durant, Adjacent Property Owners, and Interested Agencies

FROM: Julia Loudon, Yakima County Public Services Department: Planning Division

SUBJ: **Record Number:** CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001: Santiago Communities, Inc. - Manufactured Home Park
Notice of Rescheduled Hearing

DESCRIPTION OF PROPOSAL

Applicant: Thomas Durant, with PLSA Engineering & Surveying

Owner: Santiago Communities, Inc.; Aimee Molsberry

Location: Roza Hill Drive and Wendt Road, Yakima, WA 98901. The subject property is located on the south side of Roza Hill Drive, about 350 feet west of the intersection of Roza Hill Drive and Wendt Road, in the community of Terrace Heights.

Tax Parcel No.: 191323-11409

Application Submittal Date: January 5, 2024 **Completeness Date:** May 13, 2024

Proposal: The applicants are proposing to establish a 141-unit manufactured home park on a 26.9-acre lot in the Suburban Residential (SR) zoning district. This requires a Type 3 conditional use permit (CUP), a binding site plan, and a State Environmental Policy Act (SEPA) review. Water is to be provided by Terrace Heights Water and sewage disposal is to be provided by Terrace Heights Sewer. Primary access is to be via an unopened County right-of-way that connects the lot to Wendt Road. The applicants are proposing a secondary, gated, emergency access onto Roza Hill Drive. A masonry block fence, 6' in height, is proposed on the property line, and around the perimeter of the park, which requires an administrative adjustment. A club house is proposed with an open space area. The area around the Bonneville Power Association power line is also proposed to be used as open space. These open space areas will be used for active recreation. Other smaller open space areas are proposed around the park.

The applicants are proposing to reduce the setback from the mineral resource overlay that covers the landfill to the north so that the setback is 25' from the edge of the right-of-way for Roza Hill Drive, which requires a resource setback reduction. Also proposed is a variance to the standard requiring an 18' setback from the edge of the street for carports.

FILED 13
HEARING EXAMINER
EXH # 3 DATE 8/13/2024
FILE NO.

NOTICE OF RESCHEDULED PUBLIC HEARING:

The open record public hearing that was scheduled before the Hearing Examiner on Thursday, August 15, 2024, at 9:30 am has been **rescheduled** to **August 29, 2024, at 9:30 am**. The hearing will be conducted both in-person in the BOCC Conference Room (Yakima County Courthouse Basement, Room B33, 128 N. 2nd Street, Yakima) and virtually/telephonically using Microsoft Teams. For joining information go to **https://www.yakimacounty.us/2566/Upcoming-Public-Hearings**. The link will provide information with the options to either "Join the meeting via Microsoft Teams" or to call in on a telephone.

If you wish to speak during the Public Hearing, there will be an allotted time for public comments. You will then be asked to state your name and provide your contact information into the record. Virtual/telephonic participants should not mute or unmute themselves; the host will do this for you. All virtual participants must put their names in the Microsoft Teams Meeting application window.

Your views on the proposal are welcome, and any person may provide written comments on issues related to the proposal. Written comments or other exhibits to be received at or prior to the hearing may be submitted as follows:

- Via email to: planning_info@co.yakima.wa.us
- Via mail to: Julia Loudon, Fourth Floor County Courthouse, 128 North Second Street, Yakima WA 98901.

Comments submitted up to and during the hearing will be considered. Be sure to reference the above record numbers in your correspondence. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

Interested parties may request copies of the hearing notice or participate in the hearing. A staff recommendation on the project will be available about a week before the hearing on the Yakima County Hearing Examiners webpage at: **https://www.yakimacounty.us/843/Hearing-Examiner**.

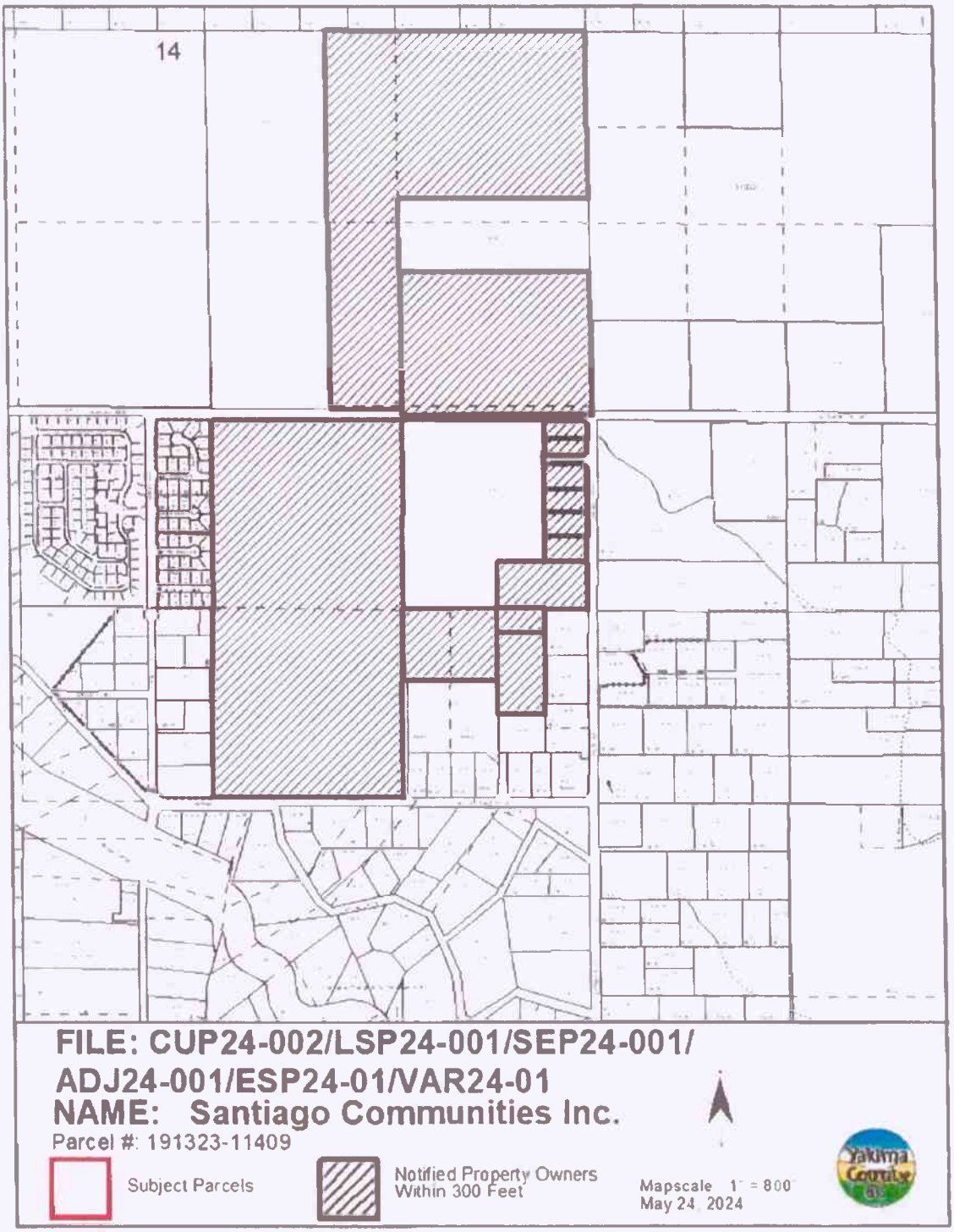
Notice of the final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information. If you have any questions on this proposal, please call Julia Loudon, Planner IV, at (509) 574-2300 or 1-800-572-7354 ext. 2300.

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300

FILED
HEARING EXAMINER
EXH # 3 DATE 8/12/2024
FILE NO.

NOTICE MAP (for reference purposes only)



Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

15

FILED
HEARING EXAMINER
EXH # 3 DATE 8/13/2024

Marivel Garcia
Joe Stump
Jase Testerman
Troy Havens
Jack Wells
Jason Earles
Tua Vang
David Haws
Ivan Klingele
Nellie Soptich

WA. State Dept. of Ecology
Attn: Joy Espinoza
crosepacoordinator@ecy.wa.gov

Yakama Nation
Cultural Resources
jessica@Yakama.com
corrine_camuso@Yakama.com
THPO@Yakama.com

Yakama Nation Environmental
enviroreview@yakama.com

Superintendent
Bureau of Indian Affairs
P.O. Box 632
Toppenish, WA 98948

Bureau of Indian Affairs
Nichole.pebeahsy@bia.gov

Rebecca Chu
EPA Region 10
R10-NEPA@epa.gov

Yakima Health District
Help Desk
yhd@co.yakima.wa.us

Robert Bright
Air Traffic & Airspace Officer
Joint Base Lewis-McChord
robert.d.bright10.civ@army.mil

WA Dept. of Fish & Wildlife
Elizabeth Torrey and Scott Downes
Elizabeth.Torrey@dfw.wa.gov
Janell.shah@dfw.wa.gov
Scott.downes@dfw.wa.gov

sepa@dahp.wa.gov

Clean Air Agency
186 Iron Horse Court, Suite 101
Yakima, WA 98901

Roza Irrigation District
Attn: Wayne Sonnichsen
P.O. Box 810
Sunnyside, WA 98944

Fire Chief
E.V. Fire District #4
2003 Beaudry Road
Yakima, WA 98901

East Valley School District #90
Attn: John Schieche
2002 Beaudry Road
Yakima, WA 98901

City of Yakima
Planning

Yakima Valley
Conference of Governments
311 N. 4th Street, Suite 204
Yakima, WA 98901

Terrace Heights Community Assn
4011 Commonwealth Drive
Yakima, WA 98901

Yakima County Sheriff Office
PO Box 1388
Yakima, WA 98907-1388

Charter Communications
1005 N. 16th Avenue
Yakima, WA 98902

CenturyLink Communication
Attn: Mike Brown
409 S. 5th Street
Sunnyside, WA 98944

Cascade Natural Gas
701 S. 1st Avenue
Yakima, WA 98902

Pacific Power & Light
ATTN: Clarke Satre
500 N. Keys Road
Yakima, WA 98901

Terrace Heights Sewer Dist.
186 Iron Horse Court - Suite 100
Yakima, WA 98901

WA State Dept. of Health
Office of Drinking Water &
Wastewater/Shellfish
EROADMIN@doh.wa.gov

Realty Specialist
Department of Energy
Bonneville Power Admin.
13294 Lincoln Park Road
East Wenatchee, WA 98802

Santiago Communities Inc.
PO Box 11927
Santa Ana, CA 92711

Thomas R. Durant
PLSA Engineering & Surveying
521 N 20th Ave, Ste 3
Yakima, WA 98902

AGENCY MAILING LIST

HIGHLIGHTED = EMAILED

CUP24-002/LSP24-001/SEP24-001/ESP24-001/VAR24-001
8/13/2024
17 LABELS

FILED 16
HEARING EXAMINER
EXH # 3 DATE 8/13/2024

19132314415
BRADLEY A & JERINE K BARNES
300 WENDT RD
YAKIMA, WA 98901

19132311403
CHARLES GROO
120 WENDT RD
YAKIMA, WA 98901

19132314422
CHERYL A. WHITTLESEY REVOCABLE
LIVING TRUST
7009 BITTNER RD
YAKIMA, WA 98901

19132314422
CRAIG WHITTLESEY
7009 BITTNER RD
YAKIMA, WA 98901

19132311405
DENNIS E & NANCY CARLSON
110 WENDT RD
YAKIMA, WA 98901

19132311408
DEREK R & DANETTE NIDIFFER
210 WENDT RD
YAKIMA, WA 98901

19132312001
EAST VALLEY SCHOOL DISTRICT #90
2002 BEAUDRY RD
YAKIMA, WA 98901

19132314424
GERALD L & CHERYL L RINGERING
312 WENDT RD
YAKIMA, WA 98901

19132311407
KURT & STEPHANIE SNIDER
50 WENDT RD
YAKIMA, WA 98901

19131441003
PUBLIC SERVICES-SOLID WASTE
128 N 2ND ST 4TH FL
YAKIMA, WA 98901

19132311410
RICHARD D & RENEE GILLASPIE
40 WENDT RD
YAKIMA, WA 98901

19132311406
RICHARD W & LINDA L LINNEWEH
5839 SCENIC RIDGE LP
YAKIMA, WA 98908

19132311409
SANTIAGO COMMUNITIES INC
PO BOX 11927
SANTA ANA, CA 92711

19132311404
TERRY ALLAN MARRS
200 WENDT RD
YAKIMA, WA 98901

FILED 17
HEARING EXAMINER
EXH # 12 DATE 8/12/2024
FILE NO.

Bryon Ross

From: Bryon Ross
Sent: Tuesday, August 13, 2024 8:17 AM
To: Internal Agencies
Subject: CUP2024-00002-LSP2402-00001-ADJ2024-00001-SEP2024-00001-ESP2024-00001-VAR2024-00001 Notice of Rescheduled Hearing
Attachments: CUP2024-00002-LSP2402-00001-ADJ2024-00001-SEP2024-00001-ESP2024-00001-VAR2024-00001 Notice of Rescheduled Hearing.pdf

Bryon Ross
Planning Office Specialist
Yakima County Public Services
128 N 2nd St, 4th Floor
Yakima, WA 98901
Phone: 509-574-2300

FILED 18
HEARING EXAMINER
EXH # 3 DATE 8/13/2024
FILE NO.

Bryon Ross

From: Bryon Ross
Sent: Tuesday, August 13, 2024 8:21 AM
To: crosepacoordinator@ecy.wa.gov; jessica@yakama.com; corrine_camuso@yakama.com; thpo@yakama.com; Yakama SEPA; nichole.pebeahsy@bia.gov; r10-nepa@epa.gov; Health District E-Mail; robert.d.bright10.civ@army.mil; elizabeth.torrey@dfw.wa.gov; janell.shah@dfw.wa.gov; scott.downes@dfw.wa.gov; sepa@dahp.wa.gov; eroadmin@doh.wa.gov
Subject: CUP2024-00002-LSP2402-00001-ADJ2024-00001-SEP2024-00001-ESP2024-00001-VAR2024-00001 Notice of Rescheduled Hearing
Attachments: CUP2024-00002-LSP2402-00001-ADJ2024-00001-SEP2024-00001-ESP2024-00001-VAR2024-00001 Notice of Rescheduled Hearing.pdf

Bryon Ross
Planning Office Specialist
Yakima County Public Services
128 N 2nd St, 4th Floor
Yakima, WA 98901
Phone: 509-574-2300

FILED 19
HEARING EXAMINER
EXH # 3 DATE 8/13/2024
FILE NO.
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

FILE NO.: CPU2024-00002/LSP2024-00001/ADJ2024-00001/SEP2024-00001/ESP2024-00001/VAR2024-00001
NOTICE OF RESCHEDULING HEARING

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Bryon Ross, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, or otherwise by electronic mail, a NOTICE OF RESCHEDULE HEARING , a true and correct copy of which is enclosed here-with; that a NOTICE OF RESCHEDULE HEARING was addressed to the applicant and agencies pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 13th day of August, 2024.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 13th day of August, 2024.

Bryon Ross
Office Specialist

FILED 20
HEARING EXAMINER
EXH # 4 DATE 8/13/2024
FILE NO.

Julia Loudon

From: Wade Kabrich <wkabrich@plsaofyakima.com>
Sent: Tuesday, August 13, 2024 6:18 PM
To: Julia Loudon
Subject: BPA application

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Julia,
I have submitted Santiago's BPA application . I will keep you posted.
Thank you

Wade Kabrich
PLSA Engineering and Surveying
521 N. 20th Ave., Suite 3
Yakima, Washington 98902
Ph. 509-575-6990
Fax 509-575-6993
email: wkabrich@plsaofyakima.com

FILED 21
HEARING EXAMINER
EXH # 5 DATE 8/13/2024
FILE NO.
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Julia Loudon

From: Julia Loudon
Sent: Tuesday, August 13, 2024 12:54 PM
To: Wade Kabrich
Subject: RE: CUP24-002/LSP24-001/SEP24-001/ADJ24-001/ESP24-001/VAR24-001

I put them on the green boards. Everything is ready to be picked up now.
Sincerely,

Julia Loudon
Planner IV, Zoning and Subdivision
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901
(509)574-2300

Register for Public Services online permitting portal here. Apply for Planning applications and check the status now by visiting YakimaCountyPermits.us.

If you are wanting to submit any documentation related to an existing application, check the status of an existing application, or are wanting to submit a new application for review please visit the Public Services online permitting portal at https://yakimacountypermits.us/CitizenAccess/Default.aspx. **Please note, not all Planning applications can be applied for on-line.** If the application type you are wishing to apply for does not appear as an option then you can either e-mail your application materials to Planning_Info@co.yakima.wa.us or you can come into the Public Services Department office and meet with a staff member. Public Services Department office hours are Monday – Friday from 8:00 am – 4:00 pm and we are located on the 4th floor of the Yakima County Courthouse at 128 N. 2nd Street, Yakima, WA 98901.

This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act). CONFIDENTIALITY NOTICE: This electronic mail transmission may contain legally privileged, confidential information belonging to the sender. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or taking any action based on the contents of this electronic mail is strictly prohibited. If you have received this electronic mail in error, please contact the sender and delete all copies.

From: Wade Kabrich <wkabrich@plsaofyakima.com>
Sent: Tuesday, August 13, 2024 12:28 PM
To: Julia Loudon <julia.loudon@co.yakima.wa.us>
Subject: RE: CUP24-002/LSP24-001/SEP24-001/ADJ24-001/ESP24-001/VAR24-001

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Julia,
It doesn't matter to much to me, which way we do it. How would I attach the new insert portion? If its easy probably that. But new signs is just a matter of zipties.
Thank you

Wade Kabrich
PLSA Engineering and Surveying
521 N. 20th Ave., Suite 3

FILED 22
HEARING EXAMINER
EXH # 6 DATE 8/13/2024
FILE NO.
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Yakima, Washington 98902
Ph. 509-575-6990
Fax 509-575-6993
email: wkabrich@plsaofyakima.com

From: Julia Loudon <julia.loudon@co.yakima.wa.us>
Sent: Tuesday, August 13, 2024 12:19 PM
To: Wade Kabrich <wkabrich@plsaofyakima.com>
Subject: CUP24-002/LSP24-001/SEP24-001/ADJ24-001/ESP24-001/VAR24-001

Good Afternoon,

I am getting the postings for the rescheduled hearing prepped for you to pick up. Did you want just the insert portion to put on the green boards already there, or did you want two new green boards with the updated insert?

Sincerely,

Julia Loudon
Planner IV, Zoning and Subdivision
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901
(509)574-2300

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FILED 23
HEARING EXAMINER
EXH # 6 DATE 8/13/2024
FILE NO.
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Yakima Herald-Republic
PO Box 9668
Yakima, WA 98909

YAKIMA HERALD-REPUBLIC
WE TELL YOUR STORIES YAKIMAHERALD.COM

Yakima County Planning Division
Bryon Ross
Courthouse - Room 417
128 N 2ND STREET
Yakima, WA 98901
USA

Order Confirmation

Order #:	83597
Order Ref #:	
Date:	8/12/2024
Advertiser #:	23402
Advertiser Name:	Yakima County Planning Division
Agency #:	
Agency Name:	
Account Manager:	Simon Sizer ssizer@yakimaherald.com

$ 310.80

Ad No.	Date	Description	Position	Format
446914	8/15/2024	Yakima County Public Services Planning Division Notice of Rescheduled Hearing File No.: CUP2024-00002/LSP2024-00001/SEP2024-00	Yakima Herald Republic Broadsheet - CL-Legals	3.46 × 10.47 in × 2.0000 col.
446915	8/15/2024	Yakima County Public Services Planning Division Notice of Rescheduled Hearing File No.: CUP2024-00002/LSP2024-00001/SEP2024-00	Yakima Herald Republic CL Online - CL-Legals	3.46 × 10.47 in × 2.0000 col.

Summary	
Total Net Amount	**$ 310.80**
Taxes	$ 0.00
Total Amount	$ 310.80

Remittance Address:

Yakima Herald-Republic
PO Box 3667
Seattle, WA 98124
Tel: (206) 464-2550

FILED
HEARING EXAMINER
EXH # 7 DATE 8/12/2024
FILE NO.

CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Yakima Herald-Republic
PO Box 9668
Yakima, WA 98909



Classified Category: Legals|Public Notices

Yakima County Public Services
Planning Division
Notice of Rescheduled Hearing

File No.: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 - Santiago Communities, Inc.
Description of Proposal: The applicants are proposing to establish a 141-unit manufactured home park. Water and sewer are proposed via by Terrace Heights Water and Terrace Heights Sewer respectively. Primary access is to be via an unopened County right-of-way that connects the lot to Wendt Road. A secondary, gated, emergency access is to be provided onto Roza Hill Drive. A 6' tall masonry block fence is proposed on the property line, around the perimeter of the park. The area around the Bonneville Power Association power line is proposed to be used as open space. These open space areas will be used for active recreation. Other smaller open space areas are proposed around the park.

The applicants are proposing to reduce the setback from the mineral resource overlay that covers the landfill to the north so that the setback is 25' from the edge of the right-of-way for Roza Hill Drive, which requires a resource setback reduction. Also proposed is a variance to the standard requiring an 18' setback from the edge of the street for carports.

Location of Proposal: Roza Hill Drive and Wendt Road, Yakima, WA 98901. The subject property is located on the south side of Roza Hill Drive, about 350 feet west of the intersection of Roza Hill Drive and Wendt Road, in the community of Terrace Heights. (Parcel Number 191323-11409)

The open record public hearing that was scheduled before the Hearing Examiner on Thursday, August 15, 2024, at 9:30 am has been **rescheduled** to **August 29, 2024, at 9:30 am**. The hearing will be conducted both in-person in the BOCC Conference Room (Yakima County Courthouse Basement, Room B33, 128 N. 2nd Street, Yakima) and virtually/telephonically using Microsoft Teams. For joining information go to https://www.yakimacounty.us/2566/Upcoming-Public-Hearings. A Planning Division staff report on the project will be available about a week before the hearing on the Yakima County Hearing Examiners webpage at: https://www.yakimacounty.us/843/Hearing-Examiner.

Comment and Appeal Information: To view the application materials and determination online go to https://yakimacountypermits.us *(select Planning tab, enter record number(s) in the search box and hit enter, select the record info drop down, and then select attachments)* or you can view a copy of the application materials and the determination at the Planning Division on the 4th floor of the Courthouse. Your views on the proposal are welcome, and any person may provide written comments on issues related to the proposal. Mail your comments on this project to Yakima County Planning Division, 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901. Written comments on the project may be provided at the hearing. Interested parties may request copies of the hearing notice or participate in the hearing. A staff report on the project will be available about a week before the hearing. Notice of the final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information. If you have any questions on this proposal, please call Julia Loudon, Planner IV, at (509) 574-2300 or 1-800-572-7354 ext 2300.

If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, you may be entitled to receive certain assistance at no cost to you. Please contact the ADA Coordinator at Yakima County no later than five (5) working days prior to the date service is needed.

Yakima County ADA Coordinator
128 N. 2nd Street, Room B27
Yakima, WA 98901
(509) 574-2210
7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)

Dated this 15th day of August, 2024

(83597) August 15, 2024

 25

HEARING EXAMINER
EXH # 7 DATE 8/12/2024
FILE NO
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Julia Loudon

From: Tom Durant <tdurant@plsaofyakima.com>
Sent: Friday, August 9, 2024 12:45 PM
To: Julia Loudon
Cc: Wade Kabrich
Subject: Santiago parking

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Julia:

You had asked Wade about the size of the clubhouse and parking.

The clubhouse is proposed to be 2,200 to 3,000 square feet, with 21 parking spaces. This is disclosed in the SEPA checklist.

Earlier in project planning we were assuming a 4,200 square foot clubhouse, but our client had that reduced. There are no parking standards in Yakima County Code for this use, and the calculated parking spaces comes out to 1 space per 200 square feet. Sylus made the original calculation, but I believe it is based on the County standard for health & fitness clubs, as a similar land use and that has a 1 space per 200 square foot standard. Note that the standard is also higher than for eating and drinking establishments, 1 space per 250 square feet.

When the size of the clubhouse was reduced, we decided to leave the parking as is, since we had room for it. That can be looked at one of two ways: It comes out to one space per 100+ square feet, which is an extremely high standard and arguably conservative, or it could be considered 11 or 15 spaces for the clubhouse with the remaining 6 to 10 spaces counted toward overflow parking.

That brings us to overflow parking. Yakima County does not have a required standard for overflow parking so none was provided originally, but again the client wanted it, so it was added as a last-minute change.

The current site plan has a total of 75 parking spaces including the 21 spaces for the clubhouse. This could be considered 54 spaces for overflow and 21 for the clubhouse.

We looked at two jurisdictions that have standards in determining the number of overflow spaces.

Moses Lake: 1 space per 4 manufactured homes
Zillah: 1 space per 3 manufactured homes

For 141 units: 141 / 4 = 35.25 rounded to 36 spaces; 141 / 3 = 47 spaces

So regardless of how you look at it, the number of overflow parking spaces and clubhouse parking spaces exceeds reasonable similar standards. For the clubhouse it should also be considered that its

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HEARING EXAMINER
EXH # 8 DATE 8/9/2024
FILE NO.
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

use would be restricted to park residents whereas a health & fitness club would be normally considered to serve the entire surrounding area, so parking demand would be expected to be less.

Thomas R. Durant
PLSA Engineering & Surveying
521 N. 20th Avenue, Suite 3
Yakima, Washington 98902
(509) 575-6990
tdurant@plsaofyakima.com

FILED 27
HEARING EXAMINER
EXH # 8 DATE 8/9/2024

Yakima County Public Services ( )

JUL 31 2024

SIGN POSTING PROCEDURES AND CERTIFICATION

Case No.: CUP24-002/LSP24-001
Assigned To: Julia

The applicant is required to post one or more public hearing notification signs at the site of the land use proposal. The applicant is responsible for obtaining the sign(s) from the Yakima County Planning Division and for posting and maintaining the sign(s) as prescribed below (YCC 16B.05.030 (4)):

1. The sign(s) shall be placed on the property a minimum of 15 days before the scheduled public hearing date;
2. If the public hearing is continued, delayed, or postponed, the sign(s) shall be replaced or amended to accurately describe the new date, place, and time for the public hearing;
3. If the property has more than one (1) street frontage, a sign shall be placed facing each street;
4. If the property under consideration does not have any abutting street, consult with the Planning Division staff regarding the appropriate location for the sign(s);
5. The sign(s) shall be firmly affixed on the property in a place visible from the adjoining streets;
    a. The sign(s) shall be placed within five (5) feet of the public right-of-way; and
    b. The sign(s) shall be a minimum of two (2) feet above the ground;
    c. The sign(s) shall be positioned to have no visual obstructions and to be readily seen;
6. The status of the sign(s) should be checked frequently and fallen or destroyed sign(s) shall immediately be replaced; new sign(s) are available from the Planning Division if needed for an additional fee; and
7. The sign(s) shall be posted and maintained throughout the approval process and then removed by the applicant within five (5) days after the public hearing.
   The sign board(s) shall be returned to the Planning Division no later than 7 days after the hearing date or a reimbursement fee for the board will be added to the final billing.

Fifteen (15) days prior to the public hearing the applicant is required to certify that the sign(s) have been posted and maintained as required. Applicants are also required to submit a photo showing the posted sign(s) as viewed from the abutting street(s). Failure to comply with these requirements will cause the public hearing to be canceled and rescheduled for a later date.

THE FOLLOWING CERTIFICATION IS TO BE COMPLETED AND SUBMITTED TO THE PLANNING DIVISION A MINIMUM OF 15 DAYS PRIOR TO THE PUBLIC HEARING.

I, Wade Kabrich (printed name) hereby state that I have received a copy of the Sign Posting Procedures and that the required sign(s) have been posted and maintained as prescribed in the Sign Posting Procedures.

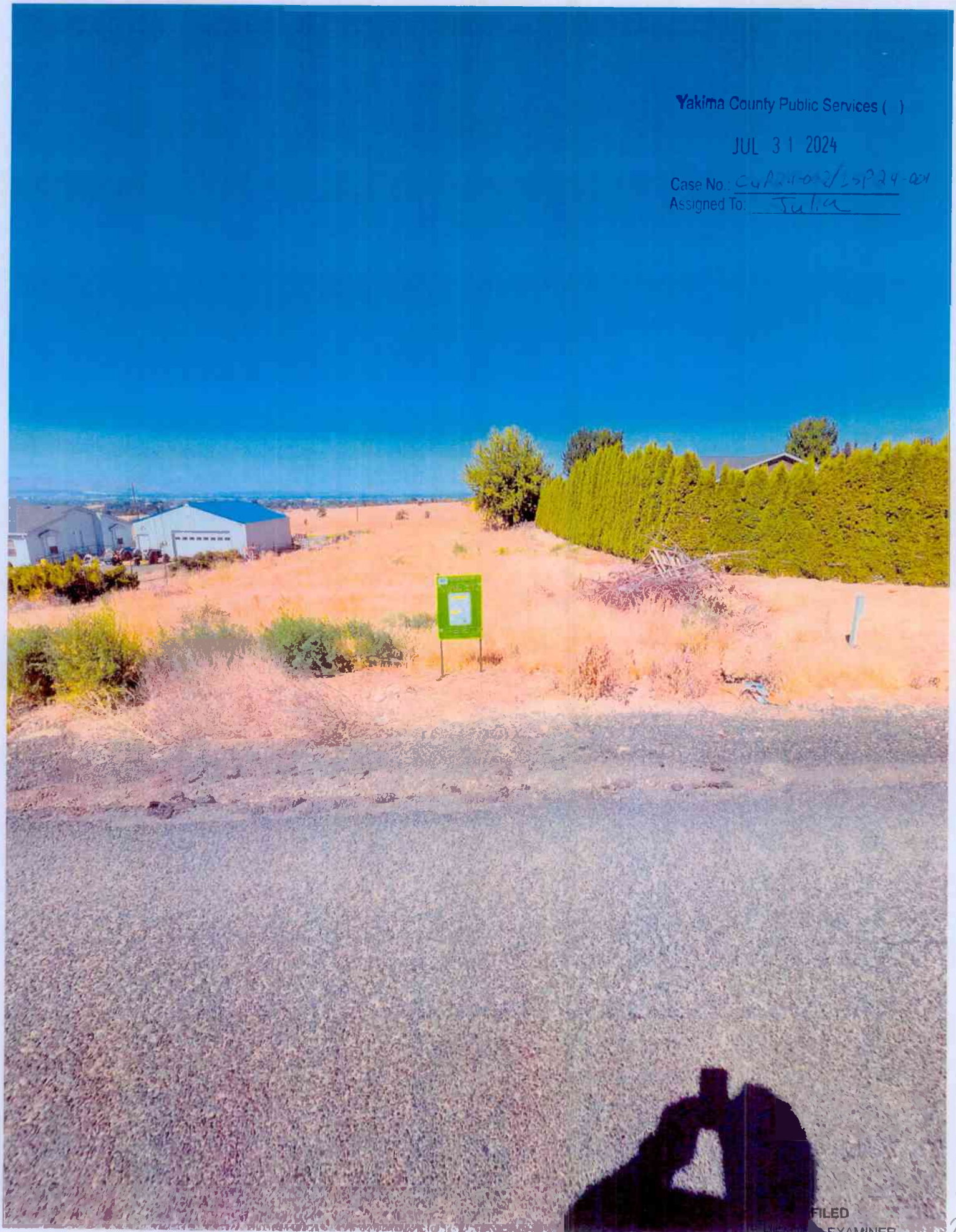
Signature of Applicant

Date 7/31/24

For Official Use Only:

Case Number: **CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001**
Planner: Julia Loudon
Date Received: 07/31/2024

FILED 28
HEARING EXAMINER
EXH # 9 DATE 7/31/2024



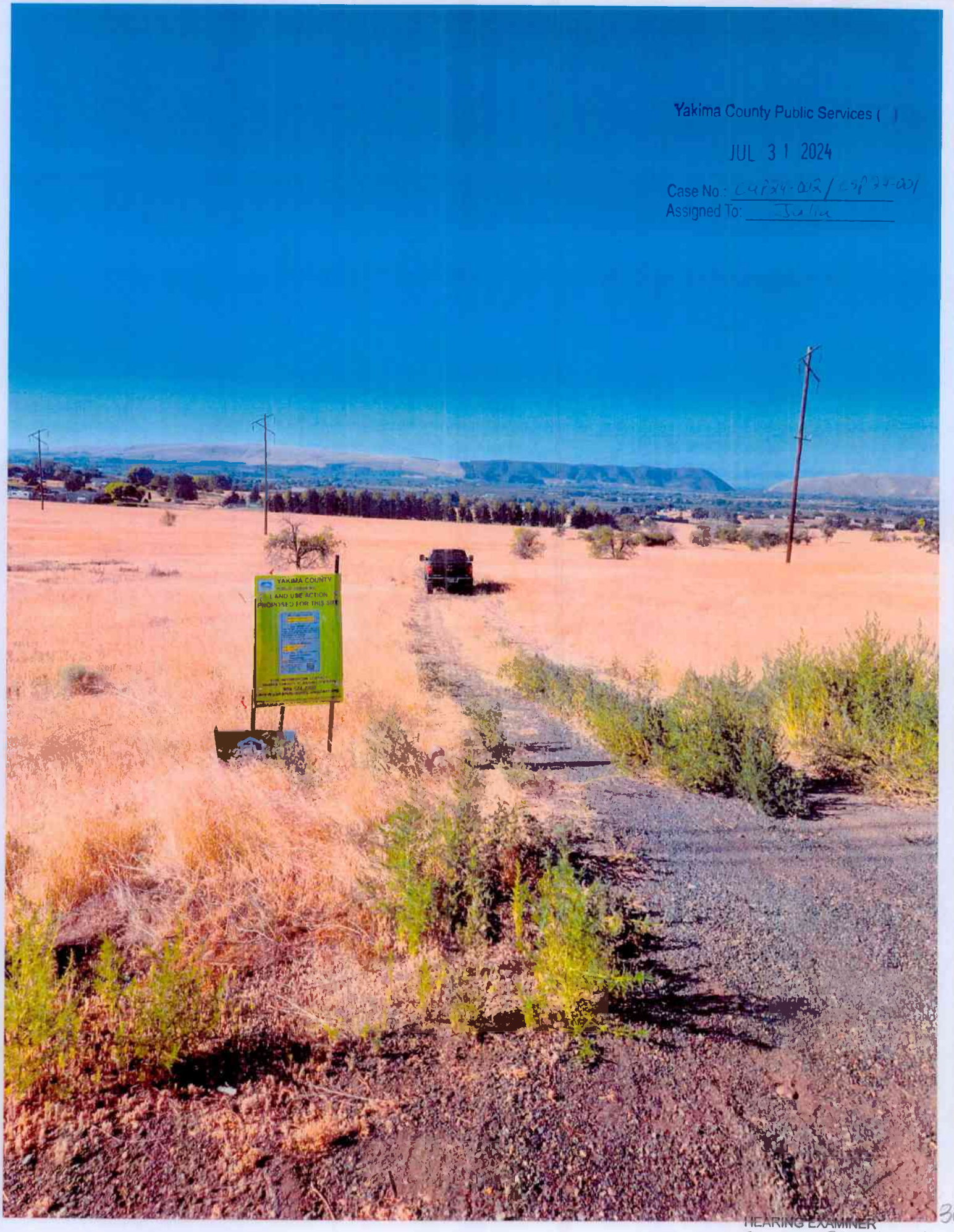
Yakima County Public Services ( )

JUL 31 2024

Case No.: CUP24-002/LSP24-001
Assigned To: Julia

FILED
HEARING EXAMINER
EXH # 9 DATE 7/31/2024

CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001



Yakima County Public Services ( )

JUL 31 2024

Case No.: CUP24-002 / LSP24-001
Assigned To: Julia

30

HEARING EXAMINER
EXH # 9 DATE 7/31/2024

Public Services

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • www.co.yakima.wa.us

LISA H. FREUND - Director

DATE: July 30, 2024

TO: Aimee Molsberry, Thomas Durant, and Parties of Record

FROM: Julia Loudon, Yakima County Public Services Department: Planning Division

SUBJ: Record No.: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 - Santiago Communities, Inc., Manufactured Home Park Final Threshold Determination – MDNS

Enclosed is the Final Threshold Determination – Mitigated Determination of Non-Significance for the proposal to establish a 141-unit manufactured home park in the Suburban Residential (SR) zoning district. We have retained the Threshold Determination and determined that it will not have a probable significant adverse impact on the environment, provided measures are taken to mitigate potential adverse impacts. If you have any questions on this proposal, please call Julia Loudon, Senior Project Planner, at (509) 574-2300 or 1-800-572-7354 ext. 2300.

Encl.: Final Threshold Determination - MDNS

FILED 31
HEARING EXAMINER
EXH # 10 DATE 7/30/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

FINAL
MITIGATED DETERMINATION OF NON-SIGNIFICANCE
(Notice of Action)

1. **Description of Proposal:** The applicants are proposing to establish a 141-unit manufactured home park on a 26.9-acre lot in the Suburban Residential (SR) zoning district. This requires a Type 3 conditional use permit (CUP), a binding site plan, and a State Environmental Policy Act (SEPA) review. Water is to be provided by Terrace Heights Water and sewage disposal is to be provided by Terrace Heights Sewer. Primary access is to be via an unopened County right-of-way that connects the lot to Wendt Road. A secondary, gated, emergency access is to be provided onto Roza Hill Drive. A 6' tall masonry block fence is proposed on the property line, around the perimeter of the park, which requires an administrative adjustment. A club house is proposed with an open space area. The area around the Bonneville Power Association power line is also proposed to be used as open space. These open space areas will be used for active recreation. Other smaller open space areas are proposed around the park.

   The applicants are proposing to reduce the setback from the mineral resource overlay that covers the landfill to the north so that the setback is 25' from the edge of the right-of-way for Roza Hill Drive, which requires a resource setback reduction. Also proposed is a variance to the YCC 19.18.280 standard requiring an 18' setback from the edge of the street for carports.

2. **File No:** CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001

3. **Owner:** Santiago Communities, Inc.
   c/o Aimee Molsberry
   P.O Box 11927
   Santa Ana, CA 92711

   Proponent: Thomas Durant
   PLSA Engineering & Surveying
   521 North 20th Avenue, Suite 3
   Yakima, WA 98902

4. **Location of Proposal:** Roza Hill Drive and Wendt Road, Yakima, WA 98901. The subject property is located on the south side of Roza Hill Drive, about 350 feet west of the intersection of Roza Hill Drive and Wendt Road, in the community of Terrace Heights. (Parcel No. 191323-11409)

5. **Lead Agency:** Yakima County Planning Division

6. **Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C 030(2)(c), provided the measures listed below are taken to mitigate potential adverse impacts. This decision was made after a careful review of the completed environmental checklist, and other information on file with the lead agency. The application materials or determination can be viewed online at the Accela Citizen

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Access Permit Portal, at **https://yakimacountypermits.us** (*select the Planning tab, enter the record number(s) in the search box and hit enter or Search, select the Record Info drop down arrow, and then select Attachments*) or you can view a copy of the application materials and determination at the Planning Division on the 4th floor of the Courthouse. Environmental documents include the SEPA checklist, this threshold determination, and submittal materials.

7. **Identified Environmental Impacts and Mitigation Measures:**
Substantive authority to require mitigation for significant and non-significant impacts is derived from WAC 197-11-660, Yakima County Code Chapter 16.04.230 and, by reference, the policies contained in the Yakima County Comprehensive Plan.

A. Air Quality

Wind erosion and fugitive dust are likely during grading and construction. The soils within the project area possess the potential to generate significant levels of dust if they are disturbed. This potential for wind erosion and dust creation exists predominantly during construction. (***Horizon 2040*** Policies NS 3.2 and NS 3.3)

Mitigation Measure A1: During both construction and normal operations, the applicant must comply with the provisions of all permitting and regulatory requirements set forth by the Yakima Regional Clean Air Authority (YRCAA). Contractors doing construction, demolition, excavation, clearing, or landscaping work must file a Dust Control Plan with the YRCAA and get approval, prior to the start of any work. Copies of all YRCAA permits obtained shall be provided to Yakima County Planning Division prior to ground disturbance.

B. Cultural Resources

The Department of Archaeology & Historic Preservation commented that there is a moderate to low probability of encountering cultural resources within the project area. They requested that measures be taken in the event of inadvertent discovery during ground disturbing activities. (***Horizon 2040*** Policy NS 4.2)

Mitigation Measure B1: The applicants shall prepare an Inadvertent Discovery Plan (IDP) and ensure on-site personnel are trained on the plan, in accordance with DAHP's comment letter.

Additionally, if ground disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance until the State provides notice to proceed. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that

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EXH # 10 DATE 7/30/2024

finding to any appropriate cemeteries and the affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.

8. **Comment and Appeal Information:** This Final MDNS is issued under WAC 197-11-340(2). There is no further comment on it. You may appeal this SEPA threshold determination to the Yakima County Hearing Examiner within 14 days following the date of this determination. For information on the appeal process, or on other issues relating to this proposal, contact Julia Loudon, Planner IV, at (509) 574-2300.

9. **SEPA Responsible Official:** Thomas Carroll

10. **Designee:** Jason Earles

11. **Address:** 128 N. 2nd St.
4th Floor Courthouse
Yakima, WA 98901

12. **Date:** July 30, 2024

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HEARING EXAMINER
EXH # 10 DATE 7/30/2024

Jerry & Cheryl Ringering
312 Wendt Rd
Yakima, WA 98901

Yakima Regional Clean Air Agency
186 Iron Horse Court, Suite 101
Yakima, WA 98901

Dennis Carlson
110 Wendt Rd
Yakima, WA 98901

Charles Groo
120 Wendt Rd
Yakima, WA 98901

Richard Linneweh
5839 Scenic Ridge Loop
Yakima, WA 98908

Santiago Communities Inc.
PO Box 11927
Santa Ana, CA 92711

Thomas R. Durant
PLSA Engineering & Surveying
521 N 20th Ave, Ste 3
Yakima, WA 98902

Deborah Rogers
BPA
dxrodgers@bpa.gov

Lazaro Lopez
Roza Irrigation District
llopez@roza.org

sepa@dahp.wa.gov

Marivel Garcia	Jason Earles
Joe Stump	Tua Vang
Jase Testerman	David Haws
Troy Havens	Ivan Klingele
Jack Wells	Nellie Soptich

WA. State Dept. of Ecology
Attn: Jessica Swift
crosepacoordinator@ecy.wa.gov

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HEARING EXAMINER
EXH # 10 DATE 7/30/2024

Casey Dunbar

From: Casey Dunbar
Sent: Tuesday, July 30, 2024 8:30 AM
To: David Haws; Ivan Klingele; Jack Wells; Jase Testerman; Jason Earles; Joe Stump; Marivel Garcia; Nellie Soptich; Troy Havens; Tua Vang
Subject: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR 2024-00001 Final Threshold Determination
Attachments: CUP2024-00002-LSP2024-00001-SEP2024-00001-ADJ2024-00001-ESP2024-00001-VAR2024-00001 Final Threshold Determination.pdf

Casey Dunbar
She/Her/Ms.
Planner I
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300

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EXH # 10 DATE 7/30/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Casey Dunbar

From: Casey Dunbar
Sent: Tuesday, July 30, 2024 8:30 AM
To: 'dxrodgers@bpa.gov'; llopez@roza.org; DAHP SEPA (DAHP); crosepacoordinator@ecy.wa.gov
Subject: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR 2024-00001 Final Threshold Determination
Attachments: CUP2024-00002-LSP2024-00001-SEP2024-00001-ADJ2024-00001-ESP2024-00001-VAR2024-00001 Final Threshold Determination.pdf

Casey Dunbar
She/Her/Ms.
Planner I
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300

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HEARING EXAMINER
EXH # 10 DATE 7/30/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Casey Dunbar

From: Casey Dunbar
Sent: Tuesday, July 30, 2024 8:34 AM
To: DAHP SEPA (DAHP)
Subject: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR 2024-00001 Final Threshold Determination
Attachments: CUP2024-00002-LSP2024-00001-SEP2024-00001-ADJ2024-00001-ESP2024-00001-VAR2024-00001 Final Threshold Determination.pdf

Please attach to SEPA Record 202402771

Casey Dunbar
She/Her/Ms.
Planner I
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300

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EXH # 10 DATE 7/30/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

FILE NO.: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001
FINAL THRESHOLD DETERMINATION

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Casey Dunbar, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, or otherwise by electronic mail, a FINAL THRESHOLD DETERMINATION, a true and correct copy of which is enclosed here-with; that a FINAL THRESHOLD DETERMINATION was addressed to the applicant and agencies pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 30th day of July, 2024.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 30th day of July, 2024.

Casey Dunbar
Office Specialist

FILED 40
HEARING EXAMINER
EXH # 11 DATE 7/30/2024

Julia Loudon

From: Wade Kabrich <wkabrich@plsaofyakima.com>
Sent: Monday, July 29, 2024 4:49 PM
To: Julia Loudon
Subject: RE: CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001 Manufactured Home Park

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Julia,
Perfect I will pick them up tomorrow.
Thank you

Wade Kabrich
PLSA Engineering and Surveying
521 N. 20th Ave., Suite 3
Yakima, Washington 98902
Ph. 509-575-6990
Fax 509-575-6993
email: wkabrich@plsaofyakima.com

From: Julia Loudon <julia.loudon@co.yakima.wa.us>
Sent: Monday, July 29, 2024 4:47 PM
To: Wade Kabrich <wkabrich@plsaofyakima.com>
Subject: CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001 Manufactured Home Park

Hello,

The green notice boards are ready to be picked up and posted on the property. I have one for Roza Hill Drive and one for where the access onto Wendt Road will be. Once they are posted, I will need photos of them submitted. The posting instructions are clipped to the boards and also attached to this email. You will find the green boards leaning up against the wall behind the front counter, here on the 4th floor of the courthouse.

Sincerely,

Julia Loudon
Planner IV, Zoning and Subdivision
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901
(509)574-2300

Register for Public Services online permitting portal here. Apply for Planning applications and check the status now by visiting YakimaCountyPermits.us.

If you are wanting to submit any documentation related to an existing application, check the status of an existing application, or are wanting to submit a new application for review please visit the Public Services online permitting portal at

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HEARING EXAMINER
EXH # 12 DATE 7/29/2024

https://yakimacountypermits.us/CitizenAccess/Default.aspx. **Please note, not all Planning applications can be applied for on-line.** If the application type you are wishing to apply for does not appear as an option then you can either e-mail your application materials to Planning_Info@co.yakima.wa.us or you can come into the Public Services Department office and meet with a staff member. Public Services Department office hours are Monday – Friday from 8:00 am – 4:00 pm and we are located on the 4th floor of the Yakima County Courthouse at 128 N. 2nd Street, Yakima, WA 98901.

This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act). CONFIDENTIALITY NOTICE: This electronic mail transmission may contain legally privileged, confidential information belonging to the sender. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or taking any action based on the contents of this electronic mail is strictly prohibited. If you have received this electronic mail in error, please contact the sender and delete all copies.

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EXH # 12 DATE 7/29/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Yakima Herald-Republic
PO Box 9668
Yakima, WA 98909

YAKIMA HERALD-REPUBLIC
WE TELL YOUR STORIES YAKIMAHERALD.COM

Yakima County Planning Division
Casey Dunbar
Courthouse - Room 417
128 N 2ND STREET
Yakima, WA 98901
USA

Order Confirmation

Order #:	82785
Order Ref #:	
Date:	7/26/2024
Advertiser #:	23402
Advertiser Name:	Yakima County Planning Division
Agency #:	
Agency Name:	
Account Manager:	Simon Sizer ssizer@yakimaherald.com

$ 321.90

Ad No.	Date	Description	Position	Format
443800	7/30/2024	Yakima County Public Services Planning Division Notice of Reinstated Hearing The hearing described below has been reinstated a	Yakima Herald Republic Broadsheet - CL-Legals	3.46 × 10.84 in × 2.0000 col.
443801	7/30/2024	Yakima County Public Services Planning Division Notice of Reinstated Hearing The hearing described below has been reinstated a	Yakima Herald Republic CL Online - CL-Legals	3.46 × 10.84 in × 2.0000 col.

Summary	
Total Net Amount	**$ 321.90**
Taxes	$ 0.00
Total Amount	**$ 321.90**

Remittance Address:

Yakima Herald-Republic
PO Box 3667
Seattle, WA 98124
Tel: (206) 464-2550

FILED 43
HEARING EXAMINER
EXH # 13 DATE 7/26/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Yakima Herald-Republic
PO Box 9668
Yakima, WA 98909



Classified Category: Legals|Public Notices

Yakima County Public Services
Planning Division
Notice of Reinstated Hearing

The hearing described below has been reinstated as originally scheduled.

File No.: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 - Santiago Communities, Inc.
Description of Proposal: The applicants are proposing to establish a 141-unit manufactured home park on a 26.9-acre lot. Water is to be provided by Terrace Heights Water and sewage disposal is to be provided by Terrace Heights Sewer. Primary access is to be via an unopened County right-of-way that connects the lot to Wendt Road. A secondary, gated, emergency access is to be provided onto Roza Hill Drive. A 6' tall masonry block fence is proposed on the property line, around the perimeter of the park. The area around the Bonneville Power Association power line is also proposed to be used as open space. These open space areas will be used for active recreation. Other smaller open space areas are proposed around the park.

The applicants are proposing to reduce the setback from the mineral resource overlay that covers the landfill to the north so that the setback is 25' from the edge of the right-of-way for Roza Hill Drive, which requires a resource setback reduction. Also proposed is a variance to the standard requiring an 18' setback from the edge of the street for carports.

Location of Proposal: Roza Hill Drive and Wendt Road, Yakima, WA 98901. The subject property is located on the south side of Roza Hill Drive, about 350 feet west of the intersection of Roza Hill Drive and Wendt Road, in the community of Terrace Heights. (Parcel Number 191323-11409)

An open record public hearing is scheduled before the Yakima County Hearing Examiner on **Thursday, August 15, 2024, at 9:30 am.** The hearing will be conducted both in-person in the BOCC Conference Room (Yakima County Courthouse Basement, Room B33, 128 N. 2nd Street, Yakima) and virtually/telephonically using Microsoft Teams. For joining information go to https://www.yakimacounty.us/2566/Upcoming-Public-Hearings. A Planning Division staff report on the project will be available about a week before the hearing on the Yakima County Hearing Examiners webpage at: https://www.yakimacounty.us/843/Hearing-Examiner.

Comment and Appeal Information: To view the application materials and determination online go to https://yakimacountypermits.us *(select Planning tab, enter record number(s) in the search box and hit enter, select the record info drop down, and then select attachments)* or you can view a copy of the application materials and the determination at the Planning Division on the 4th floor of the Courthouse. Your views on the proposal are welcome, and any person may provide written comments on issues related to the proposal. Mail your comments on this project to Yakima County Planning Division, 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901. Written comments on the project may be provided at the hearing. Interested parties may request copies of the hearing notice or participate in the hearing. A staff report on the project will be available about a week before the hearing. Notice of the final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information. If you have any questions on this proposal, please call Jutia Loudon, Planner IV, at (509) 574-2300 or 1-800-572-7354 ext 2300.

If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, you may be entitled to receive certain assistance at no cost to you. Please contact the ADA Coordinator at Yakima County no later than five (5) working days prior to the date service is needed.

Yakima County ADA Coordinator
128 N. 2nd Street, Room B27
Yakima, WA 98901
(509) 574-2210
7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)

Dated this 30th day of July, 2024

(82785) July 30, 2024

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FILED
HEARING EXAMINER
EXH # 13 DATE 7/26/2024

RE: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 Notice of Postponed Hearing

Simon Sizer <ssizer@yakimaherald.com>

Wed 7/24/2024 4:07 PM

To:Casey Dunbar <Casey.Dunbar@co.yakima.wa.us>

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I'm sorry Casey, this was not possible today.

--

Simon Sizer | legal & obituary clerk
Yakima Herald-Republic
Phone: (509) 577-7740

From: Casey Dunbar <Casey.Dunbar@co.yakima.wa.us>
Sent: Wednesday, July 24, 2024 11:18 AM
To: Simon Sizer <ssizer@yakimaherald.com>
Subject: RE: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 Notice of Postponed Hearing

Good Morning,
I apologize, would it be possible to pull this notice from tomorrow's paper?
Thank you,

Casey Dunbar
She/Her/Ms.
Planner I
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300

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From: Simon Sizer <ssizer@yakimaherald.com>
Sent: Tuesday, July 23, 2024 11:56 AM
To: Casey Dunbar <Casey.Dunbar@co.yakima.wa.us>
Subject: RE: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 Notice of Postponed Hearing

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HEARING EXAMINER
EXH # 14 DATE 7/24/2024

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Good morning. I have scheduled this legal notice for July 25th, for a cost of $159.10.

--

Simon Sizer | legal & obituary clerk
Yakima Herald-Republic
Phone: (509) 577-7740

From: Casey Dunbar <Casey.Dunbar@co.yakima.wa.us>
Sent: Tuesday, July 23, 2024 10:49 AM
To: Simon Sizer <ssizer@yakimaherald.com>
Subject: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 Notice of Postponed Hearing

Publish: Thursday, July 25th
Bill: Acct# 10826, Planning

Casey Dunbar
She/Her/Ms.
Planner I
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300

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EXH # 14 DATE 7/24/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

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PO Box 9668
Yakima, WA 98909

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Yakima County Planning Division
Casey Dunbar
Courthouse - Room 417
128 N 2ND STREET
Yakima, WA 98901
USA

Order Confirmation

Order #:	82601
Order Ref #:	
Date:	7/23/2024
Advertiser #:	23402
Advertiser Name:	Yakima County Planning Division
Agency #:	
Agency Name:	
Account Manager:	Simon Sizer ssizer@yakimaherald.com

$ 159.10

Ad No.	Date	Description	Position	Format
442976	7/25/2024	Yakima County Public Services Planning Division Notice of Postponed Hearing File No.: CUP2024-00002/LSP2024-00001/SEP2024-0000	Yakima Herald Republic Broadsheet - CL-Legals	3.46 × 5.43 in × 2.0000 col.
442977	7/25/2024	Yakima County Public Services Planning Division Notice of Postponed Hearing File No.: CUP2024-00002/LSP2024-00001/SEP2024-0000	Yakima Herald Republic CL Online - CL-Legals	3.46 × 5.43 in × 2.0000 col.

Summary	
Total Net Amount	**$ 159.10**
Taxes	$ 0.00
Total Amount	$ 159.10

Remittance Address:

Yakima Herald-Republic
PO Box 3667
Seattle, WA 98124
Tel: (206) 464-2550

 47

FILED
HEARING EXAMINER
EXH # 15 DATE 7/23/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Yakima Herald-Republic
PO Box 9668
Yakima, WA 98909

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Classified Category: Legals|Public Notices

Yakima County Public Services
Planning Division
Notice of Postponed Hearing

File No.: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001: Santiago Communities, Inc. - Manufactured Home Park
Description of Proposal: The applicants are proposing to establish a 141-unit manufactured home park on a 26.9-acre lot. Water is to be provided by Terrace Heights Water and sewage disposal is to be provided by Terrace Heights Sewer. Primary access is to be via an unopened County right-of-way that connects the lot to Wendt Road. A secondary, gated, emergency access is to be provided onto Roza Hill Drive. A 6' tall masonry block fence is proposed on the property line, around the perimeter of the park. The area around the Bonneville Power Association power line is also proposed to be used as open space. These open space areas will be used for active recreation. Other smaller open space areas are proposed around the park.

The applicants are proposing to reduce the setback from the mineral resource overlay that covers the landfill to the north so that the setback is 25' from the edge of the right-of-way for Roza Hill Drive, which requires a resource setback reduction. Also proposed is a variance to the standard requiring an 18' setback from the edge of the street for carports.

Location of Proposal: Roza Hill Drive and Wendt Road, Yakima, WA 98901. The subject property is located on the south side of Roza Hill Drive, about 350 feet west of the intersection of Roza Hill Drive and Wendt Road, in the community of Terrace Heights. (Parcel Number 191323-11409)

Notice of Postponed Public Hearing: The open record public hearing that was scheduled before the Hearing Examiner on Thursday, August 15, 2024, at 9:30 am has been **postponed**. A new hearing has not yet been scheduled. Once a new hearing has been scheduled, a notice with the date and time will be issued.

Dated this 25th day of July, 2024

(82601) July 25, 2024

FILED
HEARING EXAMINER
EXH # 15 DATE 7/23/2024

Public Services

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • www.co.yakima.wa.us

LISA H. FREUND - Director

July 19, 2024

Thomas R. Durant
PLSA Engineering & Surveying
521 North 20th Avenue, Suite 3
Yakima, WA 98902

Re: Request for Additional Information: Santiago Communities, Inc. - New Manufactured Home Park
File Number: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001

Dear Mr. Durant,

The applications submitted on January 5, 2024, and April 29, 2024, were determined complete and sent out for Notice of Application, Notice of Completeness, Notice of Environmental Review and Notice of Future Hearing on May 28, 2024, with the comment period ending June 11, 2024. A Notice of Open Record Public Hearing and Threshold Determination was then issued June 28, 2024, with the comment period ending July 12, 2024. The application process has been designed so that Yakima County can review potential impacts the proposal will have on the property, the surrounding area, and to the natural and built environments which may occur as a result of the project development.

Comments were received from the Department of Archaeology & Historic Preservation (DAHP), the Yakima Regional Clean Air Agency (YRCAA), the Bonneville Power Administration (BPA), the State of Washington Department of Ecology (DOE), the Roza Irrigation District, and neighboring property owners.

Upon review of the comments received, it has been determined that many of them will be addressed through various local, state, and federal laws, rules, and regulations. The comments of primary concern are those of the BPA and the Roza Irrigation District.

As noted on the submitted site plan, there is a BPA electric transmission line running through the property. The BPA has commented that all activities planned in the BPA right-of-way need to be approved by the BPA. Activities such as fence installation, buildings, utilities, and structures are to be addressed. The BPA also noted that review of the proposed roadways is required.

The Roza Irrigation District commented on the existing easement along the north property line that is called out under AFN 1985117. Roza also requested that the proposed 20' wide irrigation easement be widened to 30'.

The requested information is as follows:

1. In the current proposal, open space is proposed to allow for a reduction in the size of the spaces. As the amount of open space and the location of the proposed roadways could change based on what is allowed by the BPA, it has been determined that verification from the BPA of what has

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been approved in the electric transmission line easement is required. If the proposed roads and activities are not allowed in the BPA easement, the amount and location of open space for the project must be addressed in a revised narrative that must be submitted with a revised site plan.

2. There are utility, irrigation, sewer, and BPA electric transmission easements running to and sometimes through the subject parcel. Yakima County Code (YCC) 19.10.040(6)(d) is as follows:

   "Other Easements. The applicant shall provide the easement grantee or owner's written permission with the primary permit application for any structure proposed to be built or located on or in an easement other than an access easement."

   As there is a proposed 6' tall masonry block perimeter fence that will cross over utility, irrigation, sewer, and BPA electric transmission easements, each easement grantee or owner's written permission must be submitted.

3. The Roza Irrigation District has requested that the proposed 20' wide irrigation easement running NE/SW through the property be widened to 30'. As this would affect the sizes and dimensions of the spaces proposed along that easement, a revised site plan showing this new width must be submitted to verify that each space will still meet the size, dimensions, and setbacks.

4. The Roza Irrigation District commented that the irrigation easement along the north property line should be 25' in width, not 20'. In looking over the easement language, it is possible that the 5' difference may be due to road right-of-way that was dedicated in previous subdivision. Please verify if the irrigation easement along the north property line is shown at the correct width and submit a revised site plan, if the width needs to be corrected.

We are required to notify you that processing has been placed on hold until we receive the described required information. You have up to **45 days (September 2, 2024)** to return the required submittals after which the file will lapse and become null and void. Once we receive the information, we have 14 days to review the submitted information and determine if the application is complete or if additional information is needed

If you have any questions pertaining to this letter, please feel free to contact me at (509) 574-2300.

Sincerely,

Julia Loudon

Julia Loudon
Planner IV

Attachments: BPA Comment Email
Roza Irrigation District Comment Email

C: File
Aimee Molsberry, Santiago Communities Inc.

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service, 1-800-833-6388 and ask the operator to dial 509-574-2300.

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EXH # 16 DATE 7/9/2024

Julia Loudon

Yakima County Public Services
JUN 28 2024
Case No.
Assigned To

From: Rodgers Deborah (CONTR) TERR TRI CITIES RMHQ <dxrodgers@bpa.gov>
Sent: Friday, June 28, 2024 11:51 AM
To: Julia Loudon
Cc: Connell,Valorie L (BPA) TERR PASCO
Subject: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Ms. Loudon,

A public service notice has been received by our office via mail, however, it has been received after the comment date for Santiago Communities proposed manufactured home park. Bonneville Power Administration (BPA) has an overhead transmission line that crosses this parcel.

In order to maintain operation and safety criteria, all activities planned within BPA right-of-way need to be approved by BPA prior to their occurrence. Activities that block maintenance crews (such as the installation of fences) or safety concerns (such as buildings, driveways, utilities, or small structures) need to be addressed prior to construction in order to avoid later modification, at the landowner's expense.

In addition, BPA needs the opportunity to review the location of proposed roads to ascertain whether or not the clearance allows for safe passage of vehicles (per National Electric Safety Code). This process takes up to 9 weeks to complete and is typically initiated by a land use application that the developer or landowner submits to BPA.

BPA requests that the following language be included on the plat map:

The Bonneville Power Administration (BPA) imposes certain conditions on the portions of these lots encumbered by its high voltage transmission line Easement. BPA does not allow structures to be built within the Easement, nor does it allow access to be blocked to any transmission facilities. Any activity that is to occur within the Easement needs to be permitted by BPA prior to installation or construction. Information regarding the permitting process for proposed uses of the Easement may be addressed to BPA Real Estate Field Services at (800) 282-3713.

Whether or not this property is subdivided and/or this plat approved, the owner will need to submit a land use application, any associated application fees and acquire a Land Use Agreement from BPA, along with the county's building permit for any portion of the owner's development plans that lie within BPA's right-of-way.

I am also, inquiring as to if you send and accept emailed responses to the public service notices. If so, I am requesting to be added to you mailing list or if this is not an option, please update your mailing address for comment inquiries to:
Bonneville Power Administration
Attention: TERR
2211 North Commercial Avenue
Pasco, WA 99301

Please contact me by email or at 509-544-4749, or you can contact the BPA realty specialist Valorie Connell at 509-544-4746. Valorie is included on this email for convenience.

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Thank you,

Actalent

APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY
Landowner Safety - Bonneville Power Administration (bpa.gov)
Vegetation Management - Bonneville Power Administration (bpa.gov)

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EXH # 16 DATE 7/9/2024

Julia Loudon

Yakima County Public Services (PZ)
JUL 16 2024
Case No.:

From: Lopez, Lazaro <LLopez@roza.org>
Sent: Tuesday, July 16, 2024 7:33 AM
To: Julia Loudon
Subject: RE: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 Santiago Communities, Inc.: Manufactured Home Park
Attachments: Santiago Communities April 29 2024 Site Plan.pdf

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments

Good morning Julia,

I have attached a pdf of the Site Plan from April 29 2024.
I marked up the changes in red ink and yellow highlights.

The proposed easement should be changed to 30' along the NE/SW irrigation line.

The irrigation easement on the north side of the property running parallel with Roza Hill Dr should be changed to 25' as stated on SP 7294242

Roza Irrigation District will not allow a carport to be built on the easement(s). Not even partially.
Roza does not want any structures obstructing the repair/maintenance of the irrigation line.
As for driveways or pavement going over the easement, that should be fine.

I appreciate the updated/latest Site plan.

If you need anything else, please let me know.

Thank you for your time and assistance,

Lazaro Lopez
Roza Irrigation District
LLOPEZ@ROZA.ORG
Office: 509.837.5141
Cell: 509.840.1577

From: Julia Loudon <julia.loudon@co.yakima.wa.us>
Sent: Friday, July 12, 2024 3:55 PM
To: Lopez, Lazaro <LLopez@roza.org>
Subject: RE: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 Santiago Communities, Inc.: Manufactured Home Park

Hello again,

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In looking at document attached to your email, it is not the preliminary site plan that was routed for review. I have attached the applicant's proposed site plan to this email for you to review, which can also be downloaded from the Permit Portal. The proposed site plan shows a 20' easement proposed along the NE/SW irrigation line. Is that sufficient? If the easement needs to be expanded to 30', are there concerns with driveways going over the easement? Or if a carport is placed partially over the easement?



Sincerely,

Julia Loudon
Planner IV, Zoning and Subdivision
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901
(509)574-2300

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If you are wanting to submit any documentation related to an existing application, check the status of an existing application, or are wanting to submit a new application for review please visit the Public Services online permitting portal at https://yakimacountypermits.us/CitizenAccess/Default.aspx. **Please note, not all Planning applications can be applied for on-line.** If the application type you are wishing to apply for does not appear as an option then you can either e-mail your application materials to Planning_Info@co.yakima.wa.us or you can come into the Public Services Department office and meet with a staff

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member. Public Services Department office hours are Monday – Friday from 8:00 am – 4:00 pm and we are located on the 4th floor of the Yakima County Courthouse at 128 N. 2nd Street, Yakima, WA 98901

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From: Julia Loudon
Sent: Thursday, July 11, 2024 12:00 PM
To: Lopez, Lazaro <LLopez@roza.org>
Subject: RE: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 Santiago Communities, Inc. – Manufactured Home Park

Good Morning,

Thank you for providing this comment. I will have it added the file and your concerns will be addressed in the staff report.
Sincerely,

Julia Loudon
Planner IV, Zoning and Subdivision
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901
(509)574-2300

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From: Lopez, Lazaro <LLopez@roza.org>
Sent: Thursday, July 11, 2024 10:20 AM
To: Julia Loudon <julia.loudon@co.yakima.wa.us>
Subject: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 – Santiago Communities, Inc. – Manufactured Home Park

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EXH # 10 DATE 7/19/2024

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments

Good morning Julia,

Roza Irrigation District has received the Public Services notice for the Santiago Communities, Inc for a Manufactured Home Park

After reviewing the documents and specifically the Site Plan (by Charbonneau Engineering) that is stamped from Public Services on January 08, 2024.
They show a Proposed 30' Drainage & Irrigation Easement that follows a path from the north east corner to the south west corner of the property.
They also show a 20' Existing Roza Irrigation Easement on the north side of the property that parallels Roza Hill Drive.

Roza Irrigation District finds the 30' easement as acceptable. There is an existing piped drainage through this property.
The existing 20' Roza Irrigation Easement on the north side will have to be changed to 25'. That is what is stated on SP 7294242.
So the correct width should say 25' and not 20'
I have attached a pdf of the Site Plan marking the change

Roza Irrigation District has two requirements for the easement(s):

1. That no permanent structure(s) be built upon the easement(s)
2. That Roza Irrigation District always have access to the easement(s) for maintenance and repair of the piped drainage

Can you make sure that these change(s) are made to the Site Plan.

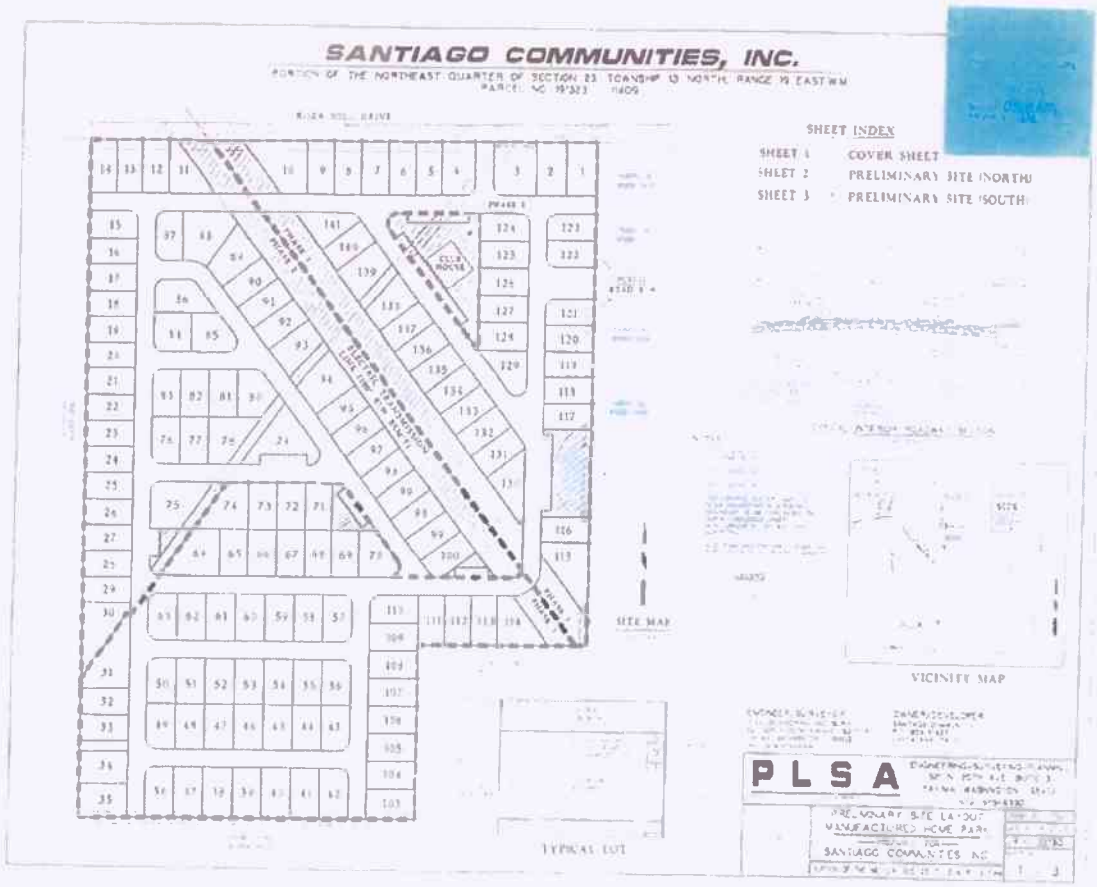
Can you also let me know that you have received this email.

If you have any questions or concerns, please don't hesitate to contact me.

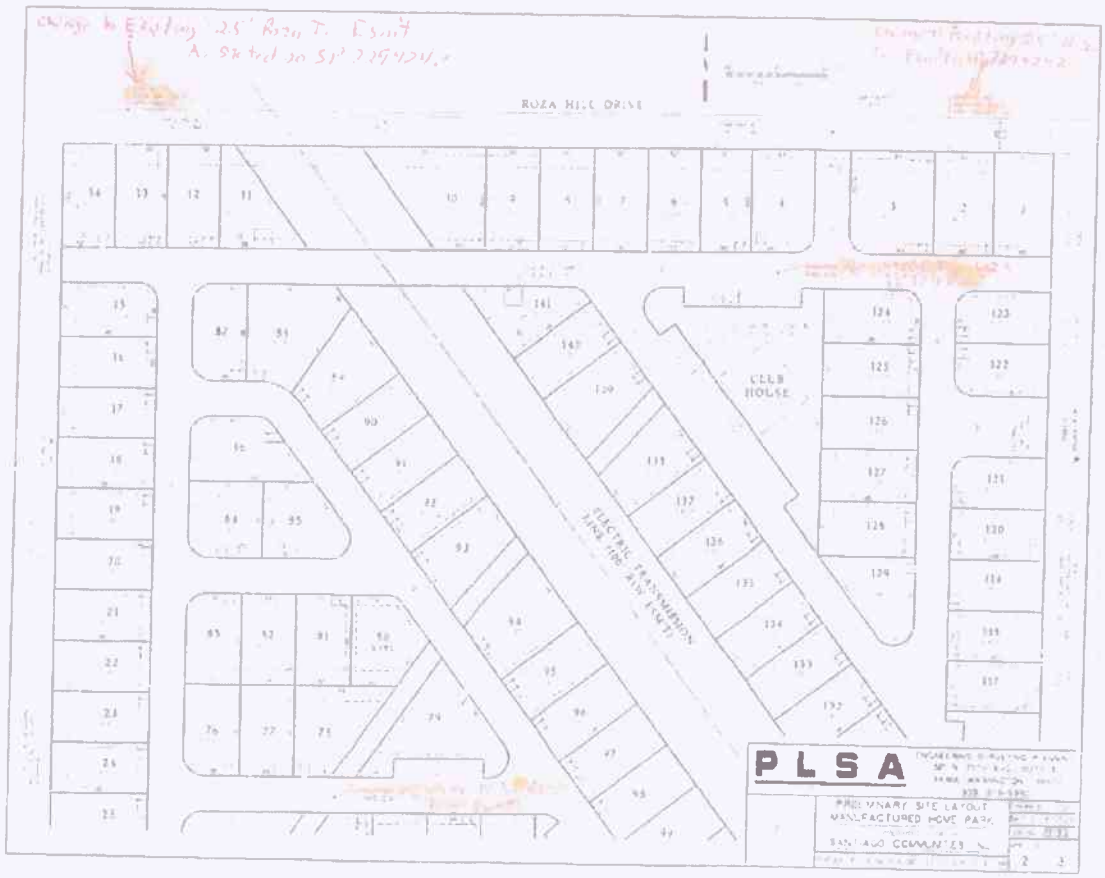
Thank you,

Lazaro Lopez
Roza Irrigation District
LLOPEZ@ROZA.ORG
Office 509 837 5141
Cell 509 840 1577

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HEARING EXAMINER
EXH # 110 DATE 7/9/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001



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HEARING EXAMINER
EXH # 16 DATE 7/19/2024



FILED 58
HEARING EXAMINER
EXH # 16 DATE 7/9/2024



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HEARING EXAMINER
EXH # 110 DATE 7/19/2024

Thomas R. Durant
PLSA Engineering & Surveying
521 N 20th Ave, Ste 3
Yakima, WA 98902

Santiago Communities Inc.
PO Box 11927
Santa Ana, CA 92711

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HEARING EXAMINER
EXH # 110 DATE 7/9/2024

FILE NO.: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001
REQUEST FOR ADDITIONAL INFORMATION

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Casey Dunbar, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, or otherwise by electronic mail, a REQUEST FOR ADDITONAL INFORMATION, a true and correct copy of which is enclosed here-with; that a REQUEST FOR ADDITIONAL INFORMATION was addressed to the applicant and agencies pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 19th day of July, 2024.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 19th day of July, 2024.

Casey Dunbar
Office Specialist

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HEARING EXAMINER
EXH # 17 DATE 7/19/2024

Julia Loudon

From: Julia Loudon
Sent: Thursday, July 18, 2024 4:15 PM
To: tdurant@plsaofyakima.com
Cc: Wade Kabrich
Subject: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR 2024-00001
Attachments: CUP24-002 Comment Letter.pdf; CUP24-002 Email Correspondence DAHP Comment.pdf; CUP24-002 YRCAA Comment Letter.pdf; CUP24-002 BPA Comment Email.pdf; CUP24-002 Carlson Groo & Linneweh Comment Letter.pdf; CUP24-002 DOE Comment Letter.pdf; CUP24-002 Updated Roza ID Comment.pdf

Good Afternoon,

I have not yet heard back from the BPA regarding the open space proposed in the electric transmission line or on if there is an easement document calling out what is authorized. Since BPA has stated that they have to approve all activities and review the location of the proposed roadways, it was determined that verification of BPA approvals must be submitted so that we can continue our review. If the BPA denies the proposed activities and roads, the open space areas and roads would need to be designed elsewhere and the application would need to be revised. A Request for Additional Information will be going out, as well as a notice postponing the hearing.

The Roza Irrigation District had commented regarding needing a 30' wide easement along the NE/SW irrigation line instead of the proposed 20' wide easement. This could change up the sizes, dimensions, building spaces, and setbacks for those spaces along the easement. A revised site plan addressing this is to be requested. Roza also had commented on the irrigation easement along the north property line, stating that it needed to be shown as 25' instead of 20'. Based on the easement document, it seems that the 5' difference may be due to the road right-of-way that had been previously dedicated. Verification on if the easement needs to be changed will be requested.

Due to the presence of utility and irrigation easements that run through the property, the Request for Additional Information will also require written permission from the easement owner or grantee for the 6' tall masonry block wall that will cross over easements that cross into the property line. This is in accordance with YCC 19.10.040(6)(d) "The applicant shall provide the easement grantee or owner's written permission with the primary permit application for any structure proposed to be built or located on or in an easement other than an access easement."

I have attached the comments that have been received to this email.
Sincerely,

Julia Loudon
Planner IV, Zoning and Subdivision
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901
(509)574-2300

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EXH # 18 DATE 7/18/2024

If you are wanting to submit any documentation related to an existing application, check the status of an existing application, or are wanting to submit a new application for review please visit the Public Services online permitting portal at https://yakimacountypermits.us/CitizenAccess/Default.aspx. **Please note, not all Planning applications can be applied for on-line.** If the application type you are wishing to apply for does not appear as an option then you can either e-mail your application materials to Planning_Info@co.yakima.wa.us or you can come into the Public Services Department office and meet with a staff member. Public Services Department office hours are Monday – Friday from 8:00 am – 4:00 pm and we are located on the 4th floor of the Yakima County Courthouse at 128 N. 2nd Street, Yakima, WA 98901.

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EXH # 18 DATE 7/18/2024

Julia Loudon

From: Julia Loudon
Sent: Monday, July 15, 2024 4:17 PM
To: Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ; Connell,Valorie L (BPA) - TERR-PASCO
Subject: RE: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR 2024-00001
Attachments: VAR24-001 Narrative.pdf; CUP24-002 Original Narrative Form (3).pdf; CUP24-002 Preliminary Site Plan (4).pdf; CUP24-002 Notice of Open Record Public Hearing & Final Threshold Determination.pdf; CUP24-002 Notice of Application Notice of Completeness Notice of Environmental Review & Notice of Future Hearing (3).pdf

Good Afternoon,

I passed along your email to the applicants for this proposed manufactured home park. In addition to my question below, the applicants have asked what authority BPA has to request a review and restrict what is allowed. The applicants had tried to find an easement document stating what is allowed and who has authority for what, but could not find one. Do you have any information about the easement on this parcel? Do you have any documents or laws that I can pass along to the applicants about BPA authority and requirements for the easement on the property?

Sincerely,

Julia Loudon
Planner IV, Zoning and Subdivision
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901
(509)574-2300

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EXH # 19 DATE 7/15/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

From: Julia Loudon
Sent: Thursday, July 11, 2024 2:58 PM
To: Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>
Cc: Connell,Valorie L (BPA) - TERR-PASCO <VLConnell@bpa.gov>
Subject: RE: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-

Good Afternoon,

Thank you for providing this information. I have forwarded this email to our Admin folks to update the mailing lists. We can accept emails and physical letters during the comment period, just be sure to include the name and physical or post office address of the sender. Your email has been added to the file as a comment for review.

The first notice was sent May 28th, with the comment period ending June 11th. The second notice was sent June 28th, with the comment period ending tomorrow, July 12th. Since this is going to a hearing with the Hearing Examiner, comments can also be submitted up to and at the hearing. I have attached the site plan and narratives for the project, if you wanted to look through them. The entire application can be viewed online at https://yakimacountypermits.us/CitizenAccess/Default.aspx by going to the Planning tab and entering in the case number or the parcel number.

Are there any concerns with the open space recreation uses that are discussed in their narrative?

Sincerely,

Julia Loudon
Planner IV, Zoning and Subdivision
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901
(509)574-2300

Register for Public Services online permitting portal here. Apply for Planning applications and check the status now by visiting YakimaCountyPermits.us.

If you are wanting to submit any documentation related to an existing application, check the status of an existing application, or are wanting to submit a new application for review please visit the Public Services online permitting portal at https://yakimacountypermits.us/CitizenAccess/Default.aspx. **Please note, not all Planning applications can be applied for on-line.** If the application type you are wishing to apply for does not appear as an option then you can either e-mail your application materials to Planning_Info@co.yakima.wa.us or you can come into the Public Services Department office and meet with a staff member. Public Services Department office hours are Monday – Friday from 8:00 am – 4:00 pm and we are located on the 4th floor of the Yakima County Courthouse at 128 N. 2nd Street, Yakima, WA 98901.

This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act). CONFIDENTIALITY NOTICE: This electronic mail transmission may contain legally privileged, confidential information belonging to the sender. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or taking any action based on the contents of this electronic mail is strictly prohibited. If you have received this electronic mail in error, please contact the sender and delete all copies.

From: Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>
Sent: Friday, June 28, 2024 11:51 AM
To: Julia Loudon <julia.loudon@co.yakima.wa.us>
Cc: Connell,Valorie L (BPA) - TERR-PASCO <VLConnell@bpa.gov>
Subject: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-

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HEARING EXAMINER
19 DATE 7/15/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Ms. Loudon,

A public service notice has been received by our office via mail, however, it has been received after the comment date for Santiago Communities proposed manufactured home park. Bonneville Power Administration (BPA) has an overhead transmission line that crosses this parcel.

In order to maintain operation and safety criteria, all activities planned within BPA right-of-way need to be approved by BPA prior to their occurrence. Activities that block maintenance crews (such as the installation of fences) or safety concerns (such as buildings, driveways, utilities, or small structures) need to be addressed prior to construction in order to avoid later modification, at the landowner's expense.

In addition, BPA needs the opportunity to review the location of proposed roads to ascertain whether or not the clearance allows for safe passage of vehicles (per National Electric Safety Code). This process takes up to 9 weeks to complete and is typically initiated by a land use application that the developer or landowner submits to BPA.

BPA requests that the following language be included on the plat map:

The Bonneville Power Administration (BPA) imposes certain conditions on the portions of these lots encumbered by its high voltage transmission line Easement. BPA does not allow structures to be built within the Easement, nor does it allow access to be blocked to any transmission facilities. Any activity that is to occur within the Easement needs to be permitted by BPA prior to installation or construction. Information regarding the permitting process for proposed uses of the Easement may be addressed to BPA Real Estate Field Services at (800) 282-3713.

Whether or not this property is subdivided and/or this plat approved, the owner will need to submit a land use application, any associated application fees and acquire a Land Use Agreement from BPA, along with the county's building permit for any portion of the owner's development plans that lie within BPA's right-of-way.

I am also, inquiring as to if you send and accept emailed responses to the public service notices. If so, I am requesting to be added to you mailing list or if this is not an option, please update your mailing address for comment inquiries to:
Bonneville Power Administration
Attention: TERR
2211 North Commercial Avenue
Pasco, WA 99301

Please contact me by email or at 509-544-4749, or you can contact the BPA realty specialist Valorie Connell at 509-544-4746. Valorie is included on this email for convenience.

Thank you,

Actalent
People to Possible

Deborah Rodgers

Realty Technician Contractor
2211 North Commercial Avenue, Pasco, WA 99301
Bonneville Power Administration | TERR/Tri-Cities-RMHQ
Real Property Field Services | P 509.544.4749 C (360) 624-0566
dxrodgers@bpa.gov

APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY
Landowner Safety - Bonneville Power Administration (bpa.gov)
Vegetation Management - Bonneville Power Administration (bpa.gov)

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HEARING EXAMINER
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CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Public Services

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • www.co.yakima.wa.us
LISA H. FREUND Director

DATE: June 28, 2024

TO: Aimee Molsberry, Thomas Durant, Adjacent Property Owners, and Interested Agencies

FROM: Julia Loudon, Yakima County Public Services Department: Planning Division

SUBJ: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 - Santiago Communities, Inc.; Manufactured Home Park
Notice of Open Record Public Hearing
Threshold Determination - Mitigated Determination of Non-Significance (MDNS)

DESCRIPTION OF PROPOSAL

Applicant: Thomas Durant, with PLSA Engineering & Surveying

Owner: Santiago Communities, Inc.; Aimee Molsberry

Location: Roza Hill Drive and Wendt Road, Yakima, WA 98901. The subject property is located on the south side of Roza Hill Drive, about 350 feet west of the intersection of Roza Hill Drive and Wendt Road, in the community of Terrace Heights.

Tax Parcel No.: 191323-11409

Application Submittal Date: January 5, 2024 **Completeness Date:** May 13, 2024

Proposal: The applicants are proposing to establish a 141-unit manufactured home park on a 26.9-acre lot in the Suburban Residential (SR) zoning district. This requires a Type 3 conditional use permit (CUP), a binding site plan, and a State Environmental Policy Act (SEPA) review. Water is to be provided by Terrace Heights Water and sewage disposal is to be provided by Terrace Heights Sewer. Primary access is to be via an unopened County right-of-way that connects the lot to Wendt Road. A secondary, gated, emergency access is to be provided onto Roza Hill Drive. A 6' tall masonry block fence is proposed on the property line, around the perimeter of the park, which requires an administrative adjustment. A club house is proposed with an open space area. The area around the Bonneville Power Association power line is also proposed to be used as open space. These open space areas will be used for active recreation. Other smaller open space areas are proposed around the park.

The applicants are proposing to reduce the setback from the mineral resource overlay that covers the landfill to the north so that the setback is 25' from the edge of the right-of-way for Roza Hill Drive, which requires a resource setback reduction. Also proposed is a variance to the standard requiring an 18' setback from the edge of the street for carports.

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ENVIRONMENTAL REVIEW & COMMENT INFORMATION

The Yakima County Planning Division, as lead agency for this proposal under the State Environmental Policy Act (SEPA), is issuing an **MDNS** for comment under WAC 197-11-340(2). To view the threshold determination online go to https://yakimacountypermits.us *(select Planning tab, enter record number(s) in the search box and hit enter, select the record info drop down, and then select attachments*) or you can view a copy of the determination at the Planning Division on the 4th floor of the Courthouse.

Your views on this proposal are welcome and you may provide written comments on issues related to this threshold determination. Be sure to reference the above case number in your correspondence. Mail your comments on this project to Yakima County Planning Division, 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901. **All written comments must be received by 4:00 p.m., July 12, 2024.** To be considered prior to making the final determination, all submitted comments must identify the name and physical or post office address of the sender.

The Responsible Official will reconsider this MDNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the MDNS. No permits will be issued, and the applicant shall not begin work, until the comment deadline has expired and any other necessary permits are issued. The lead agency will not act on this proposal for 14 days from the date of issuance.

NOTICE OF PUBLIC HEARING:

An open record public hearing is scheduled before the Hearing Examiner on Thursday, August 15, 2024, at 9:30 am. The hearing will be conducted both in-person in the BOCC Conference Room (Yakima County Courthouse Basement, Room B33, 128 N. 2nd Street, Yakima) and virtually/telephonically using Microsoft Teams. For joining information go to **https://www.yakimacounty.us/2566/Upcoming-Public-Hearings**. The link will provide information with the options to either "Join the meeting via Microsoft Teams" or to call in on a telephone.

If you wish to speak during the Public Hearing, there will be an allotted time for public comments. You will then be asked to state your name and provide your contact information into the record. Virtual/telephonic participants should not mute or unmute themselves; the host will do this for you. All virtual participants must put their names in the Microsoft Teams Meeting application window.

Your views on the proposal are welcome, and any person may provide written comments on issues related to the proposal. Written comments or other exhibits to be received at or prior to the hearing may be submitted as follows:

- Via email to: planning_info@co.yakima.wa.us
- Via mail to: Julia Loudon, Fourth Floor County Courthouse, 128 North Second Street, Yakima WA 98901.

Comments submitted up to and during the hearing will be considered. Be sure to reference the above file number in your correspondence. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

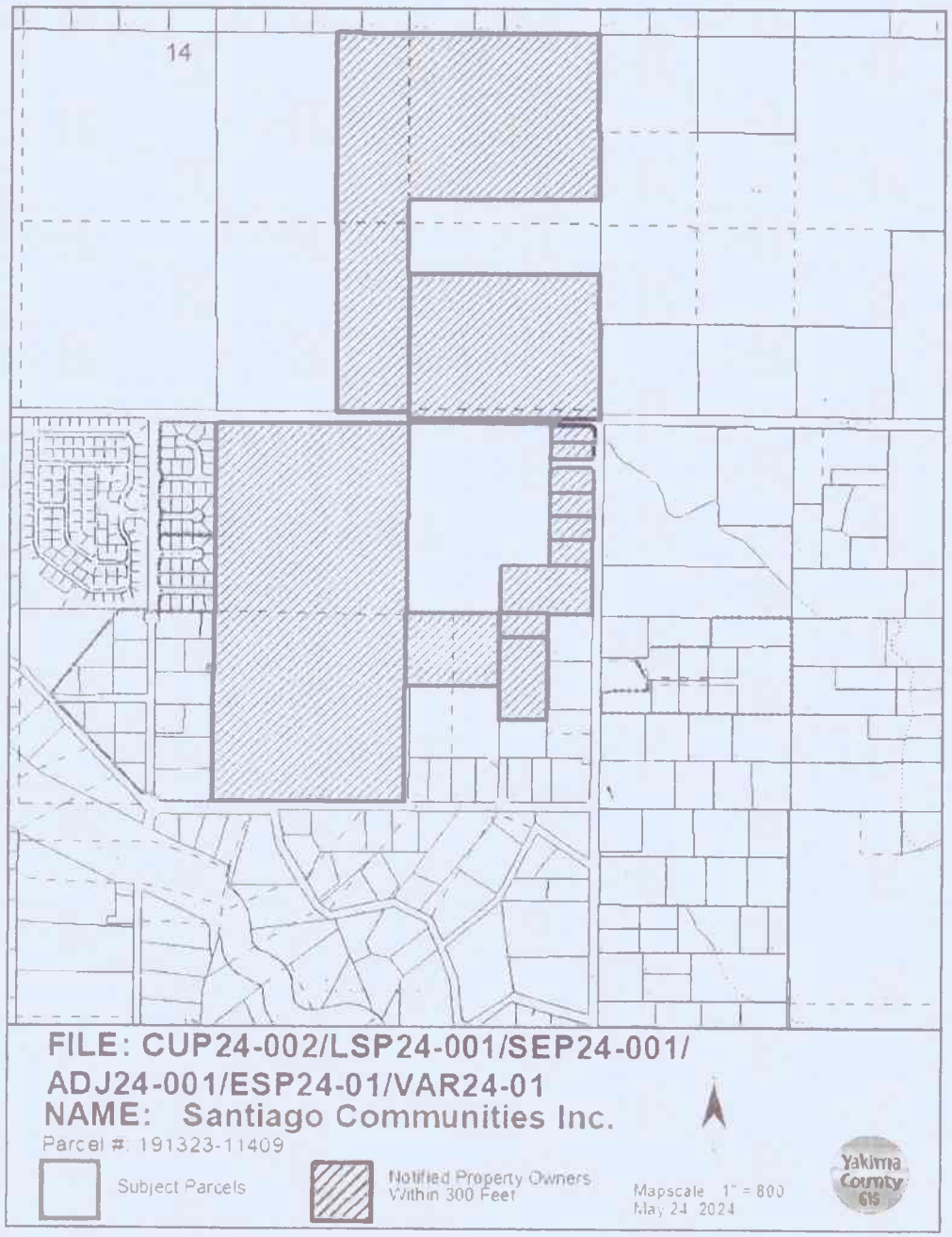
Interested parties may request copies of the hearing notice or participate in the hearing. A staff

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recommendation on the project will be available about a week before the hearing on the Yakima County Hearing Examiners webpage at: **https://www.yakimacounty.us/843/Hearing-Examiner**.

Notice of the final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information. If you have any questions on this proposal, please call Julia Loudon, Planner IV, at (509) 574-2300 or 1-800-572-7354 ext. 2300.

NOTICE MAP (for reference purposes only



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CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

1. **Description of Proposal:** The applicants are proposing to establish a 141-unit manufactured home park on a 26.9-acre lot in the Suburban Residential (SR) zoning district. This requires a Type 3 conditional use permit (CUP), a binding site plan, and a State Environmental Policy Act (SEPA) review. Water is to be provided by Terrace Heights Water and sewage disposal is to be provided by Terrace Heights Sewer. Primary access is to be via an unopened County right-of-way that connects the lot to Wendt Road. A secondary, gated, emergency access is to be provided onto Roza Hill Drive. A 6' tall masonry block fence is proposed on the property line, around the perimeter of the park, which requires an administrative adjustment. A club house is proposed with an open space area. The area around the Bonneville Power Association power line is also proposed to be used as open space. These open space areas will be used for active recreation. Other smaller open space areas are proposed around the park.

   The applicants are proposing to reduce the setback from the mineral resource overlay that covers the landfill to the north so that the setback is 25' from the edge of the right-of-way for Roza Hill Drive, which requires a resource setback reduction. Also proposed is a variance to the YCC 19.18.280 standard requiring an 18' setback from the edge of the street for carports.

2. **File No:** CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001

3. **Owners:** Santiago Communities, Inc.
   c/o Aimee Molsberry
   P.O Box 11927
   Santa Ana, CA 92711

   Proponent: Thomas Durant
   PLSA Engineering & Surveying
   521 North 20th Avenue, Suite 3
   Yakima, WA 98902

4. **Location of Proposal:** Roza Hill Drive and Wendt Road, Yakima, WA 98901. The subject property is located on the south side of Roza Hill Drive, about 350 feet west of the intersection of Roza Hill Drive and Wendt Road, in the community of Terrace Heights. (Parcel No.: 191323-11409)

5. **Lead Agency:** Yakima County Planning Division

6. **Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c), provided the measures listed below are taken to mitigate potential adverse impacts. This decision was made after a careful review of the completed environmental checklist, and other information on file with the lead agency. To view the application materials online to go https://yakimacountypermits.us (select Planning tab, enter record number(s) in the search box and hit enter, select the record

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info drop down, and then select attachments) or you can view a copy of the determination at the Planning Division on the 4th floor of the Courthouse. Environmental documents include the SEPA checklist, this threshold determination, and submittal materials.

7. **Identified Environmental Impacts and Mitigation Measures:**
Substantive authority to require mitigation for significant and non-significant impacts is derived from WAC 197-11-660, Yakima County Code Chapter 16.04.230 and, by reference, the policies contained in the Yakima County Comprehensive Plan.

A. Air Quality

Wind erosion and fugitive dust are likely during grading and construction. The soils within the project area possess the potential to generate significant levels of dust if they are disturbed. This potential for wind erosion and dust creation exists predominantly during construction. (***Horizon 2040*** Policies NS 3.2 and NS 3.3)

Mitigation Measure A1: During both construction and normal operations, the applicant must comply with the provisions of all permitting and regulatory requirements set forth by the Yakima Regional Clean Air Authority(YRCAA). Contractors doing construction, demolition, excavation, clearing, or landscaping work must file a Dust Control Plan with the YRCAA and get approval, prior to the start of any work. Copies of all YRCAA permits obtained shall be provided to Yakima County Planning Division prior to ground disturbance.

B. Cultural Resources

The Department of Archaeology & Historic Preservation commented that there is a moderate to low probability of encountering cultural resources within the project area. They requested that measures be taken in the event of inadvertent discovery during ground disturbing activities. (Horizon 2040 Policies NS 4.2)

Mitigation Measure B1: The applicants shall prepare an Inadvertent Discovery Plan (IDP) and ensure on-site personnel are trained on the plan, in accordance with DAHP's comment letter.

Additionally, if ground disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance until the State provides notice to proceed. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the affected tribes. The DAHP will then handle all consultation with the affected parties as to the future

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preservation, excavation, and disposition of the remains.

8. **Comment and Appeal Information:** This MDNS is issued under WAC 197-11-340(2). The Lead Agency will not act on this proposal for 14 days from the date of issuance. You may submit comments on this proposal to the address below before 4:00 p.m. on **July 12, 2024.** Agencies and those providing comments will receive a copy of the final decision. Appeal information will be provided with the final decision. For information on the comment or appeal processes, or on other issues relating to this proposal, contact Julia Loudon, Planner IV, at (509) 574-2300.

9. **SEPA Responsible Official:** Thomas Carroll

10. **Designee:** Jason Earles

11. **Address:** 128 N. 2nd St.
4th Floor Courthouse
Yakima, WA 98901

12. **Date:** June 28, 2024

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CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Marivel Garcia
Joe Stump
Jase Testerman
Troy Havens
Jack Wells
Jason Earles
Tua Vang
David Haws
Ivan Klingele
Nellie Soptich

WA. State Dept. of Ecology
Attn: Joy Espinoza
crosepacoordinator@ecy.wa.gov

Yakama Nation
Cultural Resources
jessica@Yakama.com
corrine_camuso@Yakama.com
THPO@Yakama.com

Yakama Nation Environmental
enviroreview@yakama.com

Superintendent
Bureau of Indian Affairs
P.O. Box 632
Toppenish, WA 98948

Bureau of Indian Affairs
Nichole.pebeahsy@bia.gov

Rebecca Chu
EPA Region 10
R10-NEPA@epa.gov

Yakima Health District
Help Desk
yhd@co.yakima.wa.us

Robert Bright
Air Traffic & Airspace Officer
Joint Base Lewis-McChord
robert.d.bright10.civ@army.mil

WA Dept. of Fish & Wildlife
Elizabeth Torrey and Scott Downes
Elizabeth.Torrey@dfw.wa.gov
Janell.shah@dfw.wa.gov
Scott.downes@dfw.wa.gov

sepa@dahp.wa.gov

Clean Air Agency
186 Iron Horse Court, Suite 101
Yakima, WA 98901

Roza Irrigation District
Attn: Wayne Sonnichsen
P.O. Box 810
Sunnyside, WA 98944

Fire Chief
E.V. Fire District # 4
2003 Beaudry Road
Yakima, WA 98901

East Valley School District # 90
Attn: John Schieche
2002 Beaudry Road
Yakima, WA 98901

City of Yakima
Planning

Yakima Valley
Conference of Governments
311 N. 4th Street, Suite 204
Yakima, WA 98901

Terrace Heights Community Assn
4011 Commonwealth Drive
Yakima, WA 98901

Yakima County Sheriff Office
PO Box 1388
Yakima, WA 98907-1388

Charter Communications
1005 N. 16th Avenue
Yakima, WA 98902

CenturyLink Communication
Attn: Mike Brown
409 S. 5th Street
Sunnyside, WA 98944

Cascade Natural Gas
701 S. 1st Avenue
Yakima, WA 98902

Pacific Power & Light
ATTN: Clarke Satre
500 N. Keys Road
Yakima, WA 98901

Terrace Heights Sewer Dist.
186 Iron Horse Court - Suite 100
Yakima, WA 98901

WA State Dept. of Health
Office of Drinking Water &
Wastewater/Shellfish
EROADMIN@doh.wa.gov

Realty Specialist
Department of Energy
Bonneville Power Admin.
13294 Lincoln Park Road
East Wenatchee, WA 98802

Santiago Communities Inc.
PO Box 11927
Santa Ana, CA 92711

Thomas R. Durant
PLSA Engineering & Surveying
521 N 20th Ave, Ste 3
Yakima, WA 98902

AGENCY MAILING LIST

HIGHLIGHTED = EMAILED

CUP24-002/LSP24-001/SEP24-001/ESP24-001/VAR24-001
6/28/2024
17 LABELS

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HEARING EXAMINER
EXH # 20 DATE 10/23/2024

73

19132314415
BRADLEY A & JERINE K BARNES
300 WENDT RD
YAKIMA, WA 98901

19132311403
CHARLES GROO
120 WENDT RD
YAKIMA, WA 98901

19132314422
CHERYL A. WHITTLESEY REVOCABLE
LIVING TRUST
7009 BITTNER RD
YAKIMA, WA 98901

19132314422
CRAIG WHITTLESEY
7009 BITTNER RD
YAKIMA, WA 98901

19132311405
DENNIS E & NANCY CARLSON
110 WENDT RD
YAKIMA, WA 98901

19132311408
DEREK R & DANETTE NIDIFFER
210 WENDT RD
YAKIMA, WA 98901

19132312001
EAST VALLEY SCHOOL DISTRICT #90
2002 BEAUDRY RD
YAKIMA, WA 98901

19132314424
GERALD L & CHERYL L RINGERING
312 WENDT RD
YAKIMA, WA 98901

19132311407
KURT & STEPHANIE SNIDER
50 WENDT RD
YAKIMA, WA 98901

19131441003
PUBLIC SERVICES-SOLID WASTE
128 N 2ND ST 4TH FL
YAKIMA, WA 98901

19132311410
RICHARD D & RENEE GILLASPIE
40 WENDT RD
YAKIMA, WA 98901

19132311406
RICHARD W & LINDA L LINNEWEH
5839 SCENIC RIDGE LP
YAKIMA, WA 98908

19132311409
SANTIAGO COMMUNITIES INC
PO BOX 11927
SANTA ANA, CA 92711

19132311404
TERRY ALLAN MARRS
200 WENDT RD
YAKIMA, WA 98901

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HEARING EXAMINER
EXH # 20 DATE 6/28/2024

Casey Dunbar

From: NoReply@ecy.wa.gov
Sent: Friday, June 28, 2024 9:17 AM
To: Casey Dunbar
Subject: Your SEPA Record Has Been Submitted!

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

The Department of Ecology has received a new SEPA record from Casey Dunbar at Yakima County with a File Number of: SEP2024-00001, CUP2024-00002, LSP2024-00001, ADJ2024-00001, ESP2024- 00001, VAR2024-00001.
Your record is being reviewed by an administrator.

From: Casey Dunbar
Email: casey.dunbar@co.yakima.wa.us
Phone number: (509) 574-2300 Ext. 2362

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CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Casey Dunbar

From: Casey Dunbar
Sent: Friday, June 28, 2024 9:05 AM
To: crosepacoordinator@ecy.wa.gov; jessica@yakama.com; corrine_camuso@yakama.com; THPO@yakama.com; Yakama SEPA; nichole.pebeahsy@bia.gov; R10-NEPA@epa.gov; Health District E-Mail; Bright, Robert D CIV USARMY ID-READINESS (USA); Torrey, Elizabeth M (DFW); Shah, J (DFW); Downes, Scott G (DFW); DAHP SEPA (DAHP); eroadmin@doh.wa.gov
Subject: CUP2024-00002/LSP2024-00001/SEP2024-00001/ESP2024-00001/VAR2024-00001 Notice of Open Record Public Hearing & Threshold Determination
Attachments: CUP2024-00002-LSP2024-00001-ADJ2024-00001-SEP2024-00001-ESP2024-00001-VAR2024-00001 Notice of Open Record Public Hearing.pdf

Casey Dunbar
SHE/HER/MS.
Planning Office Specialist
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Casey.dunbar@co.yakima.wa.us

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Casey Dunbar

From: Casey Dunbar
Sent: Friday, June 28, 2024 9:04 AM
To: David Haws; Ivan Klingele; Jack Wells; Jase Testerman; Jason Earles; Joe Stump; Marivel Garcia; Nellie Soptich; Troy Havens; Tua Vang
Subject: CUP2024-00002/LSP2024-00001/SEP2024-00001/ESP2024-00001/VAR2024-00001 Notice of Open Record Public Hearing & Threshold Determination
Attachments: CUP2024-00002-LSP2024-00001-ADJ2024-00001-SEP2024-00001-ESP2024-00001-VAR2024-00001 Notice of Open Record Public Hearing.pdf

Casey Dunbar
SHE/HER/MS.
Planning Office Specialist
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Casey.dunbar@co.yakima.wa.us

This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).
CONFIDENTIALITY NOTICE: This electronic mail transmission may contain legally privileged, confidential information belonging to the sender. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or taking any action based on the contents of this electronic mail is strictly prohibited. If you have received this electronic mail in error, please contact sender and delete all copies.

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CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

FILE NO.: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001
NOTICE OF OPEN RECORD PUBLIC HEARING & THREHOLD DETERMINATION

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Casey Dunbar, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, or otherwise by electronic mail, a NOTICE OF OPEN RECORD PUBLIC HEARING & THRESHOLD DETERMINATION, a true and correct copy of which is enclosed here-with; that a NOTICE OF OPEN RECORD PUBLIC HEARING & THRESHOLD DETERMINATION was addressed to the applicant and agencies pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 28th day of June, 2024.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 28th day of June, 2024.

Casey Dunbar
Office Specialist

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EXH # 21 DATE 6/28/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Yakima Herald-Republic
PO Box 9668
Yakima, WA 98909

YAKIMA HERALD-REPUBLIC
WE TELL YOUR STORIES YAKIMAHERALD.COM

Yakima County Planning Division
Casey Dunbar
Courthouse - Room 417
128 N 2ND STREET
Yakima, WA 98901
USA

Order Confirmation

Order #:	81168
Order Ref #:	
Date:	6/26/2024
Advertiser #:	23402
Advertiser Name:	Yakima County Planning Division
Agency #:	
Agency Name:	
Account Manager:	Simon Sizer ssizer@yakimaherald.com

$ 373.70

Ad No.	Date	Description	Position	Format
436938	6/29/2024	Yakima County Public Services Planning Division Notice of SEPA Preliminary Threshold Determination Notice of Hearing File No.:	Yakima Herald Republic Broadsheet - CL-Legals	3.46 × 12.57 in × 2.0000 col.
436939	6/29/2024	Yakima County Public Services Planning Division Notice of SEPA Preliminary Threshold Determination Notice of Hearing File No.:	Yakima Herald Republic CL Online - CL-Legals	3.46 × 12.57 in × 2.0000 col.

Summary	
Total Net Amount	**$ 373.70**
Taxes	$ 0.00
Total Amount	$ 373.70

Remittance Address:

Yakima Herald-Republic
PO Box 3667
Seattle, WA 98124
Tel: (206) 464-2550

FILED 79
HEARING EXAMINER
EXH # 22 DATE 6/10/2024

Yakima Herald-Republic
PO Box 9668
Yakima, WA 98909

YAKIMA HERALD-REPUBLIC
WE TELL YOUR STORIES YAKIMAHERALD.COM

Classified Category: Legals|Public Notices

Yakima County Public Services
Planning Division
Notice of SEPA Preliminary Threshold Determination
Notice of Hearing

File No.: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 - Santiago Communities, Inc.
Description of Proposal: The applicants are proposing to establish a 141-unit manufactured home park on a 28.9-acre lot. Water is to be provided by Terrace Heights Water and sewage disposal is to be provided by Terrace Heights Sewer. Primary access is to be via an unopened County right-of-way that connects the lot to Wendt Road. A secondary, gated, emergency access is to be provided onto Roza Hill Drive. A 6' tall masonry block fence is proposed on the property line, around the perimeter of the park. The area around the Bonneville Power Association power line is also proposed to be used as open space. These open space areas will be used for active recreation. Other smaller open space areas are proposed around the park.

The applicants are proposing to reduce the setback from the mineral resource overlay that covers the landfill to the north so that the setback is 25' from the edge of the right-of-way for Roza Hill Drive, which requires a resource setback reduction. Also proposed is a variance to the standard requiring an 18' setback from the edge of the street for carports.

Location of Proposal: Roza Hill Drive and Wendt Road, Yakima, WA 98901. The subject property is located on the south side of Roza Hill Drive, about 350 feet west of the intersection of Roza Hill Drive and Wendt Road, in the community of Terrace Heights. (Parcel Number 191323-11409)

Determination: Yakima County, as lead SEPA agency for this proposal, is issuing an MDNS for comment under WAC 197-11-340(2). You may provide written comments on issues related to this threshold determination. SEPA comments must be submitted within 14 days. After the comment period has ended, Yakima County will issue a notice of decision to retain, modify, or withdraw the MDNS without an additional comment period. The final determination can be appealed as allowed under the Yakima County Code.

An open record public hearing is scheduled before the Yakima County Hearing Examiner on **Thursday, Thursday, August 15, 2024, at 9:30 am.** The hearing will be conducted both in-person in the BOCC Conference Room (Yakima County Courthouse Basement, Room B33, 128 N. 2nd Street, Yakima) and virtually/telephonically using Microsoft Teams. For joining information go to https://www.yakimacounty.us/2566/Upcoming-Public-Hearings. A Planning Division staff report on the project will be available about a week before the hearing on the Yakima County Hearing Examiners webpage at: https://www.yakimacounty.us/843/Hearing-Examiner

Comment and Appeal Information: To view the application materials and determination online go to https://yakimacountypermits.us *(select Planning tab, enter record number(s) in the search box and hit enter, select the record info drop down, and then select attachments)* or you can view a copy of the application materials and the determination at the Planning Division on the 4th floor of the Courthouse. Your views on the proposal are welcome, and any person may provide written comments on issues related to the proposal. Mail your comments on this project to Yakima County Planning Division, 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901. To be considered prior to making the final threshold determination, all submitted comments must identify the name and physical or post office address of the sender. Be sure to reference the above case number in your correspondence. All written comments received by **4:00 p.m., July 12, 2024**, will be considered prior to making the final threshold determination. Written comments on the project may be provided at the hearing. Interested parties may request copies of the hearing notice or participate in the hearing. A staff report on the project will be available about a week before the hearing. Notice of the final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information. If you have any questions on this proposal, please call Julia Loudon, Planner IV, at (509) 574-2300 or 1-800-572-7354 ext 2300.

If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, you may be entitled to receive certain assistance at no cost to you. Please contact the ADA Coordinator at Yakima County no later than five (5) working days prior to the date service is needed.

Yakima County ADA Coordinator
128 N. 2nd Street, Room B27
Yakima, WA 98901
(509) 574-2210
7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)

Dated this 28th day of June, 2024

(81168) June 29, 2024

FILED 80
HEARING EXAMINER
EXH # 22 DATE 08/26/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Yakima County Public Services
Planning Division
Notice of SEPA Preliminary Threshold Determination
Notice of Hearing

File No.: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 - Santiago Communities, Inc.

Description of Proposal: The applicants are proposing to establish a 141-unit manufactured home park on a 26.9-acre lot. Water is to be provided by Terrace Heights Water and sewage disposal is to be provided by Terrace Heights Sewer. Primary access is to be via an unopened County right-of-way that connects the lot to Wendt Road. A secondary, gated, emergency access is to be provided onto Roza Hill Drive. A 6' tall masonry block fence is proposed on the property line, around the perimeter of the park. The area around the Bonneville Power Association power line is also proposed to be used as open space. These open space areas will be used for active recreation. Other smaller open space areas are proposed around the park.

The applicants are proposing to reduce the setback from the mineral resource overlay that covers the landfill to the north so that the setback is 25' from the edge of the right-of-way for Roza Hill Drive, which requires a resource setback reduction. Also proposed is a variance to the standard requiring an 18' setback from the edge of the street for carports.

Location of Proposal: Roza Hill Drive and Wendt Road, Yakima, WA 98901. The subject property is located on the south side of Roza Hill Drive, about 350 feet west of the intersection of Roza Hill Drive and Wendt Road, in the community of Terrace Heights. (Parcel Number 191323-11409)

Determination: Yakima County, as lead SEPA agency for this proposal, is issuing an MDNS for comment under WAC 197-11-340(2). You may provide written comments on issues related to this threshold determination. SEPA comments must be submitted within 14 days. After the comment period has ended, Yakima County will issue a notice of decision to retain, modify, or withdraw the MDNS without an additional comment period. The final determination can be appealed as allowed under the Yakima County Code.

An open record public hearing is scheduled before the Yakima County Hearing Examiner on **Thursday, Thursday, August 15, 2024, at 9:30 am**. The hearing will be conducted both in-person in the BOCC Conference Room (Yakima County Courthouse Basement, Room B33, 128 N. 2nd Street, Yakima) and virtually/telephonically using Microsoft Teams. For joining information go to https://www.yakimacounty.us/2566/Upcoming-Public-Hearings. A Planning Division staff report on the project will be available about a week before the hearing on the Yakima County Hearing Examiners webpage at: https://www.yakimacounty.us/843/Hearing-Examiner.

Comment and Appeal Information: To view the application materials and determination online go to https://yakimacountypermits.us *(select Planning tab, enter record number(s) in the search box and hit enter, select the record info drop down, and then select attachments)* or you can view a copy of the application materials and the determination at the Planning Division on the 4th floor of the Courthouse. Your views on the proposal are welcome, and any person may provide written comments on issues related to the proposal. Mail your comments on this project to Yakima County Planning Division, 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901. To be considered prior to making the final threshold determination, all submitted comments must identify the name and physical or post office address of the sender. Be sure to reference the above case number in your correspondence. All written comments

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HEARING EXAMINER
EXH # 22 DATE 6/26/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

received by **4:00 p.m., July 12, 2024,** will be considered prior to making the final threshold determination. Written comments on the project may be provided at the hearing. Interested parties may request copies of the hearing notice or participate in the hearing. A staff report on the project will be available about a week before the hearing. Notice of the final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information. If you have any questions on this proposal, please call Julia Loudon, Planner IV, at (509) 574-2300 or 1-800-572-7354 ext 2300.

If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, you may be entitled to receive certain assistance at no cost to you. Please contact the ADA Coordinator at Yakima County no later than five (5) working days prior to the date service is needed.

Yakima County ADA Coordinator
128 N. 2nd Street, Room B27
Yakima, WA 98901
(509) 574-2210
7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)

Dated this 28th day of June, 2024
Publish: June 29, 2024
Bill: Acct.# 10826, Planning

FILED 82
HEARING EXAMINER
EXH # 22 DATE 6/26/2024

Public Services

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • www.co.yakima.wa.us

LISA H. FREUND – Director

DATE: May 28, 2024

TO: Aimee Molsberry, Thomas Durant, Adjacent Property Owners, and Interested Agencies

FROM: Julia Loudon, Yakima County Public Services Department: Planning Division

SUBJ: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001 - Santiago Communities, Inc.; New Manufactured Home Park Notice of Application, Notice of Completeness, Notice of Environmental Review and Notice of Future Hearing

DESCRIPTION OF PROPOSAL

Applicant: Thomas Durant, with PLSA Engineering & Surveying

Owner: Santiago Communities, Inc.; Aimee Molsberry

Location: Roza Hill Drive and Wendt Road, Yakima, WA 98901. The subject property is located on the south side of Roza Hill Drive, about 350 feet west of the intersection of Roza Hill Drive and Wendt Road, in the community of Terrace Heights.

Tax Parcel No.: 191323-11406

Application Submittal Date: January 5, 2024 **Completeness Date:** May 13, 2024

Proposal: The applicants are proposing to establish a 141-unit manufactured home park on a 26.9-acre lot in the Suburban Residential (SR) zoning district. This requires a Type 3 conditional use permit (CUP), a binding site plan, and a State Environmental Policy Act (SEPA) review. Water is to be provided by Terrace Heights Water and sewage disposal is to be provided by Terrace Heights Sewer. Primary access is to be via an unopened County right-of-way that connects the lot to Wendt Road. A secondary, gated, emergency access is to be provided onto Roza Hill Drive. A 6' tall masonry block fence is proposed on the property line, around the perimeter of the park, which requires an administrative adjustment. A club house is proposed with an open space area. The area around the Bonneville Power Association power line is also proposed to be used as open space. These open space areas will be used for active recreation. Other smaller open space areas are proposed around the park.

The applicants are proposing to reduce the setback from the mineral resource overlay that covers the landfill to the north so that the setback is 25' from the edge of the right-of-way for Roza Hill Drive, which requires a resource setback reduction. Also proposed is a variance to the YCC 19.18.280 standard requiring an 18' setback from the edge of the street for carports.

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HEARING EXAMINER
EXH # 23 DATE 5/28/2024

ENVIRONMENTAL REVIEW

A land use application has been submitted on the subject property. This proposal is subject to environmental review. The Yakima County Planning Division is lead agency for this proposal under the State Environmental Policy Act (SEPA). To view the application materials and SEPA documents online, go to https://yakimacountypermits.us (*select the Planning tab, enter record number(s) in the search box and hit enter, select the record info drop down, and then select attachments*) or you can view a copy of the materials at the Planning Division on the 4th floor of the Courthouse.

COMMENT INFORMATION

Your views on the proposal are welcome, and any person may provide written comments on issues related to the proposal. **All written comments must be received by 4:00 p.m., June 11, 2024.** The comments on the proposal will be used to prepare an environmental threshold determination, which will then be issued for additional comments. To be considered prior to making the final decision, all submitted comments must identify the name and physical or post office address of the sender.

Mail your comments on this project to Yakima County Planning Division, 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901. Be sure to reference the above case number in your correspondence.

FUTURE HEARING

An open record public hearing will be scheduled before the Hearing Examiner. The date of the Hearing is not yet known. A notice of hearing will be issued in the future. Written comments may be provided at the hearing. Interested parties may request copies of the hearing notice or participate in the hearing. A staff report on the project will be available about a week before the hearing.

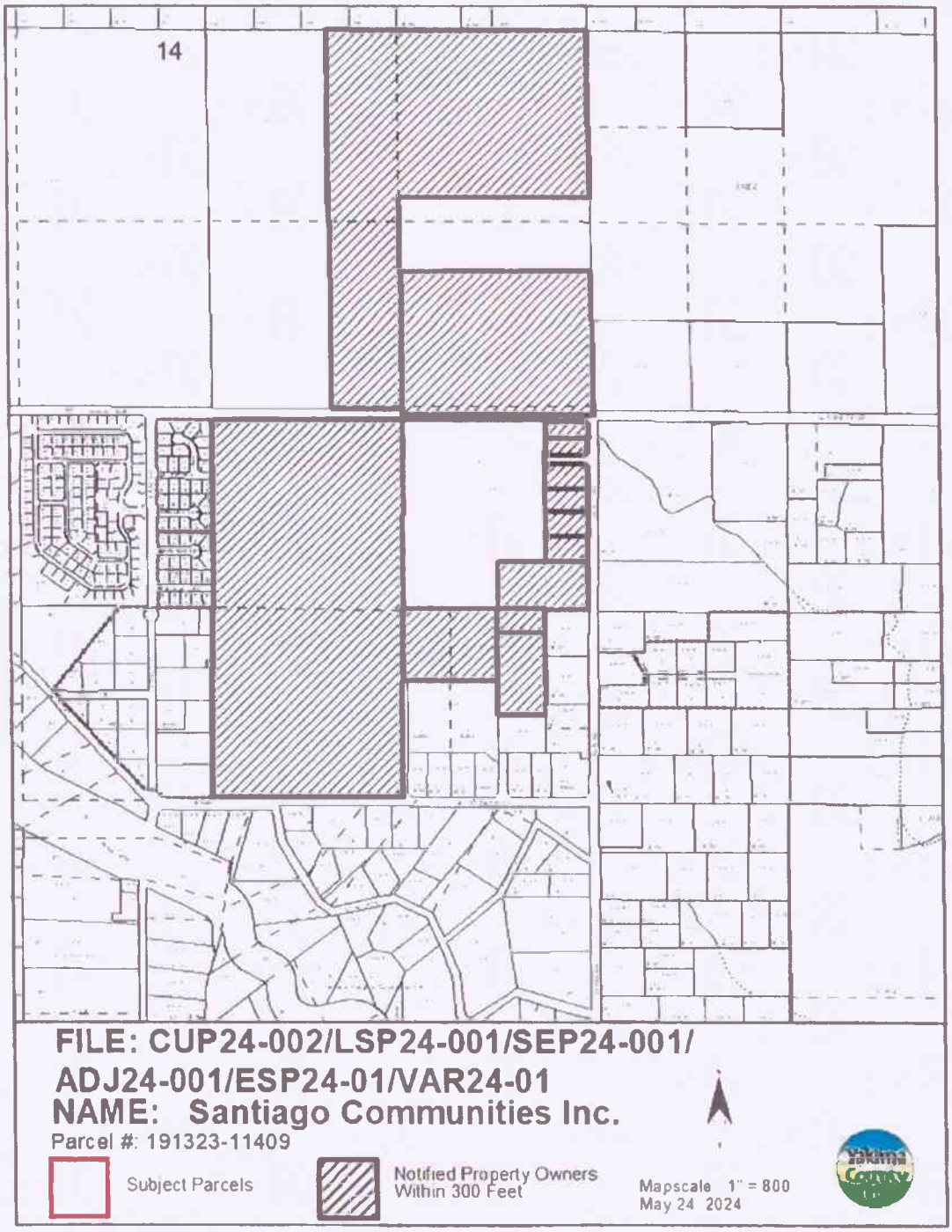
Notice of the final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information. If you have any questions on this proposal, please call Julia Loudon, Planner IV, at (509) 574-2300 or 1-800-572-7354 ext. 2300.

FILED 84
HEARING EXAMINER
EXH # 23 DATE 5/28/2024

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

NOTICE MAP (for reference purposes only



Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

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FILED
HEARING EXAMINER
EXH # 23 DATE 5/28/2024

Marivel Garcia
Joe Stump
Jase Testerman
Troy Havens
Jack Wells
Jason Earles
Tua Vang
David Haws
Ivan Klingele
Nellie Soptich

WA. State Dept. of Ecology
Attn: Joy Espinoza
crosepacoordinator@ecy.wa.gov

Yakama Nation
Cultural Resources
jessica@Yakama.com
corrine_camuso@Yakama.com
THPO@Yakama.com

Yakama Nation Environmental
enviroreview@yakama.com

Superintendent
Bureau of Indian Affairs
P.O. Box 632
Toppenish, WA 98948

Bureau of Indian Affairs
Nichole.pebeahsy@bia.gov

Rebecca Chu
EPA Region 10
R10 NEPA@epa.gov

Yakima Health District
Help Desk
yhd@co.yakima.wa.us

Robert Bright
Air Traffic & Airspace Officer
Joint Base Lewis-McChord
robert.d.bright10.civ@army.mil

WA Dept. of Fish & Wildlife
Elizabeth Torrey and Scott Downes
Elizabeth.Torrey@dfw.wa.gov
Janell.shah@dfw.wa.gov
Scott.downes@dfw.wa.gov

sepa@dahp.wa.gov

Clean Air Agency
186 Iron Horse Court, Suite 101
Yakima, WA 98901

Roza Irrigation District
Attn: Wayne Sonnichsen
P.O. Box 810
Sunnyside, WA 98944

Fire Chief
E.V. Fire District #4
2003 Beaudry Road
Yakima, WA 98901

East Valley School District #90
Attn: John Schieche
2002 Beaudry Road
Yakima, WA 98901

City of Yakima
Planning

Yakima Valley
Conference of Governments
311 N. 4th Street, Suite 204
Yakima, WA 98901

Terrace Heights Community Ass
4011 Commonwealth Drive
Yakima, WA 98901

Yakima County Sheriff Office
PO Box 1388
Yakima, WA 98907-1388

Charter Communications
1005 N. 16th Avenue
Yakima, WA 98902

CenturyLink Communication
Attn: Mike Brown
409 S. 5th Street
Sunnyside, WA 98944

Cascade Natural Gas
701 S. 1st Avenue
Yakima, WA 98902

Pacific Power & Light
ATTN: Clarke Satre
500 N. Keys Road
Yakima, WA 98901

Terrace Heights Sewer Dist.
186 Iron Horse Court - Suite 10C
Yakima, WA 98901

WA State Dept. of Health
Office of Drinking Water &
Wastewater/Shellfish
EROADMIN@doh.wa.gov

Realty Specialist
Department of Energy
Bonneville Power Admin.
13294 Lincoln Park Road
East Wenatchee. WA 98802

Santiago Communities Inc.
PO Box 11927
Santa Ana, CA 92711

Thomas R. Durant
PLSA Engineering & Surveying
521 N 20th Ave, Ste 3
Yakima, WA 98902

AGENCY MAILING LIST

HIGHLIGHTED = EMAILED

CUP24-002/LSP24-001/SEP24-001/ESP24-001/VAR24-001
5/28/2024
17 LABELS

FILED 8b
HEARING EXAMINER
EXH # 23 DATE 5/28/2024

19132314415
BRADLEY A & JERINE K BARNES
300 WENDT RD
YAKIMA, WA 98901

19132311403
CHARLES GROO
120 WENDT RD
YAKIMA, WA 98901

19132314422
CHERYL A. WHITTLESEY REVOCABLE
LIVING TRUST
7009 BITTNER RD
YAKIMA, WA 98901

19132314422
CRAIG WHITTLESEY
7009 BITTNER RD
YAKIMA, WA 98901

19132311405
DENNIS E & NANCY CARLSON
110 WENDT RD
YAKIMA, WA 98901

19132311408
DEREK R & DANETTE NIDIFFER
210 WENDT RD
YAKIMA, WA 98901

19132312001
EAST VALLEY SCHOOL DISTRICT #90
2002 BEAUDRY RD
YAKIMA, WA 98901

19132314424
GERALD L & CHERYL L RINGERING
312 WENDT RD
YAKIMA, WA 98901

19132311407
KURT & STEPHANIE SNIDER
50 WENDT RD
YAKIMA, WA 98901

19131441003
PUBLIC SERVICES-SOLID WASTE
128 N 2ND ST 4TH FL
YAKIMA, WA 98901

19132311410
RICHARD D & RENEE GILLASPIE
40 WENDT RD
YAKIMA, WA 98901

19132311406
RICHARD W & LINDA L LINNEWEH
5839 SCENIC RIDGE LP
YAKIMA, WA 98908

19132311409
SANTIAGO COMMUNITIES INC
PO BOX 11927
SANTA ANA, CA 92711

19132311404
TERRY ALLAN MARRS
200 WENDT RD
YAKIMA, WA 98901

FILED
HEARING EXAMINER
EXH # 23 DATE 5/28/2024

Casey Dunbar

From: NoReply@ecy.wa.gov
Sent: Tuesday, May 28, 2024 10:16 AM
To: Casey Dunbar
Subject: Your SEPA Record Has Been Submitted!

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

The Department of Ecology has received a new SEPA record from Casey Dunbar at Yakima County with a File Number of: SEP2024-00001.
Your record is being reviewed by an administrator.

From: Casey Dunbar
Email: casey.dunbar@co.yakima.wa.us
Phone number: (509) 574-2300 Ext. 2362

FILED
HEARING EXAMINER
EXH # 23 DATE 5/28/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Casey Dunbar

From: Casey Dunbar
Sent: Tuesday, May 28, 2024 9:43 AM
To: David Haws; Ivan Klingele; Jack Wells; Jase Testerman; Jason Earles; Joe Stump; Marivel Garcia; Nellie Soptich; Troy Havens; Tua Vang
Subject: CUP2024-00001/LSP2024-00001/SEP2024-00001/ESP2024-00001/VAR2024-00001 Notice of Application, Notice of Completeness, Notice of Environmental Review & Notice of Future Hearing
Attachments: CUP2024-00002LSP2024-00001ADJ2024-00001SEP2024-00001ESP2024-00001VAR2024-00001 Notice of Application Notice of Completeness Notice of Environmental Review & Notice of Future Hearing.pdf

Casey Dunbar
SHE/HER/MS.
Planning Office Specialist
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Casey.dunbar@co.yakima.wa.us

This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).
CONFIDENTIALITY NOTICE: This electronic mail transmission may contain legally privileged, confidential information belonging to the sender. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or taking any action based on the contents of this electronic mail is strictly prohibited. If you have received this electronic mail in error, please contact sender and delete all copies.

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HEARING EXAMINER
EXH # 23 DATE 5/28/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Casey Dunbar

From: Casey Dunbar
Sent: Tuesday, May 28, 2024 9:44 AM
To: crosepacoordinator@ecy.wa.gov; jessica@yakama.com; corrine_camuso@yakama.com; THPO@yakama.com; Yakama SEPA; nichole.pebeahsy@bia.gov; R10-NEPA@epa.gov; Health District E-Mail; Bright, Robert D CIV USARMY ID-READINESS (USA); Torrey, Elizabeth M (DFW); Shah, J (DFW); Downes, Scott G (DFW); DAHP SEPA (DAHP); eroadmin@doh.wa.gov
Subject: CUP2024-00001/LSP2024-00001/SEP2024-00001/ESP2024-00001/VAR2024-00001 Notice of Application, Notice of Completeness, Notice of Environmental Review & Notice of Future Hearing
Attachments: CUP2024-00002LSP2024-00001ADJ2024-00001SEP2024-00001ESP2024-00001VAR2024-00001 Notice of Application Notice of Completeness Notice of Environmental Review & Notice of Future Hearing.pdf

Casey Dunbar
SHE/HER/MS.
Planning Office Specialist
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Casey.dunbar@co.yakima.wa.us

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HEARING EXAMINER
EXH # 23 DATE 5/28/2024

FILE NO.: CUP2024-00002/LSP2024-00001/SEP2024-00001/ADJ2024-00001/ESP2024-00001/VAR2024-00001
NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF ENVIRONMENTAL REVIEW & NOTICE OF FUTURE HEARING

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Casey Dunbar, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, or otherwise by electronic mail, a NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF ENVIRONMENTAL REVIEW & NOTICE OF FUTURE HEARING, a true and correct copy of which is enclosed here-with; that a NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF ENVIRONMENTAL REVIEW & NOTICE OF FUTURE HEARING was addressed to the applicant and agencies pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 28th day of May, 2024.

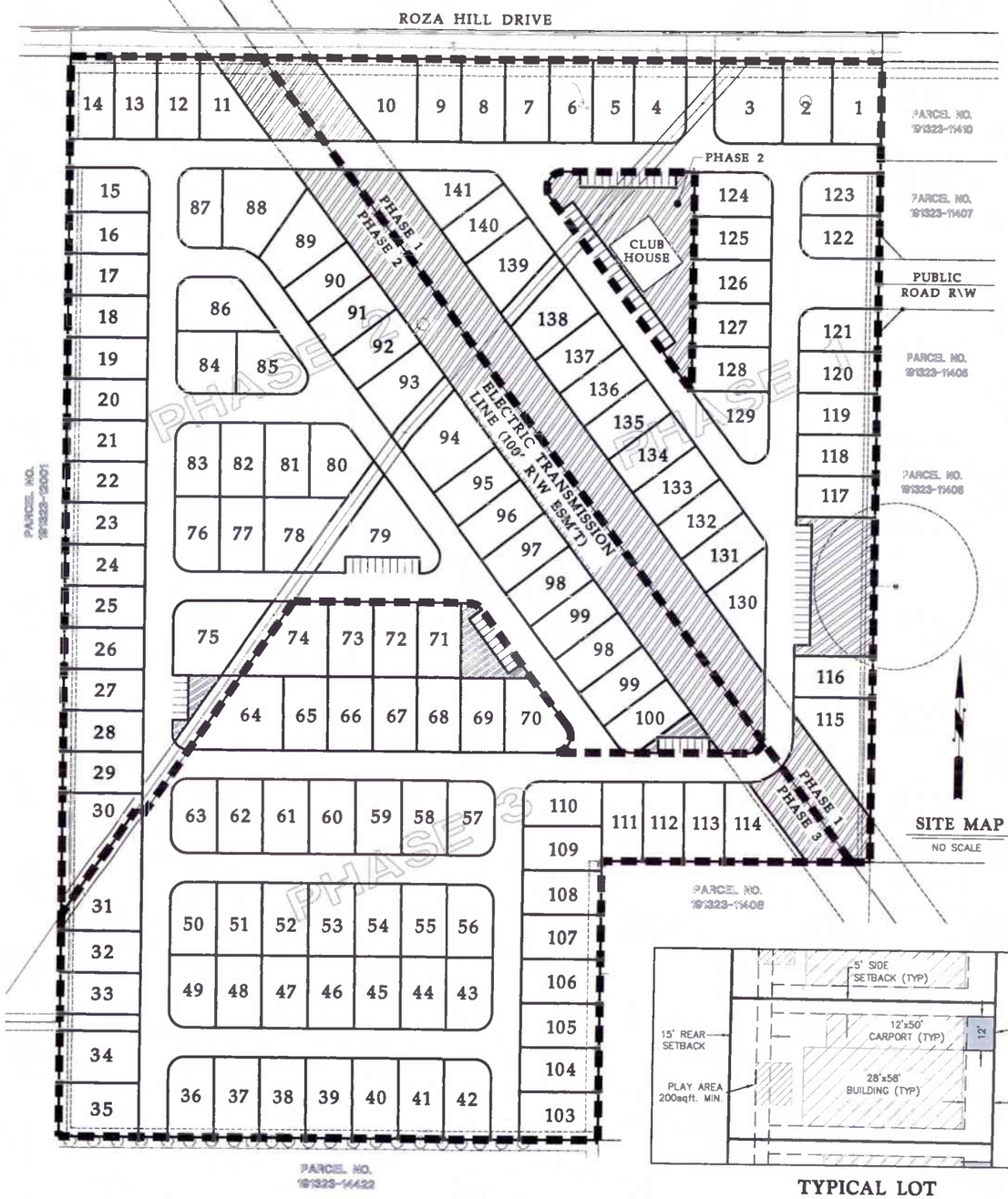
That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 28th day of May, 2024.

Casey Dunbar
Office Specialist

FILED 91
HEARING EXAMINER
EXH # 24 DATE 5/28/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

SANTIAGO COMMUNITIES, INC.

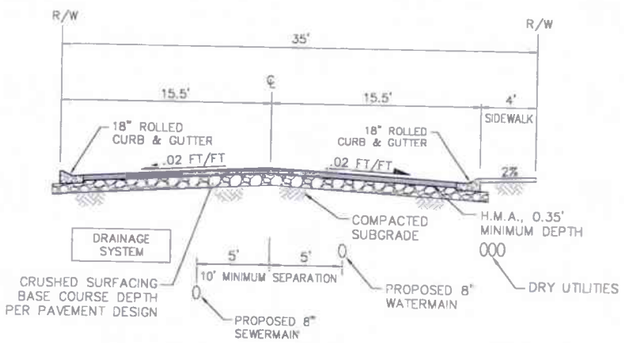
PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 19 EAST,W.M.
PARCEL NO. 191323 – 11409



SITE MAP
NO SCALE

SHEET INDEX

SHEET 1 - COVER SHEET
SHEET 2 - PRELIMINARY SITE (NORTH)
SHEET 3 - PRELIMINARY SITE (SOUTH)



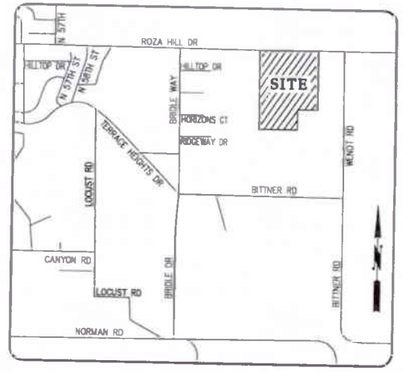
TYPICAL INTERIOR ROADWAY SECTION
NO SCALE

NOTES:

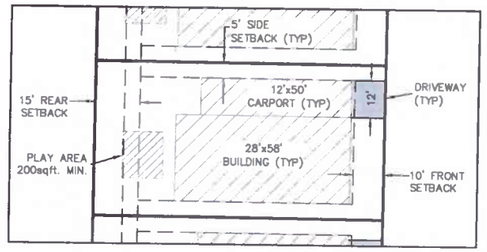
1. TOTAL MANUFACTURED HOME SPACES: 141
2. SITE PARCEL NO: 191323-11409
3. SITE ZONING: SR
4. TOPOGRAPHIC SURVEY COMPLETED BY PLSA ENGINEERING & SURVEYING, BOUNDARY DELINEATION BASED ON SURVEY RECORDED UNDER AFN: 7294242 BY CENTAUR LAND SURVEYING.
5. SITE PLAN WAS PREPARED UNDER THE SUPERVISION OF A LICENSED ENGINEER.

LEGEND

USABLE OPEN SPACE



VICINITY MAP



TYPICAL LOT

ENGINEER/SURVEYOR
PLSA ENGINEERING AND SURVEYING
521 NORTH 20TH AVENUE, SUITE 3
YAKIMA, WASHINGTON 98902
PH: (509)575-6990

OWNER/DEVELOPER
SANTIAGO COMMUNITIES, INC.
P.O. BOX 11927
SANTA ANA, CA 92711

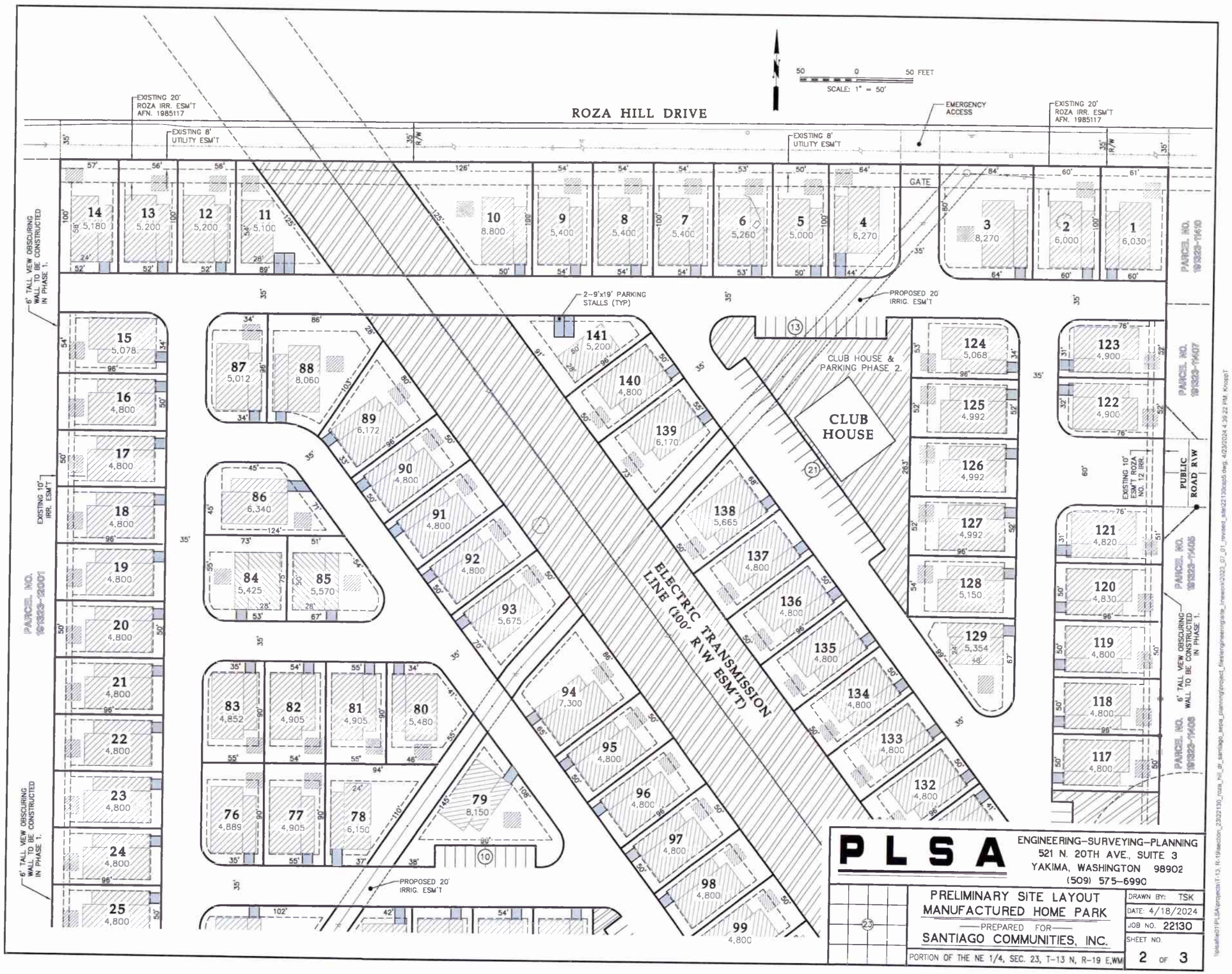
PLSA
ENGINEERING–SURVEYING–PLANNING
521 N. 20TH AVE., SUITE 3
YAKIMA, WASHINGTON 98902
(509) 575-6990

PRELIMINARY SITE LAYOUT
MANUFACTURED HOME PARK
PREPARED FOR
SANTIAGO COMMUNITIES, INC.
PORTION OF THE NE 1/4, SEC. 23, T-13 N, R-19 E,WM

DRAWN BY: TSK
DATE: 4/18/2024
JOB NO. 22130
SHEET NO. 1 OF 3

Yakima County Public Services
APR 29 2024
Case No.: CUP2024-00002
Assigned To: Julia

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HEARING EXAMINER
EXH # 25 DATE 4/29/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001



PLSA

ENGINEERING–SURVEYING–PLANNING
521 N. 20TH AVE., SUITE 3
YAKIMA, WASHINGTON 98902
(509) 575-6990

PRELIMINARY SITE LAYOUT
MANUFACTURED HOME PARK
PREPARED FOR
SANTIAGO COMMUNITIES, INC.
PORTION OF THE NE 1/4, SEC. 23, T-13 N, R-19 E,WM

DRAWN BY: TSK
DATE: 4/18/2024
JOB NO. 22130
SHEET NO. 2 OF 3

FILED
HEARING EXAMINER
EXH # 93 DATE 4/29/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

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EXISTING 10' IRR. ESM'T

6' TALL VIEW OBSCURING WALL TO BE CONSTRUCTED IN PHASE 1.

PARCEL NO. 19323-21001

PROPOSED 20' IRRIG. ESM'T

PROPOSED 20' IRRIG. ESM'T

EXISTING 20' SEWER ESM'T PER AFN 8163867

EXISTING 10' IRR. ESM'T AFN 7278923

6' TALL VIEW OBSCURING WALL TO BE CONSTRUCTED IN PHASE 1.

EXISTING 10' IRR. ESM'T AFN 7278923

PARCEL NO. 19323-14422

ELECTRIC TRANSMISSION LINE (100' R\W ESM'T)

RUBY COMMUNITY WELL (WSDOH ID # 0371 3 W)

EXISTING 10' ESM'T ROZA NO. 12 IRR.

100' RADIUS

6' TALL VIEW OBSCURING WALL TO BE CONSTRUCTED IN PHASE 1.

PARCEL NO. 19323-11406

6' TALL VIEW OBSCURING WALL TO BE CONSTRUCTED IN PHASE 1.

50 0 50 FEET
SCALE: 1" = 50'

PLSA
ENGINEERING–SURVEYING–PLANNING
521 N. 20TH AVE., SUITE 3
YAKIMA, WASHINGTON 98902
(509) 575-6990

PRELIMINARY SITE LAYOUT
MANUFACTURED HOME PARK
—PREPARED FOR—
SANTIAGO COMMUNITIES, INC.
PORTION OF THE NE 1/4, SEC. 23, T-13 N, R-19 E,WM

DRAWN BY: TSK
DATE: 4/18/2024
JOB NO. 22130
SHEET NO. 3 OF 3

\\plsafile01\P\SA\projects\T-13, R-19\section_23\22130_roza_hill_dr_santiago_sesa_planning\project_files\engineering\site_linework\2023_07_01_revised_site\22130sep6.dwg, 4/23/2024 4:39:53 PM, KnoppT

BINDING SITE PLAN SUPPLEMENTAL CHECKLIST

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

FINAL
Revised 1/15/2019

LSP2024-001

The site plan information on this page is required in addition to the Yakima County General Site Plan. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need information or assistance please contact the Public Services at (509) 574-2300.

Planning Division Application Site Plan Information:			
Binding Site Plans shall show the location, description and proposed phasing of the following facilities proposed to serve the development, such as:			
	N/A	#	
☑	☐	1	Interior and exterior roadway network;
☑	☐	2	Water and sewerage facilities;
☐	☐	3	Stormwater drainage facilities;
☑	☐	4	Sidewalks and streetlights;
☐	☐	5	Fire protection systems with sufficient water storage and flows;
☑	☐	6	Facilities to address compatibility with adjacent dissimilar land uses; and
☐	☑	7	For commercial and industrial uses, any lot(s) to be created as a part of the original Binding Site Plan.
Manufactured/Mobile Home Parks. All proposals for manufactured/mobile home parks shall include a site plan based upon a land survey. The site plan shall be drawn by a licensed architect, engineer or surveyor and shall include the following information:			
☑	☐	1	All spaces clearly delineated on the site plan and dimensions and square footage for each space;
☐	☐	2	A building area within each space;
☐	☐	3	Unit setbacks for each space; see project narrative
☐	☐	4	The location of required off street parking for each unit; see project narrative
☐	☑	5	Signage for the park and directional signage;
☐	☐	6	The location of all solid waste containers and screening of containers; and
☑	☐	7	All facilities, utilities, improvements and amenities, including pathways, sidewalks, and recreational facilities.
Campgrounds and Recreational Vehicle Parks. Site plan requirements for campgrounds and recreational vehicle parks allowed under 19.18.130 shall include the following campground-specific information:			
☐	☐	1	The proposed location, configuration and size of each camping space;
☐	☐	2	Amenities such as picnic areas, playgrounds, landscaped areas and buffers, restrooms, showers, dump stations and swimming areas;
☐	☐	3	The location of the campground or recreational vehicle park management office or owner/manager's residence, all existing buildings and structures on site and buildings, structures, and uses proposed to be developed in the campground or recreational vehicle park; and
☐	☐	4	The acreage and proposed site density of the campground and/or recreational vehicle park.

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Public Services
JAN 08 2024
Received By

Required Site Plan Information:			
	N/A	#	
☑	☐	1	Property line dimensions of all lot(s) involved in the project.
☑	☐	2	The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site.
☑	☐	3	The distance from existing and proposed structures to the centerline of state, county, private roads, or access easement with name, dimension, surface type (paved, gravel or dirt) of road.
☑	☐	4	Existing or proposed driveway locations
☑	☐	5	Location, shape, size, gross floor area, height and types (i.e., house, garage, well house) of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage.
☑	☐	6	The location, right-of-way widths, pavement widths, curbs, gutters, culverts and names of all existing or platted streets or roads, whether public or private, and other public ways within the subject property or adjacent to any affected lots;
☑	☐	7	Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone. Label as Individual, 2-party, Group B, Group A.
☐	☑	8	Location of proposed or existing septic tank, drain field area, and extension area, as well as replacement areas and distances to structures and property lines
☑	☐	9	The location and dimensions of any existing and proposed utilities, streets, railroads, irrigation and drainage canals, easements and dedication of property within the subject property or adjacent to any affected lots;
☐	☑	10	Critical Areas/Shoreline: River, streams, creek, pond, floodplain, floodway, etc. on or abutting the site (Distance from structure to the ordinary high water mark of the river, stream, creek, etc.)
☐	☑	11	Show the existing topographic contours at intervals of not more than 5' when the ground slopes exceed 10%. Extend 100' beyond the boundaries of the site.

Building Division Application Site Plan Information:			
	N/A	#	
☐	☑	1	Fire apparatus turnaround
☐	☑	2	For larger parcels, draw a simple plan showing the entire lot and indicate which area the new construction is to take place. Attach to the detailed section and submit both.
☑	☐	3	Distance of new structures from all property lines.

Planning Division Application Site Plan Information:			
	N/A	#	
☐	☑	1	Location and dimensions of all proposed exterior land uses.
☑	☐	2	Location of new and/or expanded public and private utility infrastructure.
☑	☐	3	Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.
☐	☑	4	Location of structures on the adjoining lots, which may cause compatibility issues.
☑	☐	5	Proposed location and dimensions of community and other open space.
☑	☐	6	Existing and proposed landscaping, site screening, street trees and storm water drainage facilities.
☐	☑	7	The existing on-site sewage system components and reserve areas and the proposed location for on-site sewage systems and soil test pits for all affected lots not served by an on-site sewage system or other approved wastewater treatment system. The location of structures on the adjoining lots when within 100 feet of a well or on-site sewage disposal system;
☐	☑	8	Proposed contours and grading as they affect lot layout, streets, and drainage ways.
☑	☐	9	Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development. See Project Narrative
	Floodplain development:		
☐	☑	10	Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development.
☐	☑	11	The boundaries of the 100-year floodplain, the boundaries of floodways where floodways have been established, and the 100-year base flood elevations where base flood elevations have been established.
☐	☑	12	The boundaries of the 10 and 25-year floodplain using the flood risk maps provided by Yakima County as part the mandatory pre-application conference.
☐	☑	13	Other information as may be required by YCC Titles 13, 16A, 16C or 16D.

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CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

PLSA
ENGINEERING & SURVEYING
SCOTT D. GARLAND, P.E. WADE KABRICH PLANNING
RICHARD L. WEHR, PLS JOSEPH W. BAKER, PLS
THOMAS R. DURANT, PLANNING

April 24, 2024

Yakima County Public Services

Julia Loudon, Senior Project Planner
Yakima County Planning Division
128 N. 2nd Street, 4th Floor Courthouse
Yakima, WA 98901

APR 29 2024
Case No.: CUP2024-00002
Assigned To: Julia

Re: Santiago Communities, Inc., File CUP2024-00002 Additional Information

Dear Ms. Loudon:

This letter and enclosures address the remaining items from the February 2, 2024 notice of incomplete application based on correspondence with and clarifications made by County staff since that date:

1. A revised request for contribution in lieu of frontage improvements is enclosed based on additional clarification from the County Engineer.

2. The attached revised site plan addresses concerns that were raised as follows:

   a. The site plan has been reformatted to 18" x 24" sheets with an index page and a scale of 1" = 50'. We will also provide you with a pdf that can be printed out at the reduced size of 11" x 17".
   b. Notes have been added to document boundary survey information and that the site plan was prepared under the supervision of a licensed engineer.
   c. The site plan includes, home placement, setbacks, off-street parking and the required 200 square foot play area.
   d. The site plan has been revised to provide 61 guest parking spaces in addition to the 21 spaces for the clubhouse. This was requested by the developer to meet their objectives rather than to address Code requirements or the incomplete application. The number of guest spaces shown provides one parking space per two to three residential units. By way of comparison, the closest County Code standard that we could find is for RV Parks, which require one guest parking space per 8 units. The City of Zillah standard is one space per three manufactured home units and the City of Moses Lake requires one parking space per four units. The 2,200 to 3,000 square foot club house would require 7 to 9 parking spaces based on the Yakima County standard for commercial/retail (one space per 350 square feet) or 11 to 15 spaces based on the health and fitness club standard (one space per 200 square feet). Parking for the clubhouse exceeds these requirements by 6 to 15 parking spaces,

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which if added to the guest parking being provided, would bring the number of parking spaces closer to one guest parking space per two dwelling units.

e. Internal setbacks are as advised by your March 14, 2024 email. A variance application is being made to reduce the garage / carport setback standard, but only for carports. The application, narrative and filing fee are enclosed.

f. Individual personal garbage containers will be provided to each residence and the club house, rather than dumpsters. They would be stored in a location not in view of the street such as in the carport or behind the house and brought out to the street only for collection. Since the interior streets are being designed to International Fire Code requirements, there should be no problem with collection vehicles using them and park management will ensure that they have the access they need.

Please contact Wade Kabrich with any questions.

Sincerely,

Thomas R. Durant
PLSA Engineering & Surveying

Enclosures: Request for contribution in lieu of frontage improvements
Revised site plan
Application & narrative for variance; filing fee

Copy: Santiago Communities, Inc.

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EXH # 210 DATE 4/29/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

VARIANCE FORM

FINAL
Revised 10/1/15

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

Reference to Zoning Code.

1. **Zoning Ordinance Requirement and Variance Requested: (Answer the following)**
   a. The Unified Land Development Code requires the following standard: 18' Setback from edge of street /back of sidewalk for carports & garages in manufactured home parks
   b. The variance requested is: 10' setback or greater for carports only
   c. Identify the standard out of the Unified Land Development Code that the variance is requested from: Section YCC 19. 18.280(3)(D)

2. **Please answer the following questions.** Attach additional pages as needed.
   a.) What are the special circumstances that are applicable to the property, including size, shape, topography, location or surroundings that exist? see attached narrative
   b.) Due to the above special circumstances, how would they deprive the property of rights and privileges that are enjoyed by other properties in the vicinity under an identical zoning district classification? see attached narrative
   c.) Explain how the granting of this variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and to the zoning district classification in which the property is situated? see attached narrative
   d.) Are the special circumstances a result from the actions applicant/property owner? ☐ Yes ☑ No
   e.) Is the proposal the minimum variance needed in order to make possible the reasonable use of the land, building or structures? ☑ Yes ☐ No
   Please Explain: see attached narrative
   f.) How will the proposed variance meet the general intent of the zoning district in which the property is located? see attached narrative
   g.) Why couldn't the proposed variance be reviewed as an Administrative Adjustment or Modification? see attached narrative

3. Is the property located within the Floodplain? ☐ Yes ☑ No
4. Is the property located within the Airport Safety Overlay? ☐ Yes ☑ No

Yakima County will make reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of Yakima County, should contact the Yakima County ADA Coordinator at 509-574-2210 as soon as possible but no later than 48 hours before the scheduled event.

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Variance Narrative – Santiago Roza Hill

Proposed is a variance from the manufactured home park development standard of YCC 19.18.280(3)(d) that requires a minimum 18-foot setback for garages and carports from the edge of street, back of structure, sidewalks or pedestrian ways. Proposed are 12 foot by 50 foot carports attached to each manufactured home unit in such a manner that the front of the carport would be flush with the front of the home. The carports would be set back 10 feet or more from the back of sidewalk, or curb (corresponding to the back of structure and pedestrian ways). The relief being requested is limited to carports open on all sides with no door for vehicle entry, not garages. A condition requiring an 18-foot setback for enclosed garages would not be opposed although no such garages are being proposed for this project. Measures are proposed to ensure that the carports are not enclosed or used in a way that precludes parking vehicles. With no enclosures or garage doors, they would serve to cover all of the parking spaces that are required by County Code.

A. Special circumstances that are applicable to the property, including size, shape, topography, location or surroundings that exist?

The special circumstances are based on the following site characteristics:

Setbacks, including irrigation and street setbacks, and slopes on many of the manufactured home spaces result in areas toward the front of the space being more suitable for manufactured home siting than areas toward the rear of the space.

Developer objective to maximize yard areas to the rear of the spaces. This is due in part to developer experience that these are the areas that will be utilized by tenants. Larger open areas in the front tend to be under-utilized, under-maintained or used by tenants for personal storage.

The 15-foot rear setback being required is unusually large for manufactured home park spaces and further results in the need to maximize the usable outdoor area at the rear of the manufactured home space rather than splitting it between front and rear yards.

Installing the carports so that they are flush with the front of the manufactured homes is preferable for two reasons: They have a more attractive appearance, especially when all (or as many units as possible) are uniform in this respect and because it is preferable to cover the entire vehicle parking space, rather than part of it.

The special circumstances are the cumulative effect of these characteristics that favors maximizing open space on the rear of the manufactured home spaces with the manufactured

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home and associated parking toward the front of the space and covering the entire parking space.

B. Due to the above special circumstances, how would they deprive the property of rights and privileges that are enjoyed by other properties in the vicinity under an identical zoning district classification?

The analysis of how the special circumstances affect the rights and privileges should be limited to not include all properties under an identical zoning district classification, but to manufactured home parks in the vicinity under identical zoning district classification. This is because for other properties with identical zoning district classification, there is a right or privilege of having a standard such as this reduced by administrative adjustment rather than by variance. In such instances, it would only be necessary to show that the modified standard is consistent with the comprehensive plan, zoning district and intent of the standard being adjusted. Also, that the adjustment is the minimum adjustment necessary and balances flexibility with the health, safety and general welfare.

There is only one existing manufactured home park in the vicinity in the Suburban Residential zoning district: "Quail Run at Terrace Heights" located approximately 1,700 feet west of the site along Roza Hill Drive. The approval decision for that park required a 19.5-foot setback from front garage doors to the street. It also allowed a reduction in the rear setback from 10 feet (which is already less than that being required for the current proposal) to 5 feet[1]. As it is worded, it is obvious that this condition was intended to compensate for the additional garage setback by allowing greater utilization of part of the space while maintaining open area in the front. An increase of 9.5 feet of setback was being compensated with a reduction in the rear setback of 5 feet. However, when compared to this proposal, an additional 10 feet was granted because the required rear setback is less. It is also important to point out that the front setback requirement is from "garage doors" and confirmed by aerial photography of the site because most of the residences have garages.

Aerial photographs of manufactured home parks in other zoning districts and the City of Yakima show that some of the units in those parks have carports set back 18 feet or more from the interior access drives, while others are as close as 10 feet or even closer. However, they are for the most part, not installed uniformly but scattered hap hazardously at various angles and positions relative to the manufactured home units.

The right and or privilege being denied by the required standard is the additional utilization of manufactured home spaces as was allowed in the Quail Run Park to compensate for the additional garage setback. Also, the right or privilege to have parking completely covered.

[1] Source: Initial Binding Site Plan of Quail Run at Terrace Heights, Sheet 5 of 5, recorded under Auditors File Number 7677221, Records of Yakima County Washington; Conditions 20(a) & (c) of the Decision.

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1. The Quail Run setback is specifically for garages and that park has mostly been improved with garages. In the current proposal, the setback is to be reduced for carports that are open on all sides, including the front.

2. These carports as distinguished from garages are open on all sides, with measures to be taken along with existing characteristics that keep them from being converted to garages or other types of storage. Without doors, there should be little concern that vehicles would be parked in front of and outside the carport.

3. There are substantial differences between the design of the Quail Run park and the current proposal. In Quail Run, most, if not all of the homes are constructed with fully enclosed garages and covered patios. Design of the proposed manufactured home park is based on homes mostly oriented with the narrowest part of the unit facing forward and vehicle parking alongside the unit. The carports are designed to cover this parking.

Under the current proposal, vehicle storage will occur in open carports and requiring that only carports, not garages are allowed within the 18-foot setback is acceptable to the applicant.

C. Explain how the granting of this variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and to the zoning district classification in which the property is situated.

The garage/carport setback is part of the off-street parking requirement for manufactured home parks, indicating that its intent is to ensure adequate off-street parking and reduce on-street parking or other parking not appropriate for the neighborhood. This is accomplished by providing enough space between a garage or carport for a vehicle to be stored (parked) outside without encroaching on the street, sidewalk or pedestrian walkway. An assumption is that although garages and carports can provide the required off-street parking, they are sometimes used for other purposes. Carports and especially garages may be used to store other materials, not park vehicles. A garage can be remodeled to convert it to living space or some other use. The purpose of the zoning ordinance standard is to ensure that in either of these circumstances, there is enough room in the driveway to accommodate a vehicle parking space. Carports are often constructed in a manner that they can be enclosed more easily as a garage and similarly converted to some other use.

Another characteristic of a garage is that it has a door which can prevent entry into the structure and force vehicle parking in the driveway, even if it is for a short period of time.

The design of the carports being proposed is not conducive to their reconstruction as enclosed spaces. They are designed to include being open on all sides; they are not easily enclosed with walls and have no door, removing the concern that a vehicle may have to be parked temporarily until such a door can be opened. Also, rules for the manufactured home park will

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prohibit their enclosure or their use for storage in a manner that would interfere with their availability for the number of vehicles for which they are designed.

The proposed variance would not be injurious to property or improvements in the vicinity regardless of the effectiveness of the carports in providing for off-street parking because any impact (and as proposed, it is believed that there will be none) would be internal to the manufactured home park and not likely to impact surrounding property. Given the width of proposed internal park streets and also due to visitor parking being provided, if excess parking were to result from the proposed design, it is not likely that it would occur outside of the park boundaries on neighboring roads or properties.

D. Are the special circumstances a result from the actions of the applicant/property owner?

The special circumstances, particularly slope and easements, are existing physical and legal constraints and characteristics of the proposed land use, none of which result from the actions of the applicant/property owner.

The developer objective of minimizing front yard open space is based on experience managing other similar parks. It results from the actions of tenants and not of the applicant/property owner.

The especially large rear setback is a County requirement, not an action of the applicant / property owner.

Covering all of the required parking spaces is a result of the effect of all of these characteristics rather than action of the applicant/property owner and is a right or privilege enjoyed by other manufactured home parks in the surrounding area.

E. Is the proposal the minimum variance needed in order to make possible the reasonable use of the land, building or structures?

As already described, the carports must be constructed flush with the front of the manufactured homes. As such it would be necessary for them to be subject to the same front setback. Where any manufactured home unit is set back farther than the proposed setback, the carport would be set back the same distance.

F. How will the proposed variance meet the general intent of the zoning district in which the property is located?

The intent of the Suburban Residential zoning district, summarized for applicability to this proposal and project site, is to facilitate development at targeted urban densities and provide for low-density, single-family residential development in areas designated by the

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Comprehensive Plan, depending on availability of infrastructure; to facilitate coordinated and collaborative public infrastructure investment, prevent conversion of land to uses and densities that cannot be urbanized, require connection to public water and sewer systems and require full urban standards (YCC 19.12.010(1)(a)). It is also intended to provide areas for transitional uses as urban development expands, with a mixture of land uses and residential densities including small farms, scattered low-density residential development and clusters of higher-density residential development (YCC 19.12.010(1)(b)).

YCC 19.12.010(2)(b) requires development proposal design to, among other things, ensure adequate setbacks with emphasis on ensuring that land divisions will facilitate urban development, roads and other infrastructure and extension of utilities.

The proposed modified setback would not be counter to any of these intent statements based on measures to be taken to ensure that adequate vehicle parking will be provided on each manufactured home space as described. The modified setback would not interfere with development at targeted urban densities, interfere with public infrastructure investment, convert land to uses and densities that cannot be urbanized or prevent connection to or the extension of public water and sewer systems.

G. Why couldn't the proposed variance be reviewed as an Administrative Adjustment or Modification?

The proposal cannot be reviewed as an Administrative Adjustment because under YCC 19.35.020(3)(b)(v) the authority for such adjustments is not granted for most standards of Chapter 19.18 and the standard of YCC 19.18.230(3)(d) from which this variance is being requested is not among those for which it has been granted.

It cannot be reviewed as a Modification because it is a new, not existing, land use.

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EXH # 28 DATE 4/29/2024

April 24, 2024

Matt Pietrusiewicz, PE
Yakima County Engineer
128 N. 2nd Street, 4th Floor Courthouse
Yakima, WA 98901

Re: Revised request for contribution in lieu of frontage improvements; Santiago Communities, Inc., File CUP2024-00002

Dear Mr. Pietrusiewicz:

We are making the following request on behalf of Santiago Communities, Inc., the developer of the above referenced property.

Yakima County Code 19.23.040(2)(b) allows for developers to propose a contribution in lieu of making frontage improvements to the public roadways. In lieu of making frontage improvements, Santiago Communities, Inc. proposes to contribute $121,050.54 for the improvement of the substandard fronting public road, "Roza Hill Drive". Said dollar amount is based on a proportional share of the projected project costs established on the currently adopted Yakima County Engineer's Transportation Improvement Plan. The length of the Roza Hill Drive frontage on Yakima County Assessor's Parcel 191323-11409 is 987.3 linear feet[1] and makes up 19.7% of the total project costs, with right-of-way acquisition costs removed. As the developer is only responsible for its half of the roadway, the proposed contribution is 50% of the project costs based on linear feet of road frontage.

Please let me know if you need any corrections or clarifications. Thank you for your consideration.

Sincerely,

Thomas R. Durant
PLSA Engineering & Surveying

Copy: Santiago Communities, Inc.

[1] Source: Short Plat 94-102 recorded under Yakima County Auditors File Number 7294242.

FILED 105
HEARING EXAMINER
EXH # 29 DATE 4/24/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Public Services

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LISA H. FREUND – Director

March 29, 2024

Thomas R. Durant
PLSA Engineering & Surveying
521 North 20th Ave, Suite 3
Yakima, WA 98902

Re: Extension to Notice of Incompleteness: Santiago Communities, Inc. Manufactured Home Park
File Number: CUP2024-00002/LSP2024-00001/ADJ2024-00001/ SEP2024-00001/ ESP2024-00001

Dear Mr. Durant,

Thank you for submitting your response to the February 2, 2024, Notice of Incompleteness. Your letter has been reviewed and it has been determined that additional time may be granted to allow for the submittal of the site plan and updated application materials.

The Administrative Official hereby approves an extension for a total of 45 days, which will end on May 13, 2024. If the requested material is not submitted by this date, the file will lapse and become null and void. We cannot guarantee that additional extensions will be granted as each request is reviewed at the time they are made.

Regarding your request for contributions in lieu of frontage improvements, the Yakima County Roads Department will be sending you a response to your proposal separately. It was determined that the proposed contribution is insufficient. Contact the Yakima County Roads Department at (509)574-2300 for additional information.

If you have any questions pertaining to this letter, please feel free to contact me at (509) 574-2300.

Sincerely,

Julia Loudon

Julia Loudon
Planner IV

CC: File
Santiago Communities Inc.

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

FILED 106
HEARING EXAMINER
EXH # 30 DATE 3/29/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Thomas R. Durant
PLSA Engineering & Surveying
521 N 20th Ave, Ste 3
Yakima, WA 98902

Santiago Communities Inc
PO Box 11927
Santa Ana, CA 92711

FILED 107
HEARING EXAMINER
EXH # 30 DATE 3/19/2024

FILE NO.: CUP2024-00002/LSP2024-00001/ADJ2024-00001/SEP2024-00001/ESP2024-00001
EXTENSION TO NOTICE OF INCOMPLETENESS

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Casey Dunbar, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, or otherwise by electronic mail, an EXTENSION OF NOTICE OF INCOMPLETENESS, a true and correct copy of which is enclosed here-with; that an EXTENSION TO NOTICE OF INCOMPLETENESS was addressed to the applicant and agencies pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 29th day of March, 2024.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 29th day of March, 2024.

Casey Dunbar
Office Specialist

FILED 108
HEARING EXAMINER
EXH # 31 DATE 3/29/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

PLSA
ENGINEERING & SURVEYING
SCOTT D. GARLAND, P.E. RICHARD L. WEHR, PLS
JOSEPH W. BAKER, PLS MIKE PHELPS, LSIT

Yakima County Public Services MM
MAR 15 2024
Case No.: CUP2024-00002
Assigned To: Julia

March 15, 2024

Julia Loudon, Senior Project Planner
Yakima County Planning Division
128 N. 2nd Street, 4th Floor Courthouse
Yakima, WA 98901

Re: Notice of Incomplete Application; Santiago Communities, Inc., File CUP2024-00002

Dear Ms. Loudon:

This letter responds to your February 2, 2024 notice of incomplete application for the above referenced application.

1. A request for contribution in lieu of frontage improvements is enclosed per YCC 19.23.040(2)(b), prepared according to the advice of Roads Division staff. Please advise if any changes are needed or if a different version of the letter is necessary for a complete application. If the request is sufficient in its current form, please accept it as is.

2. In reviewing bullet number 2 of the letter, it is not entirely clear what is specifically requested for "a site plan that also shows the following" because some of the items listed are on the previously submitted site plan. The letter is not specific about what is actually missing or inadequate. The following is based on the meeting I had with you on March 4, 2024 and your follow up email dated March 14, 2024. The site plan is being revised to include the incomplete items that have been identified with clarifications and additional applications made as necessary. This is summarized as follows:

   Scale: As you recommended, we will provide one large copy of a site plan to a standard engineering scale with a smaller 11" x 17" copy for the purposes of reproduction and distribution. While the previously prepared site plan is to scale, it may not be to a standard engineering scale at the reduced size at which it was submitted and the scale is not on the drawing. This will be corrected by the full-sized revised site plan with the scale being no less than 1' = 200'.

   Survey: The site plan is based on a topographic survey prepared by PLSA. Boundary information is from the recorded short plat of the subject property prepared by a licensed surveyor. Notes will be placed on the revised site plan that describes the surveying on which it is based and to document that the site plan was prepared under the supervision of a licensed engineer as clarified in your March 14 email.

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HEARING EXAMINER
EXH # 32 DATE 3/15/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Building Areas: The site plan is being revised to show building areas for all of the spaces (some indicated as "typical" for multiple spaces that are identical or substantially similar in terms of dimensions, frontage, setbacks and easements). This will include the home, carport, outdoor play area and parking as requested by your email.

Setbacks: Setbacks will be shown on the site plan as required by YCC 19.30.074(1)(c) and as a basis for the required building areas. The setback standards that you outlined in your March 14 email based on the interior streets not being easements will be used although administrative adjustment may be requested if necessary for specific situations.

Parking: Tandem parking is proposed for most if not all of the manufactured home spaces and will be shown with some typical configurations as described above and as allowed by County Code. We dispute the statement that a parking space of 9' by 23' is required because it is not supported by Code for tandem parking and application of the 23-foot standard for 0° parking spaces from Table 19.22-3, is not correct. A copy of the table is attached for reference. As we discussed in our meeting, this is indicated in the table heading "Angle along curb". Residential tandem parking spaces do not typically have curbs. The 0° parking standard is intended for on-street parallel parking and in parking lots, where vehicles maneuver into the spaces from the side on a street or parking lot driveway. Additional length is needed to allow for such maneuvering. Tandem parking is in effect, 90° parking spaces from the curb, with one space stacked on the other. Tandem spaces are entered from the rear and usually require one vehicle to be moved first before the other.

Solid waste collection: The applicant proposes to provide individual personal garbage containers at each residence and to not use dumpsters. They would be stored in a location not in view of the street such as in the carport or behind the house and brought out to the street only for collection. Since the interior streets are being designed to International Fire Code requirements, there should be no problem with collection vehicles using them and park management will ensure that they have the access they need. We are willing to place an explanatory note on the site plan if needed to satisfy YCC 19.34.070(1).

Carport Setbacks: Proposed parking spaces are to be covered by carports, which are proposed to be simple structures attached to the roof of the manufactured home unit extending to poles at the far side of the driveway. They are best constructed to be flush with the front of the manufactured homes and as such would not meet the 18-foot setback required by YCC 19.18.280(3)(d). Their design makes it difficult to convert them to garages by enclosing them and tenants can be prohibited by park rules from doing so or using them for storage in order to address the concerns for which this setback is intended. They will be shown to meet the other setbacks on the revised site plan. We intend to apply for a variance of this setback standard and not show it on the revised site plan.

FILED 11D
HEARING EXAMINER
EXH # 32 DATE 3/15/2024
FILE NO.
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

3. It is presumed that the "Informational Note" in the additional information request does not require a response for the application to be determined complete. We are taking this under advisement and are considering making the road naming applications as recommended.

We are presuming that as a response to the additional information request that this letter meets the 45-day time period required by YCC 16B.04.050(2). However, if it is necessary to request an extension of the time period in order to remain in compliance, we request 45 days to include the two weeks you have to review this document and respond if appropriate and an additional 30 days to complete the site plan and applications. Please let me know if you have any questions.

Sincerely,

Thomas R. Durant
PLSA Engineering & Surveying

Enclosures: Yakima County Code Table 19.22-3
Request for contribution in lieu of frontage improvements

Copy: Santiago Communities, Inc.

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HEARING EXAMINER
EXH # 32 DATE 3/15/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Table 19.22-3. Minimum Parking Space, Aisle and Lot Dimensions

A	**Angle along Curb**	0°		30°	45°	60°	90°
B	**Type**	Standard	Compact	Standard	Standard	Standard	Standard
C	**Stall Width**	9'	8'	9'	9'	9'	9'
D	**Curb Length per Car**	23'		18'	12' 7"	10' 4"	9'
E	**Stall Depth**	8'		17' 3"	19' 8"	21'	19'
F	**Min. Aisle Width**	12'		11'	13'	18'	24'
G	**Lot Width 1 Row + 1 Aisle (2-way)**	20'		28' 4"	32' 10"	39'	43'
H	**Sq. Ft. per Car**	460		510	420	407	387
I	**Lot Width 2 Rows + 1 Driveway**	28'		45' 6"	52' 5"	60'	62'
J	**Sq. Ft. per Car**	322		411	336	313	279
K	**Lot Width 3 Rows + 2 Driveways**	48'		66' 2"	79'	95'	105'
L	**Sq. Ft. per Car**	368		397	376	330	315
M	**Lot Width 4 Rows + 2 Driveways**	56'		83' 6"	98' 10"	116'	124'
N	**Sq. Ft. per Car**	322		376	315	305	279

FILED 1/2
HEARING EXAMINER
EXH # 32 DATE 3/15/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

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ENGINEERING & SURVEYING
SCOTT D. GARLAND, P.E. RICHARD L. WEHR, PLS
JOSEPH W. BAKER, PLS MIKE PHELPS, LSIT

March 15, 2024

Matt Pietrusiewicz, PE
Yakima County Engineer
128 N. 2nd Street, 4th Floor Courthouse
Yakima, WA 98901

Re: Request for contribution in lieu of frontage improvements; Santiago Communities, Inc., File CUP2024-00002

Dear Mr. Pietrusiewicz:

As recommended by County staff, we are making this request on behalf of Santiago Communities, Inc., the developer of the above referenced property.
Yakima County Code 19.23.040(2)(b) allows for developers to propose a contribution in lieu of making frontage improvements to the public roadways. In lieu of making frontage improvements, Santiago Communities, Inc. proposes to contribute $44,458.12 for the improvement of the substandard fronting public road, "Roza Hill Drive". Said dollar amount is based on a proportional share of the projected project costs established on the currently adopted Yakima County Engineer's Transportation Improvement Plan. The length of the Roza Hill Drive frontage on Yakima County Assessor's Parcel 191323-11409 is 987.3 linear feet[1]. Based on the Traffic Impact Analysis submitted with the application, the expected traffic volumes of this development will make up 19% of the total traffic volumes on Roza Hill Drive. Therefore, the proportional contribution is 3.6% of the total project costs with the costs of right-of-way acquisition removed[2], calculated in the manner recommended by Yakima County Roads Division staff[3].
Please let me know if you need any corrections or clarifications. Thank you for your consideration.

Sincerely,

Thomas R. Durant
PLSA Engineering & Surveying
Copy: Santiago Communities, Inc.

[1] Source: Short Plat 94-102 recorded under Yakima County Auditors File Number 7294242.
[2] $1.23 million; source: January 12, 2024 memo from Victor Shaul to Yakima County Planning Department
[3] X = ($ cost per linear foot) x (total frontage in feet) x (% of total traffic for which development accounts for)

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FILED 113
HEARING EXAMINER
EXH # 33 DATE 3/15/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

RE: Santiago Communities

Julia Loudon <julia.loudon@co.yakima.wa.us>

Thu 3/14/2024 11:43 AM

To:Tom Durant <tdurant@plsaofyakima.com>
Cc:Wade Kabrich <wkabrich@plsaofyakima.com>

Good Morning,

I have gone over your questions with the Building Division and with my supervisors. The following is what was determined:

- A preliminary site plan that has been drawn under the supervision of a licensed engineer/surveyor/architect is sufficient, as long as it is noted as such on the site plan.

- The awnings that are proposed along the manufactured homes will be considered carports by the Building Division if vehicles are to be parked under them. If an awning is called out as a patio cover on the building permit, there would likely be a condition stating that parking is not allowed under it. Carports would need to meet YCC 19.18.280(3)(d), which requires them to be set back a minimum of 18' from the edge of the street or back of structure, sidewalks, or pedestrian ways. We would apply this setback from the street, etc. along the front of the space. To change the 18' setback requirement, a variance would need to be applied for.

- Spaces are to meet the size, width, and 19.12 standards for residences, as if the spaces were lots. Due to this, the setbacks and development standards of the SR zoning district would apply to each space (60% coverage, 5' side setback, 15'rear setback). Adjustments to these can be added to the administrative adjustment application that you already have in. The reasoning/justification for the setback adjustment would then be evaluated to determine how much a standard can be adjusted. As for the roadway setback when there is no easement, we can consider it like a shared driveway with a 10' setback from the edge of the 35' wide roadway.

- Individual solid waste cans can be proposed, instead of dumpsters. Include the information in your narrative.

- Regarding your tandem parking question, an example of how the applicants are proposing to typically layout everything in a space is requested. This would show the home, carport, outdoor play area, and tandem parking spots so that we can see how everything will fit.

Sincerely,

Julia Loudon
Planner IV, Zoning and Subdivision
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901
(509)574-2300

Register for Public Services online permitting portal here. Apply for Planning applications and check the status now by visiting YakimaCountyPermits.us

If you are wanting to submit any documentation related to an existing application, check the status of an existing application, or are wanting to submit a new application for review please visit the Public Services online permitting portal at

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EXH # 34 DATE 3/14/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

https://yakimacountypermits.us/CitizenAccess/Default.aspx. Please note, not all Planning applications can be applied for on-line. If the application type you are wishing to apply for does not appear as an option then you can either e-mail your application materials to Planning_Info@co.yakima.wa.us or you can come into the Public Services Department office and meet with a staff member. Public Services Department office hours are Monday – Friday from 8:00 am – 4:00 pm and we are located on the 4th floor of the Yakima County Courthouse at 128 N. 2nd Street, Yakima, WA 98901.

This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).

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From: Tom Durant <tdurant@plsaofyakima.com>
Sent: Friday, March 8, 2024 2:29 PM
To: Julia Loudon <julia.loudon@co.yakima.wa.us>
Cc: Wade Kabrich <wkabrich@plsaofyakima.com>
Subject: Santiago Communities

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Julia:

Have you got any responses to the questions I raised with you Monday?

Thomas R. Durant
PLSA Engineering & Surveying
521 N. 20th Avenue, Suite 3
Yakima, Washington 98902
(509) 575-6990
tdurant@plsaofyakima.com

FILED 115
HEARING EXAMINER
EXH # 34 DATE 3/14/2024
FILE NO
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Carport photo

Tom Durant <tdurant@plsaofyakima.com>

Tue 3/5/2024 8:20 AM

To:Julia Loudon <julia.loudon@co.yakima.wa.us>
Cc:Wade Kabrich <wkabrich@plsaofyakima.com>

1 attachments (38 KB)

awning photo.jpg;

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Julia:

As you requested. This is what Santiago wants to install on their manufactured homes.

Thomas R. Durant
PLSA Engineering & Surveying
521 N. 20th Avenue, Suite 3
Yakima, Washington 98902
(509) 575-6990
tdurant@plsaofyakima.com

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HEARING EXAMINER
EXH # 35 DATE 3/5/2024

FILED
HEARING EXAMINER
EXH # 35 DATE 3/5/2024

CUP2024-00002/LSP2024-00001/ADJ2024-00001/SEP2024-00001/ESP2024-00001 Santiago

Julia Loudon <julia.loudon@co.yakima.wa.us>

Wed 2/7/2024 5:00 PM

To:tdurant@plsaofyakima.com <tdurant@plsaofyakima.com>

2 attachments (733 KB)

CUP24-002 Notice of Incompleteness.pdf; Preliminary Review - Transportation - LSP24-001.pdf;

Good Afternoon,

A Notice of Incompleteness was sent out last Friday for this project. I have attached it to this email. The Roads Department had drafted a letter that discusses their comments and I have attached it to this email. Their comments talk about the long plat process and I have already informed them that this is a Binding Site Plan, not a long plat.

Sincerely,

Julia Loudon
Planner IV, Zoning and Subdivision
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901
(509)574-2300

Register for Public Services online permitting portal here. Apply for Planning applications and check the status now by visiting YakimaCountyPermits.us.

If you are wanting to submit any documentation related to an existing application, check the status of an existing application, or are wanting to submit a new application for review please visit the Public Services online permitting portal at https://yakimacountypermits.us/CitizenAccess/Default.aspx **Please note, not all Planning applications can be applied for on-line.** If the application type you are wishing to apply for does not appear as an option then you can either e-mail your application materials to Planning_Info@co.yakima.wa.us or you can come into the Public Services Department office and meet with a staff member. Public Services Department office hours are Monday – Friday from 8:00 am – 4:00 pm and we are located on the 4th floor of the Yakima County Courthouse at 128 N. 2nd Street, Yakima, WA 98901.

This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).

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HEARING EXAMINER
EXH # 36 DATE 2/7/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Yakima County Roads

Matt Pietrusiewicz P.E. - County Engineer

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901

(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • *www.co.yakima.wa.us*

January 12th, 2024

Yakima County Planning Department, C/O Julia Louden

SUBJECT: LSP2024-00001 – Santigo Communities Mobile Home Park Preliminary Transportation Review and Status

To whom it may concern,

The following is the preliminary review for the above stated case:

INCOMPLETE

The Long Plat Map application is marked as incomplete for the following reason: Yakima County Code; Title 19.23.040 (2)(b) Requires that Roza Hill Drive is improved to the standard of its roadway classification along the entire frontage of the property, constructed concurrently with the development or a proportional financial contribution will be made at time of final development approval. Yakima County Roads is unable to determine the applicable conditions of approval without the submittal of 30% Design (Fills, Cuts, catches, horizontal alignment, vertical alignment, and the cross-section to be used). This portion of the code does allow for a proportional contribution to be made. If the applicant chooses, they may elect to submit a request for Yakima County Roads to accept a proportional contribution in lieu of making frontage improvements. The applicant must establish the intent to make the frontage improvements by submitting 30% plans or establish the intent to make the contribution. During the long subdivision process, contributions in lieu of making improvements can be proposed by the applicant on qualifying roadways; The Yakima County Engineer may approve or deny the request which would be based on proportionality (typically a percentage of public roadway project costs based on linear feet or change in traffic volumes resulting from proposal) or based on an engineering cost analysis of the frontage improvements. To provide the most concrete and efficient review of the project, it is recommended that the applicant not only provides the intent to contribute in lieu of making improvements, but also establish a dollar value of the contribution and by what measures that value was established.

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

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EXH # 30 DATE 2/7/2024

Recommended example for a contribution in lieu of frontage improvements "Yakima County Code 19.23.040 (2)(b) allows for developers to propose a contribution in lieu of making frontage improvements to the public roadways. In lieu of making frontage improvements I hereby am proposing to contribute $_____ for the improvement of the substandard fronting public road, "Road Name". Said dollar amount is based on a proportional share of the projected project costs established on the currently adopted Yakima County Engineer's Transportation Improvement Plan. CHOOSE: 1.) The linear feet of the parcel XXXXXX-XXXXX makes up XX% of the total project costs, with right of way acquisition costs removed. OR 2.) Based on the Traffic Impact Analysis submitted in conjunction with this application, the expected traffic volumes of this development will make up XX% of the total traffic volumes on "STREET NAME". Therefore, the proportional contribution is XX% of the total project costs with the costs of right-of-way acquisition removed. 3.) *Adjust the basis of proportionality through data driven independent review, include associated documentation* Based on an independent engineering analysis of the fronting roadway, the actual cost estimate to improve XXX' of linear frontage of "STREET NAME" to the standards of its roadway classification is $_____. I am proposing to contribute said amount on a 1:1 cost basis OR ____insert justification here____.

Expected conditions for approval:

1. Frontage improvements – OR -acceptance of a proportional contribution in lieu of making frontage improvements.
2. Obtain a right of way use permit required at the time of construction within the Yakima County Road right of Way. Permit application shall include engineered plans for a portion of the private road being constructed in Yakima County Road right-of-way, site specific temporary traffic control plans, and dates of work being done. No construction may be done in the Yakima County Road R/W that would present an undue hazard to roadway users.
3. . All previous road grants, deeds and rights of way on face of the plat.

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

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EXH # 36 DATE 2/7/2024

Comments:

In previous interactions with the developer, Yakima County Roads required and consulted in the preparation of a traffic impact analysis. This analysis has been completed by a licensed professional engineer and submitted as part of this proposal. Data collection occurred in September 2023 and included considerations developed with Yakima County staff. The TIA determined that the LOS will not be below LOS 'B' exceeding the minimum of LOS 'C. No off-site road improvements required.

Parcel 19132311409 has frontage along Roza Hill Drive. Roza Hill Drive is a FFC 17 - Urban Major Collector roadway. This section of Roza Hill Drive does not meet the minimum design standards for public roadways for an Urban Major Collector roadway (Functional Class 17). Per YCC 19.23.045 the existing 75' of total R/W for Roza Hill Drive meets the minimum standards of its roadway classifications. Additional R/W may be required to contain the entirety of roadway improvements including surface, drainage, slopes, and utilities. The minimum width of R/W does not consider topographical features or road design elements that may result in additional cuts/fills to support the roadway, oversized culverts or drainage structures, providing adequate clear zones, superelevation on curves, etc. 30% Roadway design will establish such elements that are required in accepted roadway engineering and design practices established under the AASHTO Policies on Geometric Designs.

According to the 2023-2028 TIP, Roza Hill Drive is scheduled to be reconstructed from the vicinity of South 58*th* Street to Wendt Road. Per YCC 19.23.040 (2)(b) Roza Hill Drive requires that the road be improved and/or the applicant proposes a proportional contribution in lieu of making improvements. The applicant has not provided any public roadway plans in conjunction with this application and the extent of roadway improvements cannot be determined until such time that the applicant has provided 30% roadway design. At this time the applicant will need to submit 30% roadway design if it is their intent to improve the roadway in conjunction with the proposal -or- submit a proposal to provide a proportional contribution to the County Engineer in lieu of making improvements. Due to the fact that Yakima County Roads has identified Roza Hill Drive on the County Engineer's 6-year T.I.P with a project cost of $1.23 Million and accounts are setup to apply funds directly to the affected portion of roadway, Yakima County Roads would be amenable to accepting a proportional contribution for this project as it would prevent any unintended consequences or conflicts with the public road improvements expected to be done by Yakima County Roads. Proportionality is typically determined by: the Cost per foot of project (estimated @ $237/ft with R/W acquisition costs not included) times the linear feet of frontage -or - by percentage of traffic generated from the total traffic volumes (Based on the submitted traffic analysis, it is estimated that the traffic generated by this proposal will make up approximately 19% of the total ADT on Roza Drive to S 58th).

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

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The applicant shall show all deed, grants and prior dedications of right-of –way on the face of the plat.

If determined by the Yakima County Planning Department that the internal private roadway must meet the requirements of YCC Title 19.23.050 for Private Roads, Yakima County Roads will provide engineering review of the required engineering documentation submittals at the request of the Yakima County Planning Department.

The point of Contact for this review is Victor Shaul, who can be contacted at (509)574-2344, or victor.shaul@co.yakima.wa.us

Sincerely,

Victor Shaul

Engineering Tech III
Yakima County Roads

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

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HEARING EXAMINER
EXH # 36 DATE 2/7/2024

Public Services

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • www.co.yakima.wa.us

LISA H. FREUND – Director

February 2, 2024

Thomas R. Durant
PLSA Engineering & Surveying
521 North 20th Ave, Suite 3
Yakima, WA 98902

Re: Notice of Incompleteness: Santiago Communities, Inc. Manufactured Home Park
File Number: CUP2024-00002/LSP2024-00001/ADJ2024-00001/ SEP2024-00001/ ESP2024-00001

Dear Mr. Durant,

The applications submitted on January 5, 2024, have been designed so that Yakima County can review potential impacts the proposal will have on the property, the surrounding area, and to the natural environment which may occur because of the project development. It has been determined that there is inadequate information in your application to properly review your proposal or continue processing. The requested information is as follows:

1. According to the Yakima County Roads Department, Roza Hill Drive will require improvements to bring it up to current standards. However, contributions in lieu of improvement can be proposed. The County Roads provided the following comments regarding improvements along Roza Hill Drive:

    - Yakima County Code (YCC) Title 19.23.040 (2)(b) Requires that Roza Hill Drive is improved to the standard of its roadway classification along the entire frontage of the property, constructed concurrently with the development or a proportional financial contribution will be made at time of final development approval. Yakima County Roads is unable to determine the applicable conditions of approval without the submittal of 30% Design (Fills, Cuts, catches, horizontal alignment, vertical alignment, and the cross-section to be used). This portion of the code does allow for a proportional contribution to be made. If the applicant chooses, they may elect to submit a request for Yakima County Roads to accept a proportional contribution in lieu of making frontage improvements. The applicant must establish the intent to make the frontage improvements by submitting 30% plans or establish the intent to make the contribution. During the process, contributions in lieu of making improvements can be proposed by the applicant on qualifying roadways; the Yakima County Engineer may approve or deny the request which would be based on proportionality (typically a percentage of public roadway project costs based on linear feet

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EXH # 37 DATE 2/2/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

or change in traffic volumes resulting from proposal) or based on an engineering cost analysis of the frontage improvements. To provide the most concrete and efficient review of the project, it is recommended that the applicant not only provide the intent to make a contribution in lieu of making improvements, but also establish a dollar value of the contribution and by what measures that value was established.

- Recommended example for a contribution in lieu of frontage improvements "Yakima County Code 19.23.040 (2)(b) allows for developers to propose a contribution in lieu of making frontage improvements to the public roadways. In lieu of making frontage improvements I hereby am proposing to contribute $_____ for the improvement of the substandard fronting public road, "Road Name". Said dollar amount is based on a proportional share of the projected project costs established on the currently adopted Yakima County Engineer's Transportation Improvement Plan. CHOOSE: 1.) The linear feet of the parcel XXXXXX-XXXXX makes up XX% of the total project costs, with right of way acquisition costs removed. OR 2.) Based on the Traffic Impact Analysis submitted in conjunction with this application, the expected traffic volumes of this development will make up XX% of the total traffic volumes on "STREET NAME". Therefore, the proportional contribution is XX% of the total project costs with the costs of right-of-way acquisition removed. 3.) *Adjust the basis of proportionality through data driven independent review, include associated documentation* Based on an independent engineering analysis of the fronting roadway, the actual cost estimate to improve XXX' of linear frontage of "STREET NAME" to the standards of its roadway classification is $_____. I am proposing to contribute said amount on a 1:1 cost basis OR ____insert justification here____.

Please submit either the requested plans or submit a request for contributions in lieu of improvements.

2. In reviewing the site plan requirements for Binding Site Plans (BSPs), under YCC 19.30.074(1), the submitted site plan is missing certain features. Please submit a site plan that also shows the following:

   - Scale. The scale of the drawing shall be a standard engineering scale at least one inch equals 200 feet and shall reasonably utilize the paper size. Where necessary, the plan may be on several sheets accompanied by an index sheet showing the entire site.

   - All proposals for manufactured home parks shall include a site plan based upon a land survey. The site plan shall be drawn by a licensed architect, engineer or surveyor and shall include the following information:

     - A building area within each space
     - Unit setbacks for each space
     - Typical locations of required off street parking for each unit (including where tandem parking will be utilized, which is required to be 9' x 23')
     - The location of all solid waste containers and screening of containers

   The basic setbacks for the Suburban Residential (SR) zoning district are found under YCC Table 19.12.010-02 and are as follows:

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Roza Hill Drive: 25' from planned edge of right-of-way
Private Road in an Easement 60' or less, Front: 45' from planned centerline
Private Road in an Easement 60' or less, Side: 40' from planned centerline
Interior Side Setback: 5'
Rear Setback: 15'

Garages or carports then have a setback of 18' from the edge of the street or back of structure, sidewalks, or pedestrian walkways.

Informational Note - The Roads Department also provided information regarding the road naming process:

- If they propose the road names as part of the preliminary application, we can approve it with the consolidated type 3 review as it allows for public comment.

- If the roads do not have a name reviewed at this time, road naming will be required prior to final approval. Road names must go through a public hearing/be available for public comment. This may slow down or delay the finalization if not done up front. It's not required, but highly suggested. They can simply submit the road naming application now, found here:

  https://www.yakimacounty.us/DocumentCenter/View/2742/Number-4-2007-PDF

We are required to notify you that, because the application is determined to be incomplete, processing has been placed on hold until we receive the described required information. You have up to **45 days (March 18, 2024)** to return the required submittals after which the file will lapse and become null and void. Once we receive the information, we have 14 days to review the submitted information and determine if the application is complete or if additional information is needed.

If you have any questions pertaining to this letter, please feel free to contact me at (509) 574-2300.

Sincerely,

Julia Loudon

Julia Loudon
Planner IV

CC: File
Santiago Communities Inc.

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

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EXH # 37 DATE 2/2/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Thomas R. Durant
PLSA Engineering & Surveying
521 N 20th Ave, Ste 3
Yakima, WA 98902

Santiago Communities Inc.
PO Box 11927
Santa Ana, CA 92711

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HEARING EXAMINER
EXH # 37 DATE 2/2/2024

FILE NO.: CUP2024-00001/LSP2024-00001/ADJ2024-00001/SEP2024-00001/ESP2024-00001
NOTICE OF INCOMPLETENESS

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Casey Dunbar, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, or otherwise by electronic mail, a NOTICE OF INCOMPLETENESS, a true and correct copy of which is enclosed here-with; that a NOTICE OF INCOMPLETENESS was addressed to the applicant and agencies pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 2nd day of February, 2024.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 2nd day of February, 2024.

Casey Dunbar
Office Specialist

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HEARING EXAMINER
EXH # 37 DATE 2/2/2024

RE: Santiago Manufactured Home Park LSP2024-00001

Jamie West <Jamie.West@co.yakima.wa.us>

Thu 2/1/2024 3:07 PM

To:Victor Shaul <victor.shaul@co.yakima.wa.us>;Julia Loudon <julia.loudon@co.yakima.wa.us>

Julia –

Some additional details. Yakima County Roads has no planned projects for which the underlying property would be necessary for the construction of a public roadway. It is not on the Horizon 2040 and Not on the 6 year TIP. When there are no planned projects, the connectivity provision on 19.23 allows for the reservation of property for a future public roadway at the Sections line, the half section line, or at logical road connections with other existing roads. There is no logical connection here that would be beneficial long term to the general public. The property to the West is owned by the EVSD. At such time EVSD expands to this site, a north south connection will likely be made from Roza to Bittner and likely walking paths to the school from the neighborhoods further west. For school security and safety the joint property line to the Santiago development sight would likely be fenced/closed off for general site access. The below diagram is the only logical connection in the area, the grey box is 2 times the size of Eisenhower HS and the Green Area is Larger than the Eisenhower HS stadium.



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Best Regards,
Jamie West
Yakima County Roads

Jamie West
Transportation Planner

509.574.2300
Jamie.west@co.yakima.wa.us

128 N 2nd Street, 4th Floor

Yakima County Roads Website

From: Victor Shaul <victor.shaul@co.yakima.wa.us>
Sent: Thursday, February 1, 2024 2:40 PM
To: Julia Loudon <julia.loudon@co.yakima.wa.us>; Jamie West <Jamie.West@co.yakima.wa.us>
Subject: RE: Santiago Manufactured Home Park LSP2024-00001

Julia,

After looking this over we see no connectivity issues with the internal road lay out.

Thanks
Victor

From: Julia Loudon <julia.loudon@co.yakima.wa.us>
Sent: Thursday, February 1, 2024 1:19 PM
To: Jamie West <Jamie.West@co.yakima.wa.us>; Victor Shaul <victor.shaul@co.yakima.wa.us>
Subject: RE: Santiago Manufactured Home Park LSP2024-00001

Hello,

I am finishing up the Notice of Incompleteness for this this application and was wondering if Roads had any connectivity issues with the internal roadways? If so I can pass that information along in this Notice.

> YCC 19.18.280(3)(b) "Street Connectivity. If determined by the County Engineer that the internal street design for the proposed mobile/manufactured home park would restrict or eliminate future county road connections he/she may require that the park's proposed internal streets be designed and constructed to allow for future street connectivity under the connectivity requirements of Chapter 19.23."

Sincerely,

Julia Loudon
Planner IV, Zoning and Subdivision
Yakima County Public Services, Planning Division
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901
(509)574-2300

Register for Public Services online permitting portal here. Apply for Planning applications and check the status now by visiting YakimaCountyPermits.us.

If you are wanting to submit any documentation related to an existing application, check the status of an existing application or are wanting to submit a new application for review please visit the Public Services online permitting portal at

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HEARING EXAMINER
EXH # 39 DATE 2/1/2024

https://yakimacountypermits.us/CitizenAccess/Default.aspx Please note, not all Planning applications can be applied for on-line. If the application type you are wishing to apply for does not appear as an option then you can either e-mail your application materials to Planning_Info@co.yakima.wa.us or you can come into the Public Services Department office and meet with a staff member. Public Services Department office hours are Monday – Friday from 8:00 am – 4:00 pm and we are located on the 4th floor of the Yakima County Courthouse at 128 N. 2nd Street, Yakima, WA 98901.

This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56- Public Records Act).

CONFIDENTIALITY NOTICE: This electronic mail transmission may contain legally privileged, confidential information belonging to the sender. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or taking any action based on the contents of this electronic mail is strictly prohibited. If you have received this electronic mail in error, please contact the sender and delete all copies.

From: Jamie West <Jamie.West@co.yakima.wa.us>
Sent: Friday, January 12, 2024 2:15 PM
To: Julia Loudon <julia.loudon@co.yakima.wa.us>
Subject: RE: Santiago Manufactured Home Park LSP2024-00001

Julia –

If they propose the road names as part of the preliminary application we can approve it with the consolidated type 3 review as it allows for public comment.

If the roads do not have a name reviewed at this time, road naming will be required prior to final plat approval. Road names must go through a public hearing/be available for public comment. This may slow down or delay the finalization of the plat if not done up front. Its not required, but highly suggested. They can simply submit the road naming application now, found here: https://www.yakimacounty.us/DocumentCenter/View/2742/Number-4-2007-PDF

Best Regards,
Jamie West
Yakima County Roads

Jamie West
Transportation Planner

509.574.2300
Jamie.west@co.yakima.wa.us

128 N 2nd Street, 4th Floor

Yakima County Roads Website

From: Jamie West
Sent: Friday, January 12, 2024 1:50 PM
To: Julia Loudon <julia.loudon@co.yakima.wa.us>
Cc: Victor Shaul <victor.shaul@co.yakima.wa.us>
Subject: Santiago Manufactured Home Park LSP2024-00001

Julia-

We marked the application for the long plat as incomplete. Please forward our issues below onto the applicant.

The Long Plat Map application is marked as incomplete for the following reason: Yakima County Code; Title 19.23.040 (2)(b) Requires that Roza Hill Drive is improved to the standard of its roadway classification along the entire frontage of the property, constructed concurrently with the development or a proportional financial contribution will be made at the time of final development approval. Yakima County Roads is unable to determine the applicable conditions without the submittal of 30% Design (Hills, Cuts, catches, horizontal alignment, vertical alignment and the grade at the

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HEARING EXAMINER
EXH # 39 DATE 2/1/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

to be used). This portion of the code does allow for a proportional contribution to be made. If the applicant chooses, they may elect to submit a request for Yakima County Roads to accept a proportional contribution in lieu of making frontage improvements. The applicant must establish the intent to make the frontage improvements by submitting 30% plans or establish the intent to make the contribution. During the long subdivision process, contributions in lieu of making improvements can be proposed by the applicant on qualifying roadways. The Yakima County Engineer may approve or deny the request which would be based on proportionality (typically a percentage of public roadway project costs based on linear feet or change in traffic volumes resulting from proposal) or based on an engineering cost analysis of the frontage improvements. To provide the most concrete and efficient review of the project, it is recommended that the applicant not only provides the intent to make a contribution in lieu of making improvements, but also establish a dollar value of the contribution and by what measures that value was established.

Recommended example for a contribution in lieu of frontage improvements "Yakima County Code 19.23.040 (2)(b) allows for developers to propose a contribution in lieu of making frontage improvements to the public roadways. In lieu of making frontage improvements I hereby am proposing to contribute $_____ for the improvement of the substandard fronting public road, "Road Name". Said dollar amount is based on a proportional share of the projected project costs established on the currently adopted Yakima County Engineer's Transportation Improvement Plan. **CHOOSE: 1.)** The linear feet of the parcel XXXXXX-XXXXX makes up XX% of the total project costs, with right of way acquisition costs removed. **OR 2.)** Based on the Traffic Impact Analysis submitted in conjunction with this application, the expected traffic volumes of this development will make up XX% of the total traffic volumes on "STREET NAME". Therefore, the proportional contribution is XX% of the total project costs with the costs of right-of-way acquisition removed. **3.)** *Adjust the basis of proportionality through data driven independent review, include associated documentation* Based on an independent engineering analysis of the fronting roadway, the actual cost estimate to improve XXX' of linear frontage of "STREET NAME" to the standards of its roadway classification is $_____. I am proposing to contribute said amount on a 1:1 cost basis **OR** ___**insert justification here**___.

Best Regards,
Jamie West
Yakima County Roads

Jamie West
Transportation Planner

509.574.2300
Jamie.west@co.yakima.wa.us

128 N 2nd Street, 4th Floor

Yakima County Roads Website

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HEARING EXAMINER
EXH # 39 DATE 2/1/2024

RE: Santiago Manufactured Home Park LSP2024-00001

Jamie West <Jamie.West@co.yakima.wa.us>
Fri 1/12/2024 2:14 PM
To:Julia Loudon <julia.loudon@co.yakima.wa.us>

Julia --

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Best Regards,
Jamie West
Yakima County Roads

Jamie West
Transportation Planner

509.574.2300
Jamie.west@co.yakima.wa.us

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Yakima County Roads Website

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Sent: Friday, January 12, 2024 1:50 PM
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Cc: Victor Shaul <victor.shaul@co.yakima.wa.us>
Subject: Santiago Manufactured Home Park LSP2024-00001

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HEARING EXAMINER
EXH # 40 DATE 1/12/2024

the frontage improvements. To provide the most concrete and efficient review of the project, it is recommended that the applicant not only provides the intent to make a contribution in lieu of making improvements, but also establish a dollar value of the contribution and by what measures that value was established.

Recommended example for a contribution in lieu of frontage improvements "Yakima County Code 19.23.040 (2) (b) allows for developers to propose a contribution in lieu of making frontage improvements to the public roadways. In lieu of making frontage improvements I hereby am proposing to contribute $_____ for the improvement of the substandard fronting public road, "Road Name". Said dollar amount is based on a proportional share of the projected project costs established on the currently adopted Yakima County Engineer's Transportation Improvement Plan. **CHOOSE: 1.)** The linear feet of the parcel XXXXXX-XXXXX makes up XX% of the total project costs, with right of way acquisition costs removed. **OR 2.)** Based on the Traffic Impact Analysis submitted in conjunction with this application, the expected traffic volumes of this development will make up XX% of the total traffic volumes on "STREET NAME". Therefore, the proportional contribution is XX% of the total project costs with the costs of right-of-way acquisition removed. **3.)** *Adjust the basis of proportionality through data driven independent review, include associated documentation* Based on an independent engineering analysis of the fronting roadway, the actual cost estimate to improve XXX' of linear frontage of "STREET NAME" to the standards of its roadway classification is $_____. I am proposing to contribute said amount on a 1:1 cost basis **OR ____insert justification here____**.

Best Regards,
Jamie West
Yakima County Roads

Jamie West
Transportation Planner

509.574.2300
Jamie.west@co.yakima.wa.us

128 N 2nd Street, 4th Floor

Yakima County Roads Website

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HEARING EXAMINER
EXH # 40 DATE 1/12/2024
133

Public Services

GENERAL APPLICATION FORM

JAN 08 2024
FINAL
Revised 4/30/20
Received By: YCC

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

(Staff Use Only – Fill In / Circle As Applicable)

Zoning District: SR
Proposed Land Use: MH Park
Overlay: Airport / Greenway / Floodplain
UGA: Yakima CAO/Shoreline: no
Sewer: Septic Clearance / As Built
Potable Water: N/A or Exempt
Purveyor: T.H. Water System YCWRS Well:
FAAR: WUI-FD: M / H / E
Occupancy: A B E F H I M R R1 R2 R3 S U
Type of Construction: IA IIA IIIA IB IIB IIIB IVA IVB VA VB
Name of Short Plat, Subdivision or Manufactured Home Park: Santiago Communities Inc. MH Park Lot or Space # 141

Reviewed By: Phil

Case #(s):	Date Submitted:
CUP2024-002	1-5-24
LSP 2024-001	1-5-24
ADJ 2024-001	1-5-24
SEP 2024-001	1-5-24
ESP2024-001	1-5-24

Please Tell Us About Your Proposal: *(If you need assistance call us at (509) 574-2300 or in person during office hours)*

Parcel Numbers(s): A. 191323-11409 B. C.
Property Owner's Name: Santiago Communities Inc.
Day Phone: 714-744-4993 Company (if any):
Mailing Address: P.O. Box 11927 City: Santa Ana State: CA Zip: 92711
Subject Property Address: *(if Different)* NKA Roza Hill Drove and Wendt Road
E-mail Address: amolsberry@santingocorp.com
Scope of Work: 141 unit manufactured home park

Are you requesting the Optional Consolidated Permit Review Process as provided under YCC 16B.03.060? Yes ☒ No ☐

Applying For A Building Permit? Please Fill Out The Following:

Number of Bedrooms: **Existing:** **New:** **Total:** **Total Number of Bathrooms:**

☐ **New** ☐ **Addition** **Size/Dimensions:** **Square Footage:**

Construction Valuation (Contractor Estimate) $

How will you provide legal domestic water for your project? Please check one below:

- ☐ **Water right permit** from Department of Ecology (Please attach a copy to this application), or
- ☑ **Letter from an approved water purveyor** stating the ability to provide water, or
- ☐ **A Yakima County Water Resource System (YCWRS) domestic well** within the Agriculture zoning district, or
- ☐ **A Yakima County Water Resource System (YCWRS) domestic well** outside of the Agriculture zoning district, or
- ☐ **Other adequate evidence** of interest in a suitable water right held for mitigation proposed by an existing water bank, or
- ☐ **Yakama Nation Water Code permit** for properties located within the exterior boundaries of the Yakama Nation, or
- ☐ **Documentation that the well site is located outside the Yakima River watershed.**

Please note that evidence of an adequate water supply must be submitted to Yakima County prior to the issuance of the permit.

By signing this form, I agree to the following:

- I hereby state as true that all ownership interests of the property have reviewed the proposal as presented in the application materials and support the proposed change(s).
- I hereby give Yakima County permission to enter my property during this review to inspect my property as needed.
- I hereby agree to pay all additional fees associated with the processing of this application including but not limited to the Hearing Examiner fees, Transportation fees or any other fees that may be associated with the proposed project.

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HEARING EXAMINER
EXH # 41 DATE 10/10/2024 134
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

CONTINUED ON BACK

Public Services
JAN 08 2024
Received

- I hereby acknowledge that the application with the Yakima County Permit Services Department has be filled out completely.
- I hereby acknowledge that verification of an approved potable water supply is a requirement and part of the procedure to obtain a permit from Yakima County.
- I shall provide Yakima County with proof of an adequate water source as indicated in Ordinance 13-2017 or obtain a YCWRS domestic well permit.
- I understand that Yakima County shall be held harmless for misinterpretation or misrepresentation of documents to obtain my permits.
- I am aware my Permit WILL NOT be issued until I provide proof of an approved source of potable water and associated documentation.

(If the property is owned by a corporation or LLC please attach documentation showing that the person signing has the authority to sign on behalf of the corporation or LLC.)

Please Fill Out This Section In Blue or Black Ink. *(Please check the box to indicate the primary contact person)*

☐ **Property Owner Signature:** Steven Wisberg, President **(required)** **Date:** 12/20/23

☐ **Check If You Are Acting As Your Own Contractor** -- *(Signature required at declaration at bottom of page)*

☒ **Applicant/Agent:** Thomas R Durant

Day Phone: ( ) 509-575-6990 Company (if any) PLSA Engineering & Survey

Mailing Address: 521 N. 20th Ave Suite 3 City: Yakima State: WA ZIP: 98902

E-mail Address: tdurant@plsaofyakim.com

Signature: Thomas R Durant **Date:** January 4, 2024

☐ **Contractor Name:** _____

Day Phone: ( ) _____ Company (if any) _____

Mailing Address: _____ City: _____ State: ___ ZIP: _____

E-mail Address: _____

Contractor License Number: _____

Signature: _____ Date: _____

If there are additional owners, provide an attachment in the same format and with the same declarations

This Section To Be Completed For Construction Permits Only

Pursuant to RCW 19.27.095 (2)(i-ii) The requirement for a fully completed construction application shall include:

i. The name, address, and phone number of the office of the lender administering the interim construction financing, if any: OR

ii. The name and address of the firm that has issued a payment bond, if any, on behalf of the prime contractor for the protection of the owner, if the bond is for an amount not less than 50% of the total amount of the construction permit.

If for any reason the information requested below is not available at the time of application, the applicant shall provide the information as soon as it can be reasonably obtained.

☐ Lending Agency Name: _____ Phone: ( ) _____

Mailing Address: _____ City: _____ State: ___ Zip: _____

☐ I acknowledge by checking this box that this project has no lending agency for construction financing.

Bonding Agency Name: _____ Phone: ( ) _____

Mailing Address: _____ City: _____ State: ___ Zip: _____

☐ I acknowledge by checking this box that this project has no bonding agency.

If you are the Property Owner and Acting as Your Own Contractor, Please Complete the Following Declaration:

- I acknowledge that I am applying for a permit thru the Yakima County Public Services Department.
- I also acknowledge that I am not a licensed contractor, specialty or general, or that I am not acting as a contractor and wish to be exempt from the requirements of the Washington State Contractor's Act, per RCW 18.27.090, and will abide by all provisions and conditions of the exemption as stated.
- I agree that if I use the assistance of any person(s) to provide labor and/or assistance, I will retain only contractors registered and currently licensed as required under the laws of the State of Washington.

I (print name) _____ certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Owner Signature: _____ Date: _____

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FILE NO

BUSINESS INFORMATION

Business Name:
SANTIAGO COMMUNITIES, INC.

UBI Number:
602 213 616

Business Type:
FOREIGN PROFIT CORPORATION

Business Status:
ACTIVE

Principal Office Street Address:
326 W KATELLA AVE # 4K, ORANGE, CA, 92867, UNITED STATES

Principal Office Mailing Address:
PO BOX 11927, SANTA ANA, CA, 92711, UNITED STATES

Expiration Date:
05/31/2024

Jurisdiction:
UNITED STATES, CALIFORNIA

Formation/ Registration Date:
05/26/2004

Period of Duration:
PERPETUAL

Inactive Date:

Nature of Business:
PROPERTY MANAGEMENT

REGISTERED AGENT INFORMATION

Registered Agent Name:
CORPORATION SERVICE COMPANY

Street Address:
300 DESCHUTES WAY SW STE 208 MC-CSC1, TUMWATER, WA, 98501, UNITED STATES

Mailing Address:
300 DESCHUTES WAY SW STE 208 MC-CSC1, TUMWATER, WA, 98501, UNITED STATES

GOVERNORS

Title	Governors Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		SHONTELE	SIMONIAN
GOVERNOR	INDIVIDUAL		RACHEL	SUTTON
GOVERNOR	INDIVIDUAL		RICHARD	SIMONIAN
GOVERNOR	INDIVIDUAL		AIMEE	MOLSBERRY

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CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

CONDITIONAL USE PERMIT FORM

FINAL
Revised: 052819

Public Services
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Please answer all of the following questions as completely as possible. (If a question is not applicable, write N/A.) In your narrative, please describe your project in detail to help reviewers understand what you want to accomplish.

CUP2024-002

	Annotation by Planner

1. What are you proposing? Manufactured Home Park
2. Have you had an Early Assistance Meeting? ☑ Yes, Case no. EAC22-36 ☐ No
3. Are you:
   a. Proposing a **new** structure(s). ☑ Yes ☐ No
   b. Changing the Use of an **existing** structure? ☐ Yes ☑ No

   I. If you answered yes to either a. and/or b. above, what is the structure used for? Provide details (such as: type of business, estimated customers/guests, will the new structures be pertinent to any existing structures).

   See Narrative

   II. What are the dimensions (length, width, height) of new structure(s)?

   See Narrative

4. Will the project be conducted entirely within a structure? ☐ Yes ☑ No
   a. If No, describe the outdoor activities (e.g., outdoor eating, playground, park):

   Outdoor activities typical for residential land use. Improved recreational areas.

What is the approximate square footage, or seating capacity of your outdoor use area(s)?

153,964 square feet of usable open space of which at least 127,859 square feet will be used for active recreation.This does not include "outdoor play areas" provided on each manufactured home space as required by YCC19.18.280(M).

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b. What type of noises will the outdoor use generate? (e.g. music, machinery, vehicles)

Noise levels as typical for a residential neighborhood such as vehicles, lawn and garden equipment, children playing, etc.

EMPLOYEES

5. Number of Full-time 2 Part-time 1 Seasonal _____

6. Maximum number at any given shift 3

7. What are the days & hours of operation? (List all)

- ☑ Monday Hours 24 see narrative
- ☑ Tuesday Hours 24
- ☑ Wednesday Hours 24
- ☑ Thursday Hours 24
- ☑ Friday Hours 24
- ☑ Saturday Hours 24
- ☑ Sunday Hours 24

8. Will the operation be seasonal? If so, list months

No

PARKING & LOADING (YCC 19.22)

9. How many **existing** parking spaces do you have? 0

a. Surface type (e.g., paved, gravel, dirt)? _____

10. How many **new** parking spaces are you proposing? See Narrative

a. Surface type (e.g., paved, gravel, dirt)? Paved

11. Does the use require loading or unloading from trucks or other large vehicles?

☐ Yes ☑ No (If yes, designate areas on your site plan.)

Note: Depending on the proposed use, Americans with Disabilities Act (ADA) facilities may be required. Our Building Division can assist you.

SIGNS (YCC 19.20)

12. Will you have signage? ☐ Yes ☑ No (if yes, please use the separate sign form.)

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EXH # 41 DATE 1/8/2024

PRIVATE ROAD OR SHARED DRIVEWAY (YCC 19.23)

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13. If you are on a Private Road or Shared Driveway, is there an existing Road Maintenance Agreement?
☐ Yes ☐ No *(If yes, please attach a copy to your application)*
14. What is the name of the private road? _____
15. Is the road paved, gravel, dirt? _____
16. What is the width of the road? _____
17. Do you have a recorded access easement? ☐ Yes ☐ No Width? _____
18. Have you been told you may need to do Road Improvements? ☑ Yes ☐ No
    a) If yes, have you met with the Transportation Division? ☑ Yes ☐ No

Please explain

See Narrative

STORMWATER

19. How are you proposing to manage your stormwater runoff? If you have questions pertaining to stormwater runoff you can talk with our Water Resources Division.

See Narrative

20. Will the proposal disturb more than one acre of ground? ☑ Yes ☐ No

FENCES (YCC 19.10.040(9))

21. Is there an **existing** fence? ☐ Yes ☑ No (If yes, answer the following)
    a. Fence Material _____
    b. Is the fence a view obscuring fence? ☐ Yes ☐ No
    c. Is there barbed wire on the top of the fence? ☐ Yes ☐ No
    d. What is the total height of the fence (including the barbed wire)? _____
22. Are you proposing a **new** fence? ☑ Yes ☐ No (If yes, answer the following)
    a. Fence Material Masonary
    b. Will the fence be a view obscuring fence? ☑ Yes ☐ No
    c. Will you be placing barbed wire on the top of the fence? ☐ Yes ☑ No
    d. What is the total height of the fence (including the barbed wire if proposed)? 6'

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23. Are you proposing, or do you have a retaining wall and/or recreation screen?
☐ Yes ☑ No (If yes, please describe)

Retaining walls are not being proposed but should not be ruled out for individual manufactured home spaces

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SITESCREENING AND/OR LANDSCAPING (YCC 19.21)

24. Does your proposed use require?

Sitescreening? ☑ Yes ☐ No (e.g, fences, walls)

Landscaping? ☑ Yes ☐ No (e.g, trees/shrubs/groundcover)

If yes, what type (E.g., trees/shrubs/groundcover/view obscuring)?

See Narrative

Indicate the locations on your site plan, E.g. parking areas, along street frontages, perimeters.

What is the proposed source of irrigation water? Terrace Heights

OUTDOOR LIGHTING (YCC 19.10)

25. Is any outdoor lighting proposed? ☑ Yes ☐ No

Typical residential lighting, street lights.

If yes, indicate type and the locations on your site plan.

WATER

26. Does this project require potable water? ☑ Yes ☐ No

27. What is the proposed source of potable water?

a. ☑ Public Water: Name of provider: Yakima County (Terrace Hei

b. ☐ Community Well: What is the well ID number? _____

i. Parcel # where the well is located? _____

ii. Is there an existing Well Maintenance Agreement? ☐ Yes ☐ No

(If yes, please attach a copy with this application)

c. ☐ Shared Well

i. Parcel # where the well is located? _____

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ii. Is there an existing Well Maintenance Agreement? ☐ Yes ☐ No

(If yes, please attach a copy with this application)

d. ☐ Individual Well

e. ☐ Other, explain: _____

Public Services

JAN 08 2024

Received By: _____

SANITARY DISPOSAL

28. Does this project require sanitary disposal? ☑ Yes ☐ No

29. What is the proposed method of sanitary disposal?

a. ☑ Public Sewer: Name of provider: Terrice Heights Sewer District

b. ☐ Community Septic System:
Parcel where the septic system is located _____

c. ☐ Individual Septic System

d. ☐ Other, explain: _____

COMPLETION OF PROPOSAL

30. What is your proposed timeline for completing your proposal? If phases are proposed, please describe in detail.

See Narrative

Use this form to answer the questions. Use addition pages as needed.

Yakima County will make reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of Yakima County, should contact the Yakima County ADA Coordinator at 509-574-2210 as soon as possible but no later than 48 hours before the scheduled event.

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EXH # 41 DATE 1/8/2024

ADMINISTRATIVE ADJUSTMENT FORM

FINAL
Revised 5/5/2021

Public Services
JAN 08 2024
Received By

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

Zoning Ordinance Requirement and Adjustment Requested: (Answer the following) ADJ2024-001

1. Is this adjustment being processed under the Optional Consolidated Permit Review Process?

   ☑ Yes ☐ No

2. Type of Adjustment Requested (Check as applicable)

   ☐ **Setbacks:** Which setback is proposed to be adjusted? ☐ Front ☐ Side ☐ Rear

   ☐ **Parking:** ☐ **Loading**

   ☐ **Sign height** ☐ **Building height**

   ☐ **Fence height** ☐ **Walls and Recreational Screens**

   ☑ **Site screening** ☐ **Landscaping**

   ☐ **Lot coverage** ☐ **Waste and Recycling Storage**

   ☐ **Siting Criteria for manufactured homes located outside UGA, and outside RT, RS zoning districts:** ☐ Roof Pitch ☐ Roof materials ☐ Pit setting ☐ Siding materials

   NOTE: Mobile Homes constructed prior to June 15, 1976 do not meet the current safety standards as a "Manufactured Home". Before these older mobile homes can be moved to a new location within Yakima County, the Department of Labor and Industries (L&I) must do a Fire Life Safety Inspection. You will need to provide Yakima County Public Services Department a copy of L&I's Fire Safety Certificate prior to issuance of the placement permit.

   Contact Information: **Washington State Department of Labor and Industries**
   15 West Yakima Ave., Yakima 98902
   (509) 454-370

   ☐ **Other:**

3. Zoning standard requires: See Narrative
   (example: 15-foot rear yard setback from southern property line, or 6-foot fence along west property line)

4. Proposed standard: See Narrative
   (example: 10-foot rear yard setback from southern property line, or 8-foot fend along the west property line)

5. Why is the proposed adjustment needed?
   See Narrative

6. Are there other alternatives to your design that could be made in order to meet the standard? ☒ Yes ☐ No
   If Yes, explain:
   See Narrative

7. What is the minimum adjustment needed to accommodate the proposed use?
   See Narrative

8. How will the proposed adjustment impact your neighbors?
   See Narrative

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9. Are there developments in th[redacted]ighborhood that are similar to your prop[redacted]

☒ Yes ☐ No See Narrative

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10. Are there physical features, such as topography, right-of-way, and existing constraints on the property?

☑ Yes ☐ No

If Yes, explain: See Narrative

Answer the following questions if you are requesting an adjustment to the sign standards:

11. What is the proposed sign? Height: Size: Shape: Color:
12. How many signs are proposed?
13. What is the proposed location of the sign?
14. What is the proposed landscaping associated with the sign?
15. How does the proposed sign relate to the immediate area?
16. Is the sign associated with a multiple-use complex? ☐ Yes ☐ No

If yes, explain how the available sign area will be allocated between tenants or leasable spaces:

Answer the following questions if you are requesting an adjustment to Site Screening or Landscaping standards:

17. Is the adjustment needed due to inadequate sunlight? ☐ Yes ☑ No
18. What is the distance between the proposed structure and the existing structures on the adjoining property?

N/A

19. What is the proposed setback from the front of the new structure? N/A
20. Does the area in front of the building have any of the following? ☐ Decorative paving/pavers ☐ Trees ☐ Planters ☐ Other Amenities (*explain*) N/A
21. Are you proposing to utilize Xeriscape (drought tolerant) landscaping? ☐ Yes ☑ No
22. Is there existing vegetation within the required landscaping areas? ☐ Yes ☑ No

If yes, describe size, location, and type:

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EXH # 41 DATE 1/8/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

RESOURCE SETBACK ADJUSTMENT

Type 1 - FORM

Public Services
JAN 08 2024
Received By:

Yakima County Public Services - Building and Fire Safety
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

ADJ 2024-001

Tax Parcel Number: (11 digits) (Reference WWW.YAKIMAP.COM for assistance)	Office Use Only:	DATE:
Tax Parcel # 191323-11409		Building
Short plat or Subdivision	Land Use/Zoning: SR	Land Use
	Lot size: acres	PC:

(Please print)

Property Owner(s): Santiago Communities Inc. Phone #: (714) 744-4993

Applicant: PLSA Engineering & Surveying Phone #: (509) 575-6990

19.18.205 Especially Sensitive Land Uses (ESLU): Special standards are enacted for setbacks and review criteria ESLU (as defined in Section 19.01.070) to ensure that such uses are located on the least productive portion of the property and/or do not adversely impact or significantly interfere with adjacent or nearby farming operations. (Width of roads, canals, easement may be included within the setback requirement) ***(Review criteria 19.35.20.6.d, i through viii)***

Type of Structure

- [X] Dwellings / Residence
- [ ] Churches/place of worship or assembly
- [ ] Schools Medical facilities
- [ ] Day care facilities
- [X] Outdoor recreational facilities and similar uses

1. **Check the resource type you are requesting a reduction:** ***Typical zoning standard setback shown in ( ).***
   - [ ] Rural zoned property adjacent to Commercial Agricultural Use. (60' from property line) (19.18.205, 2, a, i)
   - [ ] Agricultural zoned property (AG). (150' from property line) (19.18.205, 2, a, ii)
   - [ ] Forest-watershed (FW) Resource (200' from property line) (19.18.205, 2, a, iii)
   - [X] Mineral Resource Overlay (500' from property line) (19.18.205, 2, a, iv)

2. **Requested setbacks**; site design using physical features such as rock outcrops, ravines, roads, irrigation canals or critical areas; or proximity to established dwellings, small lots or other especially sensitive land uses; and
   (c) When in an AG zone, to the maximum extent possible, the especially sensitive land uses shall be located on the least productive portion of the property.
   Amount of Adjustment Requested:
   from the **North** property line: 440' from the **East** property line: N/A
   from the **South** property line: N/A from the **West** property line: N/A

3. [X] Yes [ ] No **Are you able to meet the required resource setback** under the current configuration of your lot?

4. [X] Yes [ ] No **Is there a physical barrier or feature** on the property that impacts the required setback?
   If **Yes**, what is the physical barrier / feature?

5. [X] Yes [ ] No **Was the property created through a subdivision?** See Narrative
   If **Yes**, please list the subdivision / short plat recording number: Recording date:

6. [X] Yes [ ] No Are there **residences on the subject property and/or adjoining parcels** that encroach into the same setback?
   If **Yes**, please indicate the location and the setback: See Narrative

7. [ ] Yes [X] No Is the adjoining parcel, from which the reduction is requested, **equal to or smaller than 3 acres**?

8. [ ] Yes [X] No Does the adjoining lot, from which the reduction is requested, **contain an existing residence**?

9. [X] Yes [ ] No Is there a road and/or canal right-of-way separating the subject property from the property in which the reduction is requested?

10. [ ] Yes [X] No Will the strict application of the required setback **result in a greater impact to the commercial resource operation?**

NOTE: **CUSTOMER SHALL PROVIDE A COPY OF THE LEGAL DESCRIPTION TO RECORD WITH DECLARATION OF COVENANT.**

Signature of Applicant OR Owner: PLSA Engineering & Surveying **Date:** January 4 2024

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HEARING EXAMINER
EXH # 41 DATE 1/18/2024

144

Revised 06/22/2021

Public Services
JAN 08 2024
Received By:

OFFICE USE ONLY - REVIEW CRITERIA :		
☐ Yes	☐ No	19.35.20.6.d.i: Lot legally created prior to 10-1-15 AND lot cannot accommodate specialsetback due to insufficient area or dimension.
☐ Yes	☐ No	19.35.20.6.d.ii: New Structure is an alteration, expansion or replacement of a dwelling or other ESLU lawfully existing prior to February 8, 2000 or formally approved afterward.
☐ Yes	☐ No	19.35.20.6.d.iii: Geologic hazard, flood hazard, critical area or another natural feature.
☐ Yes	☐ No	19.35.20.6.d.iv: Would cause structure to be located further from adjacent existing ESLU may result in greater impact to commercial agricultural operations.
☐ Yes	☐ No	19.35.20.6.d.v: Most recent plat or short plat setback distance is different than required.
☐ Yes	☐ No	19.35.20.6.d.vi: Adjacent lot equal to or less than 3 acres contains a lawfully established ESLU, which case the ESLU setback shall not apply from adjoining established ESLU lot.
☐ Yes	☐ No	19.35.20.6.d.vii: Adjoining lot was approved as a special exception lot, under the small lot provision or a cluster development under this code, in which case the resource setback shall not apply from the adjoining established special exception, small lot or clustered lot.
☐ Yes	☐ No	19.35.20.6.d.viii: The lot was approved as a special exception lot, under small lot provision or a cluster development under this code, in which case the standard ESLU resource setback reduction under Subsection (c) above, may exceed 50 percent, provided that the ESLU setback shall not be less than 60 feet.

☐ 1. **Approved Type I ESLU**	☐ 2. **Type I ESLU is not required**	☐ 3. **Denied-Not a Type I:**
(If #2 or 3) Specify why:		
Declarative Covenant:		
☐ Given to customer	☐ Site plan completed	☐ Signed & Received
☐ Legal Description	☐ Within Declaration	☐ Provided by customer
	☐ Recorded	
Reviewed by: **Project Coordinator:** Date:	Reviewed by: **Planner:** Date:	

Yakima County will make reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of Yakima County, should contact the Yakima County ADA Coordinator at 509-574-2210 as soon as possible but no later than 48 hours before the scheduled event.

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HEARING EXAMINER 145
EXH # 41 DATE 1/8/2024

Public Services
JAN 08 2024
Received By:

BINDING SITE PLAN
FORM

FINAL
Revised 10/01/15

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

NOTE TO APPLICANT: YCC 19.34.080 outlines guidelines for Binding Site Plans. LSP2024-001

1. Have you had a Pre-Application meeting? ☑ Yes ☐ No If yes, What is the file number? EAC2022-36
If no, please stop filling out this application and apply for a Pre-Application meeting.

SUBMIT THE FOLLOWING:

☒ The proposed site plan prepared by a licensed architect, engineer, or registered land surveyor, which is at a scale of at least one inch equals 200 feet.

☒ **Proposed Site Plan**: In addition to the minimum site plan requirements (please see the attached form) please include the following:
- Interior and exterior roadway network;
- Water and sewerage facilities;
- Stormwater drainage facilities;
- Sidewalks and streetlights;
- Fire protection devices, with sufficient water storage and flows;
- Facilities to address compatibility with adjacent dissimilar land uses; and
- For commercial and industrial uses, any lot(s) to be created as part of the original Binding Site Plan.

☒ Special Studies as determined at the Pre-Application meeting by the Administrative Official.

☒ Covenants, Conditions and Restrictions (CC&Rs) or deed restrictions pertaining to or affecting the property.

☐ Stormwater Site Plan. *(Please talk with the Water Resources Division to determine if required.)*

☒ Owner's Commitment or Subdivision Guarantee. *(Shall be current within 60 days of submitting a complete application. Please refer to YCC 19.30.060(8) for that documentation which is required as part of the Owner's Commitment or Subdivision Guarantee.)*

☒ If phasing is proposed refer to and include all the items that are outlined under YCC 19.34.080(3)(a)(iv)(C) and YCC 19.34.050(5)(a)(iv)

☒ State Environmental Policy Act (SEPA) checklist.

☒ Current application fee and associated recording fees (see fee schedule)

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Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of Yakima County, should contact the Yakima County ADA Coordinator at 509-574-2210 as soon as possible but no later than 48 hours before the scheduled event.

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HEARING EXAMINER
EXH # 41 DATE 1/8/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

BINDING SITE PLAN SUPPLEMENTAL CHECKLIST

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

FINAL
Revised 1/15/2019

LSP2024-001

The site plan information on this page is required in addition to the Yakima County General Site Plan. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need information or assistance please contact the Public Services at (509) 574-2300.

Planning Division Application Site Plan Information:			
Binding Site Plans shall show the location, description and proposed phasing of the following facilities proposed to serve the development, such as:			
	N/A	#	
☑	☐	1	Interior and exterior roadway network;
☑	☐	2	Water and sewerage facilities;
☐	☐	3	Stormwater drainage facilities;
☑	☐	4	Sidewalks and streetlights;
☐	☐	5	Fire protection systems with sufficient water storage and flows;
☑	☐	6	Facilities to address compatibility with adjacent dissimilar land uses; and
☐	☑	7	For commercial and industrial uses, any lot(s) to be created as a part of the original Binding Site Plan.
Manufactured/Mobile Home Parks. All proposals for manufactured/mobile home parks shall include a site plan based upon a land survey. The site plan shall be drawn by a licensed architect, engineer or surveyor and shall include the following information:			
☑	☐	1	All spaces clearly delineated on the site plan and dimensions and square footage for each space;
☐	☐	2	A building area within each space;
☐	☐	3	Unit setbacks for each space; see project narrative
☐	☐	4	The location of required off street parking for each unit; see project narrative
☐	☑	5	Signage for the park and directional signage;
☐	☐	6	The location of all solid waste containers and screening of containers; and
☑	☐	7	All facilities, utilities, improvements and amenities, including pathways, sidewalks, and recreational facilities.
Campgrounds and Recreational Vehicle Parks. Site plan requirements for campgrounds and recreational vehicle parks allowed under 19.18.130 shall include the following campground-specific information:			
☐	☐	1	The proposed location, configuration and size of each camping space;
☐	☐	2	Amenities such as picnic areas, playgrounds, landscaped areas and buffers, restrooms, showers, dump stations and swimming areas;
☐	☐	3	The location of the campground or recreational vehicle park management office or owner/manager's residence, all existing buildings and structures on site and buildings, structures, and uses proposed to be developed in the campground or recreational vehicle park; and
☐	☐	4	The acreage and proposed site density of the campground and/or recreational vehicle park.

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Required Site Plan Information:			
	N/A	#	
☑	☐	1	Property line dimensions of all lot(s) involved in the project.
☑	☐	2	The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site.
☑	☐	3	The distance from existing and proposed structures to the centerline of state, county, private roads, or access easement with name, dimension, surface type (paved, gravel or dirt) of road.
☑	☐	4	Existing or proposed driveway locations
☑	☐	5	Location, shape, size, gross floor area, height and types (i.e., house, garage, well house) of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage.
☑	☐	6	The location, right-of-way widths, pavement widths, curbs, gutters, culverts and names of all existing or platted streets or roads, whether public or private, and other public ways within the subject property or adjacent to any affected lots;
☑	☐	7	Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone. Label as Individual, 2-party, Group B, Group A.
☐	☑	8	Location of proposed or existing septic tank, drain field area, and extension area, as well as replacement areas and distances to structures and property lines
☑	☐	9	The location and dimensions of any existing and proposed utilities, streets, railroads, irrigation and drainage canals, easements and dedication of property within the subject property or adjacent to any affected lots;
☐	☑	10	Critical Areas/Shoreline: River, streams, creek, pond, floodplain, floodway, etc. on or abutting the site (Distance from structure to the ordinary high water mark of the river, stream, creek, etc.)
☐	☑	11	Show the existing topographic contours at intervals of not more than 5' when the ground slopes exceed 10%. Extend 100' beyond the boundaries of the site.

Building Division Application Site Plan Information:			
	N/A	#	
☐	☑	1	Fire apparatus turnaround
☐	☑	2	For larger parcels, draw a simple plan showing the entire lot and indicate which area the new construction is to take place. Attach to the detailed section and submit both.
☑	☐	3	Distance of new structures from all property lines.

Planning Division Application Site Plan Information:			
	N/A	#	
☐	☑	1	Location and dimensions of all proposed exterior land uses.
☑	☐	2	Location of new and/or expanded public and private utility infrastructure.
☑	☐	3	Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.
☐	☑	4	Location of structures on the adjoining lots, which may cause compatibility issues.
☑	☐	5	Proposed location and dimensions of community and other open space.
☑	☐	6	Existing and proposed landscaping, site screening, street trees and storm water drainage facilities.
☐	☑	7	The existing on-site sewage system components and reserve areas and the proposed location for on-site sewage systems and soil test pits for all affected lots not served by an on-site sewage system or other approved wastewater treatment system. The location of structures on the adjoining lots when within 100 feet of a well or on-site sewage disposal system;
☐	☑	8	Proposed contours and grading as they affect lot layout, streets, and drainage ways.
☑	☐	9	Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development. See Project Narrative
	Floodplain development:		
☐	☑	10	Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development.
☐	☑	11	The boundaries of the 100-year floodplain, the boundaries of floodways where floodways have been established, and the 100-year base flood elevations where base flood elevations have been established.
☐	☑	12	The boundaries of the 10 and 25-year floodplain using the flood risk maps provided by Yakima County as part the mandatory pre-application conference.
☐	☑	13	Other information as may be required by YCC Titles 13, 16A, 16C or 16D.

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PRELIMINARY

PUBLIC ROAD R\W

ROZA HILL DRIVE

ELECTRIC TRANSMISSION LINE (100' R\W ESM'T)

RUBY COMMUNITY WELL (WSDOH ID# 03713 W)

100' RADIUS

EXISTING 10' ESM'T ROZA NO. 12 IRR.

6' TALL VIEW OBSCURING WALL TO BE CONSTRUCTED IN PHASE 1.

PARCEL NO. 191323-11404

PARCEL NO. 191323-11408

PARCEL NO. 191323-12001

PARCEL NO. 191323-11409

PARCEL NO. 191323-11410

PARCEL NO. 191323-11407

PARCEL NO. 191323-11406

PARCEL NO. 191323-11405

PARCEL NO. 191323-11403

PARCEL NO. 191323-04422

PHASE 1
PHASE 2
PHASE 3

CLUB HOUSE & PARKING PHASE 2

PROPOSED 20' IRRIG. ESM'T

EXISTING 8' UTILITY ESM'T

EXISTING 20' ROZA IRR. ESM'T AFN 1985117

GATE

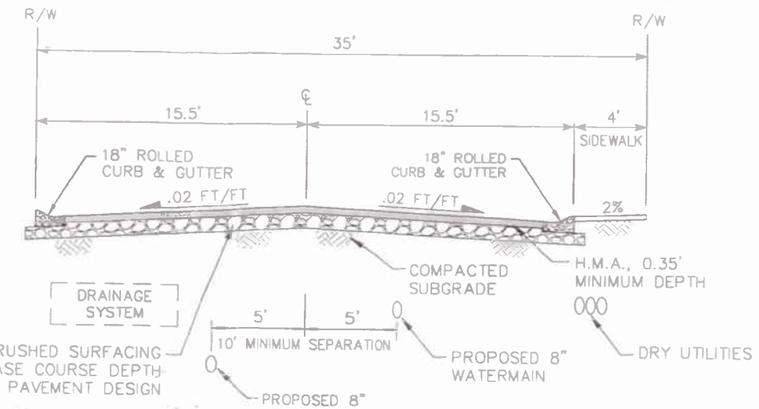
5' SETBACK

15' SETBACK

25' SETBACK

EXISTING 10' IRR. ESM'T AFN 7278923

EXISTING 20' SEWER ESM'T PER AFN 8163867



TYPICAL INTERIOR ROADWAY SECTION

NO SCALE

LEGEND

USABLE OPEN SPACE

NOTES:

TOTAL MANUFACTURED HOME SPACES: 141

SITE PARCEL NO: 191323-11409

SITE ZONING: SR

NTS

PRELIMINARY SITE LAYOUT
MANUFACTURED HOME PARK
PREPARED FOR
SANTIAGO COMMUNITIES, INC.

PLSA ENGINEERING & SURVEYING
JOB NO. 22130
11/17/2023

Public Services

NARRATIVE FORM

JAN 08 2024

Received By:

FINAL
Revised 10/01/15

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

CUP2024-002
LSP2024-001
ADJ2024-001
ESP2024-001

The Narrative Form is designed to help you, the application review, interested agencies, and adjacent property owners to the proposal understand the scope of your project and how your project meets the legal requirements in the Yakima County Codes. You should refer to the appropriate sections of the ordinance when describing your proposal if applicable. You can obtain a copy of the ordinance in our office or access it on the internet at:

http://codepublishing.com/wa/yakimacounty/

Narrative Content: Please tell us the "who", "what", "where", and "why" of your proposal. A list of typical content is provided below. **Please do not limit your project's description to just these items.** In order for us to conduct a timely review of your project please **be as detailed as possible**. Any missing/confusing information could result in the delay of our review.

Note: Not all content listed below will be pertinent to your proposal. These items are suggestions in order to help you draft your narrative.

Suggested Content:

- Describe the current use of the site including all existing structures with their dimensions, square footage and usage.
- Describe the proposed use in detail (including but not limited to the type of business and/or use, hours and days of operation, number of employees, number of people living on-site, maximum number of customers and/or guests, changes or additions to the driveways or other access points, the type of mitigation or adjustment requested).
- Describe which standards are proposed to be adjusted and justify why the standard needs to be adjusted.
- Describe any new or existing structures to be used as part of this proposal.
- Describe how the proposed use will be pertinent to the proposed/existing structures.
- Describe any parking facilities (number of spaces and surface type), landscaping, signage, and lighting that will be associated with your proposal.
- Describe your access to the property and the route of travel to the site.
- For commercial operations describe the travel ways that will be located onsite.
- Describe the timelines for completion of your proposal.

Please remember that your narrative must explain in detail the specifics of your proposal and any missing information may result in the need for future reviews. Your narrative can be typed and printed on a separate sheet of paper with "See Attached" written below, or you may print out legibly your narrative on the lines provided.

See Attached Narrative

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Project Narrative

Santiago Communities, Inc. – Roza Hill Drive / Wendt Road

This Type 3 application is being made under the Consolidated Permit Review Process of YCC 16B.03.060 for the following applications:

1. Type 3 Review for 141-unit manufactured home park.
2. Binding Site Plan
3. Administrative Adjustment of sitescreening standards of YCC 19.21.030(b)&(c)
4. Resource Setback Adjustment of Mineral Resource setback from Terrace Heights Landfill property

The proposal is a 141-unit manufactured home park that includes 3.5 acres of open space, with a clubhouse. The park is designed for 28 foot by 58 foot, 24 foot by 58 foot and 24 foot by 40 foot wide double-wide manufactured homes. Project design in conformance with County Code requirements is based in part on the August 9, 2022 summary of an Early Assistance meeting held with Yakima County staff on July 26, 2022 (File No. EAC 2022-00036).

Proposed residential density is 5¼ dwelling units per acre, less than the maximum of seven dwelling units per acre required by Yakima County Code (YCC 19.12.010(2)). Minimum manufactured home space size is 4,800 square feet based on the criteria of YCC 19.18.280(3) as follows:

a. Minimum lot size for single-family dwellings per YCC 19.12 (YCC 19.18.280(3)(a)).

Minimum lot size for single-family dwellings in the Suburban Residential zone: 6,000 square feet (YCC 19.12.010, Table 1, Footnote 3: "Where allowed by the respective city or town's single-family residential zone, except where park or recreational open space land is not reserved on plats 3 acres or larger in size or payment in lieu of reservation is not made;" and where critical areas are protected).

1. Minimum lot size in City of Yakima Single-Family Residential Zone: 6,000 square feet (YMC 15.05.030(A), Table 5-2).
2. Park or recreational open space is being reserved. Note that this proposal is not a plat. Recreational open space is being reserved under YCC 19.18.280(3)(a)(i), not YCC 19.34.060(7).
3. There are no critical areas.

b. Ten percent reduction in minimum space size with the provision of a developed recreational area of at least 10% of the park area (YCC 19.18.280(3)(a)(i)).

A developed recreational area of more than 10% of the total park area of 26.9 acres is being provided. The site plan shows 153,694 square feet (3.5 acres) of usable open

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space or 13 percent of the area of the park. At minimum, the area around the clubhouse shown on the site plan and in the powerline easement, totaling 127,859 square feet (2.9 acres) or 10.9 percent of the site will be used for active recreation. Other usable open space areas may be available for other purposes as determined to be necessary during preliminary and final review of the binding site plan.

c. ***Ten percent reduction in minimum space size with the provision of a sidewalk at least 4 feet in width on one side of the street and all recreational areas (YCC 19.18.280(3)(a)(ii)).***

A four-foot-wide sidewalk is proposed on all interior streets within the park and will be extended as needed to serve the recreational areas.

d. ***Cumulative reduction in space size of up to 20% (YCC 19.18.280(3)(a)(iv)).***

6,000 square feet reduced by 20% (10% each for the criteria of YCC 19.18.280(3)(a)(i)&(ii)): 6,000 – (600 x 2) = 4,800 square feet.

Minimum manufactured space width is 50 feet measured in the manner provided for in Yakima County Code definitions as described In the August 9, 2022 Early Assistance summary.

Public water is to be provided from the Yakima County operated Terrace Heights water system. A new water line is to be extended from the intersection of Roza Hill Drive and Bridle Way to the site. Sanitary sewer is to be provided by the Terrace Heights Sewer District. A new sewer line is to be extended from Ridgeview Drive to the site across East Valley School District property to the west across an easement recorded for that purpose on December 12, 2022 (Auditor's File Number 8163867).

Access to the site is to be from Wendt Road using an unimproved 60-foot-wide County road right-of-way which will be improved to County requirements. A second access point, gated, and limited to emergency access will be located on Roza Hill Drive.

Setbacks: Exterior setbacks for manufactured homes and other structures as shown on the site plan are based on setback requirements of the Suburban Residential zoning district with the property line on Roza Hill Drive assumed to be the front, the opposite (south) property lines, to be the rear and east and west property lines assumed to be sides. Interior setbacks for manufactured home spaces are based on the YCC 19.18.280 spacing requirement of ten feet between individual units and are generally five feet from the side and rear lines of the spaces although no setback is assumed from the lines that border on open space or the irrigation and powerline easements across the site. This spacing is typical of manufactured home parks.

Included in the application is the reduction of the mineral resource setback for especially sensitive land uses from the Terrace Heights Landfill. The setback per County Code is 500 feet although the August 9, 2022 Early Assistance Summary letter suggests that the setback covers

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approximately 266 feet of the site, presumably based on 500 feet being measured from the edge of the actual landfill or some other feature on the site rather than the landfill property line. The proposed setback reduction is to be 60 feet from the north right-of-way line of Roza Hill Drive, consisting of the required 25-foot front setback in this location and the existing 35-foot-wide road right-of-way. Application for Type 1 Setback Adjustment is included in this consolidated permit application and further discussion of the request is found later in the narrative.

Manufactured Home Spaces The spaces range in size from 4,800 to 9,860 square feet with many of them having triangular shapes designed to the constraints of the site that include a powerline, a proposed easement for an existing pipeline for Roza Irrigation District water overflow, other easements and setback requirements of the site. All of the spaces have been checked for compliance with County standards including spacing (YCC 19.18.280(3)(i)), parking for at least two vehicles, and at least 200 square feet available for an outdoor play area (YCC 19.18.280(m)(ii)). All spaces have sufficient area for these purposes, although smaller residential units may be placed on some spaces, particularly corner spaces that have easements, setbacks or both on two sides. Each manufactured home space is configured to accommodate at least two 9 foot by 19 foot parking spaces. This may be tandem parking as allowed by YCC 19.22.050(5).

Easements The two existing recorded short plats for the project site show a 100-foot-wide easement across the site centered on an existing powerline. However, they do not identify the document that reserved the easement and no document is identified in the Title Report. An easement document for nearby property to the northwest confirms reservation of an easement across it for the same powerline but does not establish an easement width. It also confirms the right of the grantor to use and occupy the easement for any purpose consistent with the rights and privileges that were granted and that do not interfere with or endanger the grantee's equipment. Southeast of the project site, a regular subdivision plat (Wyss Estates) depicts the powerlines easement with a 100-foot width across the property but does not identify the document(s) that created it. The plat includes a note that confirms the right of the grantor to locate buildings, plantings or activities that would not be inconsistent with the easement's prescribed purpose.

These and other nearby properties have been improved with street or driveways, lawn, landscaping and walking paths but not buildings where they are crossed by the powerline. Presumably these uses of the easement are consistent with its prescribed purpose and do not endanger the grantee's equipment.

For the proposed project, no buildings are being proposed within the easement and the only improvements are crossing by internal streets, utilities, sidewalks and/or walking paths and possibly playground recreational equipment. Parts of the easement may be landscaped or planted in lawn as a part of its use for recreational open space. All improvements will be

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designed to avoid the physical powerline improvements and not prevent access to them for maintenance and other purposes consistent with the intended purpose of the easement.

The Roza Irrigation District has an easement across the property for irrigation purposes, although it does not describe a specific width or location. It appears that the easement allowed for the improvement of a pipeline constructed across the property for overflow from an irrigation pipeline extending from the east property line along Roza Hill Drive. Reservation of a 20-foot-wide easement centered on the overflow pipeline is proposed for this purpose. No buildings are to be located within the proposed easement, but it would be crossed by interior streets and access or other unimproved areas of a few of the manufactured home spaces will also cross it. It may also be used, if appropriate, for stormwater drainage. The easement will be mostly open space, but unimproved so it is not included in the calculation of usable or recreational open space.

Irrigation easements along most of the external property lines benefit neighboring property owners and the Roza Irrigation District, the grantee of a 20-foot-wide easement fronting on Roza Hill Drive. They are not being proposed as open space but no buildings will be constructed in them; they are part of the setbacks or effectively are the setbacks from adjacent exterior property lines. Streets and utilities will cross them at a few locations as shown on the site plan and the perimeter wall is proposed on or behind the property lines.

Questions from Application Forms

Conditional Use Permit (Type 3):

Question 7. What are the days & hours of operation? As a residential land use, the park is occupied with access to residents available 24 hours per day. Other than at least one employee on-site and available for emergencies, actual office hours will be less than this.

Question 10. How many new parking spaces are you proposing? At least two paved parking spaces will be provided for each manufactured home and 21 paved parking spaces for the recreational area and clubhouse.

Question 11. Does the use require loading or unloading from trucks or other large vehicles? The reason for 'No' as the answer to this question is that loading or unloading from trucks or other large vehicles would be the same as that for any single-family residential development so parking or other facilities to accommodate them are not necessary. Trucks will bring manufactured homes to the site as part of development and intermittently after completion to replace units or fill in vacant spaces. This should be considered no different than bringing in trucks for construction of or remodeling single family residences in a subdivision.

Question 18. Have you been told you may need to do Road Improvements? If yes, have you met with the Transportation Division? The Transportation Division participated in the July 26, 2022 early assistance meeting and was consulted during preparation of the traffic impact analysis and about the proposed location of the emergency access approach to Roza Hill Drive.

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The Transportation Division agreed that the internal road system will not be public. Developer improvement of the private road system is implied and required by County Code. Transportation also required the Transportation Impact Analysis (TIA or "traffic study") to establish any roadway improvement requirements. The TIA determined that other than a stop sign and cross bar at the approach to Wendt Road, road improvements are not needed.

The Transportation Division also commented during early assistance that Roza Hill Drive is on the County's Six Year Transportation Improvement Program (TIP). According to the current, 2023-2028 TIP, Roza Hill Drive is scheduled to be reconstructed from the vicinity of S. 58th Street to Wendt Road.

Question 19. How are you proposing to manage your stormwater runoff? As required by YCC 12 and as stated during early assistance, a complete stormwater plan will be prepared for the project with drainage facilities designed by a licensed professional engineer to best management practices from the Stormwater Management Manual of Eastern Washington with stormwater retained on-site except for any pass-through discharge from off-site.

The Early Assistance summary indicated that an easement may be required for a Type 4 Stream across the site and that drainages cannot be altered. However, it also came out during early assistance that the Type 4 stream shown by County mapping is a discharge for overflow from the Roza Irrigation District. The summary indicated that the Type 4 designation would be removed, and County critical area maps now identify this feature as a "man-made stream". As previously described, an irrigation easement is proposed to be reserved by the Binding Site Plan to supplement or replace the current recorded easement which does not describe a location for Irrigation District discharge.

The need to accommodate off-site pass-through discharges will be determined and provided for as necessary in stormwater planning. YCC 12.10.250 requires the conveyance of upland flow to maintain natural drainage patterns. Discharges from project sites should (not shall) occur at the natural location and "to the maximum extent". Under the same County Code, upland flow where altered must be situated or directed to where it would have overflowed under the conditions existing prior to the proposed development.

YCC 19.34.070(2)(g) requires a statement on the face of a plat (or short plat) that requires the retention of surface water generated on site and that "any drainageways must not be altered or impeded". However, the language of YCC 19.34.070(1) indicates that this Section (YCC 19.34. 070) is applicable to plats and short plats. This application is for a Binding Site Plan; it is neither a plat nor a short plat. Also, YCC 19.34.070(2) refers to final, not preliminary subdivisions. It states specifically: "Requirements. The final subdivision shall:" This indicates that the requirements of YCC 19.34.070(2)(g) are intended for owners within the development after it has been completed. Developer improvements to complete the project are required and completed in a preliminary, not final subdivision.

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YCC 19.34.070(2)(g) also makes an exception for **divisions of land**[1] that have received written approval of a stormwater site plan to discharge surface water to a **publicly** owned or **authorized** storm water system (emphasis added). To the extent that YCC 19.34.070(2)(g) would apply to a binding site plan, this indicates that there is authority to allow a drainageway to be altered or impeded for discharge to an approved system.

Question 24. What type of sitescreening and or landscaping (YCC 19.21) does the proposed use require? See below under Sitescreening / Administrative Adjustment.

Landscaping as required by County Code for the parking area associated with the recreational clubhouse will be completed along with the parking during Phase 2.

Question 30. What is your proposed timeline for completing your proposal? If phases are proposed, please describe in detail. Project commencement is projected by end of the year 2024. Infrastructure and recreational improvements are to proceed in three phases as shown on the preliminary site plan. Phase 1 consists of manufactured home spaces 1 through 10 and 115 through 141, the entire perimeter wall improvement, extension of utilities as necessary to connect Phase 1, but not the clubhouse or associated parking. Phase 2 consists of manufactured home spaces 11 through 30, 75 through 102, street and infrastructure improvements for that phase and recreational improvements including the clubhouse and associated parking. Phase 3 consists of the remaining manufactured home spaces, street and infrastructure and any remaining recreational improvements. Commencement of later phases would not begin until the preceding phase is substantially full. The first phase is anticipated to be completed in 6 months, with subsequent phases completed in 3 to 9 months depending on the time of year

Binding Site Plan:

The application is being made under YCC 19.34.082(4) which provides for preliminary approval of the project, enabling the applicant to meet State and County requirements for final binding site plan approval. Not all of the information required for a final binding site plan is shown on the preliminary plan although it was drawn under the supervision of a licensed engineer. The final binding site plan will be prepared by a licensed professional land surveyor.

The site plan includes the following information from the Binding Site Plan Form:

Interior and exterior roadway network.
Facilities to address compatibility with dissimilar land uses (i.e., sitescreening)

Water and sewerage, stormwater drainage, sidewalks, streetlights and fire protection devices are being designed and will be included on the final binding site plan, based in part on the

[1] The Title 19 definition of "Division of Land", as distinguished from the definitions of Short Subdivision, Short Plat or Subdivision, includes binding site plans (YCC 19.01.070(4)).

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outcome of the review process. They are also described in the application materials and SEPA Checklist.

Also included is the special study required at the Pre-Application meeting (i.e., Traffic Impact Analysis), Subdivision Guarantee, proposed phasing and SEPA checklist. Existing covenants, conditions and restrictions (CC&R's) and deed restrictions are included in the title report. There is no need for new CC&R's because the manufactured home park is to remain under single ownership.

Provisions for long term maintenance with adequate financing for areas and facilities under common ownership (YCC 19.30.060(10)(b)): As a manufactured home park under single ownership and management, provisions for long term maintenance are being made. The applicant owns over 40 manufactured home parks throughout the Western United States and is well capitalized and experienced. All facilities in the park will be under common ownership except for sewer and water utilities that will be owned and maintained by the respective purveyors.

Sitescreening / Administrative Adjustment:

County Code sitescreening standards for manufactured home parks (YCC 19.18.280(3)(j)) allow a choice between a six-foot high decorative fence with a 10-foot-wide landscape strip or a Standard C Visual Screen under YCC 19.21. The 19.21 Standard C Screen is being proposed for this project, adjusted as described. While the decorative fence requirement may not be modified as per YCC 19.35.020(b)(v), the Chapter 19.21 sitescreening and landscaping standards are adjustable (YCC 19.35.020(a)(iv)). Table 19.21-1 does not specify a sitescreening standard for the north property line where the adjoining property is zoned Rural 10/5, but according to YCC 19.21.030(2)(c), the requirements of the Table apply only to property lines that are not along street frontages. The applicable standard for the property perimeter along Roza Hill Drive is YCC 19.21.030(2)(b)(1)(A) which requires a 6-foot-wide planting area with planting outside of a fence where provided.

The standard being proposed on the property lines that are not on street frontages is Standard C-1 under YCC 19.21.030(2)(a)(iii), limited to a six-foot high site obscuring fence made of masonry block of uniform appearance on both sides. Requested is administrative adjustment to exclude the YCC 19.21.030(2)(c) and Table 19.21-1 three-foot-wide planting strip requirement.

Proposed along Roza Hill Drive frontage is the same six-foot high site obscuring fence made of masonry block[2] with adjustment to eliminate the perimeter frontage requirement of a six-foot-wide planting area of landscaping and trees.

[2] YCC 19.21.030(2)(b)(i)(A) allows a fence to be provided but does not specify its size or material. While we would (and do) describe the structure being proposed as a wall, rather than a fence, we are relying on the Standard C-1 Visual Screening description of a "fence" that may be constructed of masonry block as an indication that under the

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The reason for the requested adjustments is that all but two of the external property lines of the site are encumbered by irrigation easements 10 or 20 feet in width. The north property line also has an overlapping utility easement. Planting trees and shrubs in easement areas pose a threat of damage to existing irrigation pipelines, make the installation of new pipes expensive and difficult (especially for individuals) and the parties with the right to the easements would probably be able to and justified in preventing such plantings as interfering with their rights to use the easements. The remaining two external property lines represent a small portion of the site boundary and are located well away from existing streets and higher density developed areas, so there would be little incremental benefit to providing the additional landscaping on those property lines beyond any sitescreening benefits of the view obscuring wall.

Keeping those portions of the external property lines that are in the powerline easement in natural vegetation is consistent with its proposed use as recreational open space and should be allowable under YCC 19.21.030(2)(j)(i)(A).

Questions from Application Form – Administrative Adjustment

Zoning Standard requires ('3'):
Existing standards: YCC 19.21.030(2)(c), Table 19.21-1: Sitescreening Standard C minimum planting strip width: 3 feet

YCC 19.21.030(2)(b)(1)(A): Six-foot wide planting area of landscaping and trees along public streets in the Suburban Residential zone. The standard allows a fence but requires the planting area to be located outside of it.

Proposed Standard ('4'):
Proposed Sitescreening Standard C-1 along property lines that that are not along street frontages to consist of a six-foot-high view obscuring fence (wall) with no planting strip.

The proposed six-foot-high site-obscuring wall would replace a 6-foot-wide planting area as sitescreening in this location with the wall located directly on or behind the property line.

Why is the proposed adjustment needed ('5'): The street frontage and three of the five property lines that are not along street frontages are encumbered by irrigation easements (20 feet wide along Roza Hill Drive, 10-feet wide elsewhere) and an overlapping 8-foot-wide utility easement along Roza Hill Drive. Planting trees and shrubs in the easements interferes with their intended use because it poses a threat of damage to existing pipelines, makes the installation of new pipes expensive and difficult and would not be allowed by the Irrigation District in the easement reserved for it or the parties that have the right to use the other easements.

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sitescreening and landscaping regulations a wall made of masonry block is considered to be a fence, and would be permitted in this location.

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Setting the wall back 6 feet from the north property line (Roza Hill Drive frontage) splits both the irrigation and utility easement interfering with their intended use and potentially infringes on the rights of the users to install and maintain irrigation and other utility lines.

Other design alternatives that could be made in order to meet the standard ('6'): There are no design alternatives for planting areas that would not significantly impact the proposed use of the site. The proposed view-obscuring wall is a substantial part of the sitescreening standard and should substantially serve the intended purposes of sitescreening.

Requiring the wall to be located behind the easements along Roza Hill Drive would create an unmanaged no-man's land that would not meet the standard, because planting trees and shrubs would still be detrimental to the easements and not allowed by those who benefit from them.

The minimum adjustment needed to accommodate the proposed use ('7'): Given that any encroachment in the irrigation and utility easements beyond that being proposed by the adjustment would have adverse impacts and potentially violate the rights of the easement users, the proposed adjustment is the minimum necessary to accommodate the proposed use.

How will the proposed adjustment impact your neighbors ('8')? While the proposed wall may be consistent with sitescreening standards as a physical barrier from the sanitary landfill, given its designation as mineral resource land (described below under the Resource Setback Adjustment heading), the planting strip offers no particular additional benefit to that type of land use. Sitescreening of any type or a lack of sitescreening would have no impact on the adjoining property to the west, a vacant site owned by the East Valley School District and likely to be used in the future for its purposes. Therefore, the proposed adjustment would not impact these neighbors. Requiring the planting of trees and shrubs within irrigation easements would have a greater impact on the residential neighbors to the east and south than would the proposed adjustment because many of these neighbors have the right to use and benefit from the affected irrigation easements.

Are there developments in the neighborhood that are similar to your proposal? ('9'): There is an existing manufactured home park on the south side of Roza Hill Drive approximately 1,700 feet west of the site. It has fencing along some, but not all of its exterior property lines that is either view obscuring, in places combined with a screen of closely planted arborvitae or both. There are landscape strips consisting mostly of lawn without trees, shrubs or other types of groundcover along some but not all of the street frontages but not on property lines also encumbered by irrigation easements (based on review of readily available recorded documents). The exterior property lines that have irrigation easements are planted with trees in places either next to the fence or on the property line, but not continuously across the

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property. Generally speaking, the property lines with irrigation easements are characterized by 6- to 20-foot-wide barren strips of land that are not in lawn or landscaped.

Are there physical features, such as topography, right-of-way and existing constraints on the property? ('10'): The irrigation and utility easements described in this narrative.

Type 1 Resource Setback Adjustment

Reduction of the 500-foot setback for especially sensitive land uses is being proposed from the Terrace Heights Landfill, designated by the comprehensive plan as having a Mineral Resource Overlay. The setback required by YCC 19.18.205(2)(a)(iv) is 500 feet from property with this overlay designation. The setback requirement is limited to Especially Sensitive Land Uses (ESLU) as defined by County Code, which in this instance would include dwellings and outdoor recreational facilities. Improvements that are not ESLU's are not subject to the setback, for example, detached residential accessory buildings and unimproved recreational open space.

Review of a proposal for ESLU's under YCC 19.18.205(3) requires it to "...not adversely impact or interfere with accepted...mining practices on adjacent or nearby...mineral resource designated land.... Consideration shall include the type of...mining activities in the area and the relative susceptibility to nuisance complaints" (YCC 19.18.205(3)(a)). YCC 19.18.205(3)(b) requires mitigation measures to reduce the potential for land use conflicts and separate the site from active...mining activities. Examples of mitigation include landscape buffers and screening, special setbacks, site design using physical features such as rock outcrops, ravines, roads, irrigation canals, critical areas, proximity to established dwellings, small lots and other especially sensitive land uses.

The Type 1 Setback Adjustment is being requested under YCC 19.35.020(6)(d)(iv) that the setback would cause the especially sensitive land uses to be located farther from adjacent existing ESLU's. This is based on three adjacent residences located within 500 feet of the landfill property and on County summary comments from a previous Early Assistance Meeting (File EAS 2020-00054) that this would be acceptable justification for a reduction in the resource setback on this property. Since Yakima County is the owner of the landfill property, this comment could be construed as the response from the adjoining resource operator that a reduction of the setback will not adversely affect accepted mineral practices (YCC 19.35.020(6)(b)(iii)).

The cover letter from the July 26, 2022 Early Assistance meeting describes the overlay as covering the north 266 feet of the subject property. However, this description is not consistent with the comprehensive plan, on-line County mapping or County Code which all show the overlay consisting of the landfill property but not any surrounding properties and the requirement of a 500-foot setback measured ***from*** the property that has the mineral resource overlay. Under YCC 19.35.020(6)(e), the intervening right-of-way for Roza Hill Drive is counted toward the setback requirement. This clarifies that the setback is measured from the north right-of-way line for Roza Hill Drive which is also the south property line of the landfill property.

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It appears that the reference to 266 feet might account for the use of the immediately adjacent part of the landfill for activities that are not themselves mineral resource oriented, but given the County Code description, the request for adjustment is being made from the property line with the actual use of adjacent parts of the landfill property along with other factors identified to support the request.

It should also be clear about what potential land use the setback is expected to protect against. There is nothing in County Code, the comprehensive plan or the Growth Management Act to support the notion that a sanitary landfill is considered to be a "mineral resource" or an "active mining practice". A logical explanation for the landfill site having the mineral resource designation is that the site can be and has been used historically for processing (i.e., crushing) and possibly extracting rock for use in its internal operations and possibly for other County improvements. Unlike other (private) landfills in the County, there is no indication that the property is used for commercial mineral extraction.

With the combination of the Mineral Resource Overlay and the Rural 10/5 zoning of the landfill property, there is a broad range of mining related land uses permitted by Table 19.14-1 of the County Code including mining and exploration, processing (with concrete and batching limited to temporary operations) and stockpiling. Some incidental land uses are only allowed when associated with mining, although they may also be permitted as accessory to a sanitary landfill, which is also a permitted land use.

The most likely type of mining related activities the site could be used for would seem to be crushing rock material obtained on or off-site. Temporary asphalt or concrete batching may also occur due to the availability of the site for such purposes rather than it being a significant mineral source. Full scale mineral extraction in an active or closed sanitary landfill seems unlikely. This influences the susceptibility of the site to nuisance complaints given the ability to locate these activities in parts of the site that are distant from residential use and that more potentially disruptive activities such as blasting would not be expected.

Questions from Application Form – Resource Setback Adjustment

Requested Setback; site design ('2'): Requested is a setback of a total of 60 feet from the north right-of-way line of Roza Hill Drive, a setback reduction of 440 feet. (It would be 25 feet from the south right-of-way line, also the north property line of the site, and corresponding to the required front setback). In addition, given that Roza Hill Drive appears to have substandard right-of-way width with the need for additional right of way on the north side of the road, a possible future setback of 95 feet would be based on street improvements that include such a dedication. This would represent a setback reduction of 405 feet.

Site design features within the 60-foot setback include the proposed 6-foot-high masonry wall. Also grading in the north part of the site will probably result in residential units along this road frontage being lower in elevation and at the bottom of a slope in a manner that would provide

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additional screening. The amount of elevation difference would vary with higher slopes toward the west on the road frontage.

The actual distance from any mining activities that could take place on the landfill property would be expected to be greater due to the use of the part of the property directly across Roza Hill Drive for administration, parking and vehicle access to the landfill site. Based on these improvements, mineral resource activities would not occur any closer than about 350 feet from the north property line of the site (375 feet from the proposed setback) and would probably be much farther than that.

Are you able to meet the required setback under the current configuration of your lot? ('3'): It is possible to develop the site to the 500-foot setback standard, but it would substantially reduce the availability of the site for development and the actual residential density in a manner that would not be justified given the actual and potential future potential use of the landfill property for mineral resource activities.

Is there a physical barrier or feature on the property that impacts the required setback? (4): Terrace Heights Drive and the slope of the property downhill from the right-of-way that becomes more substantial to the west along the road.

Subdivision or short plat recording number and recording date (5): AFN 7294242, September 25, 2002. The legal description is attached to this narrative as Exhibit 1.

Are there residences on the subject property and/or adjoining parcels that encroach into the same setback? (6): Three developed residential lots created by the short plats that created the subject property are within 500 feet of the landfill property and developed with homes that are approximately 60 feet, 175 feet and 400 feet respectively from the landfill property line (Parcels 191323-11410, 11407 and 11405). The street right-of-way reserved for access to the subject property from Wendt Road by the short plats is also within the 500-foot setback. Observing the setback would require the improvement of otherwise unusable additional street to bring it southerly on the subject property to serve residences compliant with a 500-foot setback.

Will the strict application of the required setback result in a greater impact to the commercial resource operation? (10). There are no commercial agricultural operations on the subject property.

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Exhibit 1 – Legal Description

Lot 4 of Short Plat No. 7294242 as recorded September 25, 2002, Records of Yakima County, Washington.

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SEPA
ENVIRONMENTAL CHECKLIST
SUBMITTAL SUPPLEMENTAL

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

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Form # PLN ENR 003-SS1-A
Revised 8/12/14

WAC 197-11-960 Environmental checklist.

(For Staff Use Only)
DATE: 1-5-24
REVIEWED BY: Phil
PROJECT #:
CASE #: SEP2024-001
RELATED FILES: CUP24-001
LSP24-001 ADJ24-001
ESP24-001 EAC22-036

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

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A. BACKGROUND

1. Name of proposed project, if applicable:

Santiago Roza Hill

2. Name of applicant:

Santiago Communities, Inc.

3. Address and phone number of applicant and contact person:

Aimee Molsberry
Santiago Communities, Inc.
PO Box 11927
Santa Ana, CA 92711
(714) 744-4993

Thomas R Durant
PLSA Engineering & Surveying
521 N. 20th Avenue, Suite 3
Yakima, WA 98902
(509) 575-6990

4. Date checklist prepared:

December 15, 2023

5. Agency requesting checklist:

Yakima County

6. Proposed timing or schedule (including phasing, if applicable):

Project commencement by the end of the year 2024. Infrastructure and recreational improvements are to proceed in three phases as shown on the preliminary site plan. Phase 1 consists of manufactured home spaces 1 through 10 and 115 through 141, the entire perimeter wall improvement, extension of utilities as necessary to connect Phase 1, but not the clubhouse or associated parking. Phase 2 consists of manufactured home spaces 11 through 30 and 75 through 102, street and infrastructure improvements for that phase and recreational improvements including the clubhouse and associated parking. Phase 3 consists of the remaining manufactured home spaces, infrastructure and recreational improvements.

Commencement of later phases will not begin until the preceding phase is substantially full. The first phase is anticipated to be completed in 6 months, with subsequent phases completed in 3 to 9 months depending on the time of year.

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7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Traffic Analysis Report for Santiago Roza Hill Mobile Home Park by Charbonneau Engineering, LLC, October 2023.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Yes. There are none.

10. List any government approvals or permits that will be needed for your proposal, if known.

Conditional Use permit
Binding Site Plan
Administrative Adjustment to reduce sitescreening requirements
Resource Setback Adjustment
Road approach permits
Grading permit
Stormwater plan approval

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Develop a 141-space manufactured home park. The project includes a developed recreational area with a 2,200 to 3,000 square foot club house and 21 parking spaces, the improvement of a public road right-of-way extending from the site to Wendt Road and extension of sewer and water utility lines along Roza Hill Drive and through an undeveloped property to the west.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The subject property is located on the south side of Roza Hill Drive and about 300 feet west of Wendt Road in Terrace Heights. Lot 4 of Short Plat recorded under AFN

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7294242. It is in the Northeast quarter of Section 23, T. 13 N., R. 19 E.W.M. Parcel Number 191323-11409. Proposed sewer extension across parcel 191323-12001 to the west of the above-described subject property, described as the West half of the Northeast quarter of Section 23.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, **hilly**, steep slopes, mountainous, other.....

The site slopes moderately downhill from north to south.

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slopes (about 10%) are in the northwest part of the site just below Roza Hill Drive. The site has an average slope of approximately 6%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

NRCS soil classifications are Moxee cobby silt loam and Selah silt loam. None are classified as prime farmland soils. The site is not designated agricultural land of long-term commercial significance. It is not expected that any soils will be removed by this proposal.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Grading and excavation will be necessary to construct interior streets, building pads and install utility lines. The total affected area includes most of the project site including the unimproved right-of-way that extends east from the property to Wendt Road, water line extension in Roza Hill Drive right-of-way and the 20-foot-wide utility easement extending across the adjacent parcel to the west.

The objective will be to balance cuts and fills and the need to import fill material from off-site is not expected. Estimated 60,000 cubic yards of fill/excavation and 6,000 cubic yards for sewer line extension on the adjacent property to the west.

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f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion could occur during grading and project development that can be addressed by commonly used construction practices.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 22% including infrastructure in all three phases but not any residential units. This consists primarily of the internal street network but also includes the recreational clubhouse and associated parking. Assuming that each space is improved with a 28' by 58' manufactured home, an 18' by 19' hard-surfaced parking area and including an additional 500 square feet to account for sidewalks, patios, residential accessory buildings, etc. the total lot coverage of the project would be approximately 52%. Under the same assumptions, lot coverage for most individual spaces would be 48% to 51%.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Typical construction practices to control erosion during grading and project development.

2. **Air**

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust emissions during project development. Vehicle emissions after project completion.

b. Are there any offsite sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust control measures as specified by dust control plan. They include for example, application of water and controlling vehicle track-out. Parking areas and roadways are to be hard surfaced as part of completed project.

Vehicle emissions are controlled at the source by the State.

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3. **Water**

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Roza Irrigation District discharges irrigation tailwater through the low part of the site. The discharge is piped and Yakima County has removed the designation of this feature as a Type 4 stream. A mapped Type 5 stream across the property to the west in which the extension of a sewer line is proposed is ephemeral by definition and only occasionally conveys surface waters.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Sewer line extension will cross the Type 5 stream across the property to the west. It will be trenched across the stream when it is dry and restored as is. There would be no permanent alteration of the Type 5 stream and no plan to fill in that location.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No. Water is to be provided by the Yakima County Terrace Heights water system.

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2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None. Domestic sewer service to be provided by the Terrace Heights Sewer District.

c. Water runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The source of runoff includes impervious surfaces from the completed project, including rooftops, internal streets, parking and other hard-surfaced areas. Stormwater plan is to be developed using infiltration to retain stormwater runoff on the site.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

All stormwater generated by the site is to be retained on-site. Drainage facilities to be designed as required by County Code by a licensed engineer according to best management practices from the Stormwater Management Manual of Eastern Washington.

4. **Plants**

a. Check the types of vegetation found on the site:

X Deciduous tree: Alder, maple, aspen, other
— Evergreen tree: Fir, cedar, pine, other
X Shrubs
X Grass
— Pasture
— Crop or grain
— Orchards, vineyards or other permanent crops.

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— Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other
— Water plants: Water lily, eelgrass, milfoil, other
— Other types of vegetation:

b. What kind and amount of vegetation will be removed or altered?

Most of the existing vegetation on the development site and within the road right-of-way to Wendt Road will be removed for grading and development. Existing vegetation within the area of the utility easement that is disturbed to install the proposed sewer line will be removed but will be allowed to re-establish upon project completion.

c. List threatened and endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Typical residential landscaping including recreational areas. The large recreational area within the power line easement will be mostly retained in natural vegetation.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: Hawk, heron, eagle, **songbirds,** other:
Mammals: Deer, bear, elk, beaver, **other: small mammals**
~~Fish: Bass, salmon, trout, herring, shellfish, other:~~

b. List any threatened and endangered species known to be on or near the site.

No listed threatened or endangered species were identified on or in the vicinity of the site by the Washington Department of Fish and Wildlife Priority Habitat and Species website.

c. Is the site part of a migration route? If so, explain.

None known

d. Proposed measures to preserve or enhance wildlife, if any:

Portions of the site will remain unimproved or landscaped with trees, shrubs, lawn and groundcover but not developed otherwise. This should benefit some wildlife.

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e. List any invasive animal species known to be on or near the site.

None.

6. **Energy and natural resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity for lighting and other energy needs.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Compliance with applicable energy codes.

7. **Environmental health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

No.

1) Describe any known or possible contamination at the site from present or past uses.

None.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Power lines across the site occupy an easement that has influenced project design. The distance from manufactured home placement to them should preclude any hazards.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Nothing out of the ordinary for typical residential use.

4) Describe special emergency services that might be required.

None.

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5) Proposed measures to reduce or control environmental health hazards, if any:

None proposed.

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term equipment noise during construction. Noise levels as typical for a residential neighborhood such as vehicles, lawn and garden equipment, children playing, etc.

3) Proposed measures to reduce or control noise impacts, if any:

Construction activity hours limited as required by Yakima County Code.

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is open land. Surrounding land use includes large lot single-family residential to the east and southeast with some agricultural use to the south and to the east beyond Wendt Road. The Terrace Heights Landfill is to the north across Roza Hill Drive and a large open parcel of land belonging to the East Valley School District is to the west. Higher density residential development becomes more prevalent farther to the west. The proposed use is not expected to significantly affect nearby properties. The proposed land use and density is consistent with existing zoning, direct access is being provided from the site to County roads and sitescreening consisting of a view obscuring wall is proposed.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

At least part of the site was working farmlands in the past, but not recently. It is not now in agricultural use and not designated agricultural land of long-term commercial significance due to its location in an urban growth area so there is no conversion. It does not have current use tax status.

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1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Irrigation easements extend along the perimeters of the site, although most, if not all of the properties that are served by them are not now working farm lands. Provisions will be made to allow the continued access to the easements and irrigation lines by those who benefit from them. This includes requesting a reduction in County sitescreening standards that would require the planting of trees and shrubs within the easements in a manner detrimental to their intended purpose.

c. Describe any structures on the site.

None.

d. Will any structures be demolished? If so, what?

N/A.

e. What is the current zoning classification of the site?

Suburban Residential

f. What is the current comprehensive plan designation of the site?

Urban Residential

g. If applicable, what is the current shoreline master program designation of the site?

N/A.

h. Has any part of the site been classified critical area by the city or county? If so, specify.

The only designated critical area across the project area is the Type 5 stream that crosses the adjacent property to the west through which the proposed sewer line is to be extended.

i. Approximately how many people would reside or work in the completed project?

564 residents. Up to an estimated three employees in management of the property, of which at least one would reside on-site.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

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l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The density of the project is consistent with the zoning and density allowed by County Code. Access to the site is directly from County roads and the property will be site-screened by a view-obscuring wall. The project includes active recreational areas and open space.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

There are no agricultural or forest lands of long-term commercial significance in the vicinity. The Terrace Heights Landfill is designated a mineral resource site but it is not producing mineral resources in a significant way. Application is being made to reduce the required 500-foot setback from a mineral resource area.

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

141 middle income housing units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

All proposed structures are single-story. Manufactured homes are constructed with roofs and siding similar in appearance to conventional housing. The proposed club house will be a single-story multi-segment factory-built structure.

b. What views in the immediate vicinity would be altered or obstructed?

While some view obstruction is possible, primarily from residences east of the subject property, the potential is reduced by the slope of the subject property being mostly downhill from these properties. Properties to the south are downhill from the subject property with the best views from them in the opposite direction. Adjacent properties to the north and west are the County landfill and School District property respectively, which would not be affected by view obstruction.

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The project will change the appearance of the site from open land to residential development in the same manner that is occurring in residential developments west of the property and throughout the Yakima Urban Growth Area.

c. Proposed measures to reduce or control aesthetic impacts, if any:

No specific measures are proposed. Manufactured homes are now designed to be comparable aesthetically to single family residences of conventional construction.

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Typical residential lighting and streetlights during all hours of darkness.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing offsite sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

Residential lighting will be required to comply with County regulations to keep them from shining on neighboring properties. Streetlights will meet the same specifications as those on County roads.

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

There are no public recreational facilities in the immediate vicinity.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

153,694 square feet (3.5 acres) of usable recreational space will be provided including playgrounds and other recreational facilities.

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13. **Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No buildings or sites over 45 years old were identified in the vicinity of the site.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Is there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None identified.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Review of planning documents, GIS mapping, USGS topographic mapping, aerial photographs, and the Washington Information System for Architectural and Archaeological Records Data database.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None proposed.

14. **Transportation**

a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

The subject property fronts on Roza Hill Drive and is accessed from Wendt Road by a 60-foot wide dedicated but unimproved right-of-way. Roza Hill Drive and Wendt Road are County maintained hard surfaced roads. Access is proposed to Wendt Road using the right-of-way which is to be improved as a part of the project. A gated emergency access is also proposed to Roza Hill Drive. Sewer is to be extended to the site from Ridgeway Drive, a County maintained hard-surfaced access road that terminates at and provides access to the School District property. This road will be used to access that property for construction of the sewer but it will not be extended to, improved or otherwise used to access the proposed manufactured home park.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No. The nearest transit stop is about 3½ miles to the west in the City of Yakima.

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c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

Off-street parking for at least two vehicles per dwelling unit will be provided on or for each manufactured home space. Twenty-one parking spaces are also proposed for the recreational area and clubhouse. No parking will be eliminated.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Interior roadways, including the proposed entrance to the site using the right-of-way from Wendt Road will be constructed to County Code requirements. A stop sign with a stop bar pavement marking is proposed at the site access approach to Wendt Road as recommended by the traffic impact analysis.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Traffic generation of 1,068 trips per day based on 7.12 trips per manufactured home as reported in the traffic impact analysis. Peak volumes are expected to occur during the P.M. peak hour between 4:00 and 5:00 P.M. The percentage of traffic volume that would be trucks was not determined. Traffic data were collected in the field for the traffic impact analysis in September 2023. Trip generation rates are from the Institute of Transportation Engineers Trip Generation Manual, 11th Edition.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

The traffic impact analysis found that the project would not exceed the traffic capacity or level of service on the road system so no measures are needed to address these concerns. Measures that will be taken include provision of sufficient parking on site for the completed project, improvement of interior roads to County Code and International Fire Code (IFC) requirements and providing stop sign and cross bar pavement marking at the approach to Wendt Road. The traffic impact analysis also recommended maintaining sight distance at the intersection of Wendt Road and Roza

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Hill Drive, although this would be up to Yakima County since the proponent does not own or have control over property in this location.

15. **Public services**

a. Would the project result in an increased need for public services (for example: Fire protection, police protection, public transit health care, schools, other)? If so, generally describe.

There will be an increase in the need for some of these services commensurate with the number of new dwelling units.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed. The potential increased need for public services is assumed to have been accounted for in comprehensive planning for this area since the proposed development is within the maximum density allowed by the future land use designation

16. **Utilities**

a. Circle utilities currently available at the site: **Electricity**, natural gas, **water**, **refuse service**, **telephone**, **sanitary sewer**, septic system, other

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The availability of public water and sanitary sewer service is based on the scope of this project to extend those utilities on Roza Hill Drive and across adjacent School District property, respectively. Domestic water is to be provided by the extension of an existing domestic water line approximately 2,000 feet from its current location in County road right-of-way at the intersection of Roza Hill Drive and Bridle Way to the project site from which distribution lines would be extended into the development. Construction activities both on and off-site would include trenching, installation of new pipe, valves and fire hydrants.

Sanitary sewer is to be provided by the extension of an existing line approximately 1,300 feet from where it currently ends near the west boundary of the School District property at the dead end of Ridgeway Drive to the project site where distribution lines would be extended to serve the project. It will also be extended along the dedicated road right-of-way to Wendt Road. This would also include trenching, installation of pipe, cleanouts and manholes. In order to maintain the grade necessary for the sewer line to function properly it is also expected that filling may be necessary on parts of the School District property.

Other utilities available to the site would be extended throughout the site by trenching for underground lines as required by Code.

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Utility providers are Yakima County for domestic water, Terrace Heights Sewer District, Pacific Power for electricity, Yakima Waste Systems for refuse service and Century Link for land-based telephone service.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Thomas R Dixon

Date Submitted: January 4, 2024

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LSP2024-001

Order No. **R[redacted]o.** **Guar[redacted]e No.**
613135AM **SGW SWG-8006060**

JAN 0[redacted]

Received By:[redacted]

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE CONDITIONS AND STIPULATIONS OF THIS GUARANTEE,

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

herein called the Company

GUARANTEES

the Assured named in Schedule A against actual monetary loss or damage not exceeding the liability stated in Schedule A, which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Corporation
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

Countersigned:

Elizabeth Morgan

By

Validating Officer

By *President*

Attest *Secretary*

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Schedule A

Subdivision Guarantee

Order No.		613135AM
Guarantee No.		SWG-8006060
Reference		
Date of Guarantee		October 26, 2023
Liability	$	$350.00
Fee	$	$350.00
Tax	$	$29.05

A. Name of Assured:

PLSA Engineering & Surveying

B. Title to the real property described herein is vested in:

Santiago Communities, Inc, a California corporation

C. There are no easements, leases, options to purchase, mortgages, or deeds of trust which purport to affect said land, other than those shown as follows:

1. Liens, levies and assessments of the Roza Irrigation District.
2. Right of way for Bonneville Transmission Line and appurtenances thereto, together with the right of entry for maintenance of said lines and appurtenances, as disclosed by maps of record and physical inspection.
3. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
   Granted To: Roza Irrigation District
   Recorded: March 2, 1964
   Instrument No.: 1985117
4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
   Granted To: United States of America
   Recorded: March 5, 1964
   Instrument No.: 1985589
5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
   Granted To: Pacific Northwest Bell Telephone Company, a corporation
   Recorded: May 8, 1977
   Instrument No.: 2460146
6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
   Granted To: Pacific Northwest Bell Telephone Company, a corporation
   Recorded: August 12, 1977
   Instrument No.: 2471943
7. Declaration of Covenant regarding Well, including the terms and provisions thereof,
   Recorded: November 3, 1994
   Instrument No.: 3072741
8. Declaration of Covenant Requiring Future Sewer Connection, including the terms and provisions thereof,
   Recorded: November 3, 1994
   Instrument No.: 3072742
9. Declaration of Covenant Requiring Future Road/Street Construction, including the terms and provisions thereof,
   Recorded: November 3, 1994
   Instrument No.:3072743

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10. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
    Recorded: November 3, 1994
    Instrument No.: 3072739

    Modification(s) of said covenants, conditions and restrictions
    Instrument No: 7161579

    Modification(s) of said covenants, conditions and restrictions
    Instrument No: 7165652
11. Declaration of Easement, including the terms and provisions thereof,
    Recorded: June 19, 2002
    Instrument No.: 7278923
12. Declaration of Easement, including the terms and provisions thereof,
    Recorded: June 4, 2003
    Instrument No.: 7338229
13. Easements, reservations, notes and/or dedications as shown on Short Plat No. 7294242 and underlying Short Plat No. 94-102
14. Easement or right of way for necessary canals, tunnels or other water conduits and for telephone and transmission lines required in connection with the Roza Irrigation District, contained in instruments of record.

D. The land is situate in the County of Yakima State of Washington, and is described as follows:

    Lot 4 of Short Plat No. 7294242, as recorded September 25, 2002, Records of Yakima County, Washington

E. The abbreviated legal description is provided to enable the document preparer to conform with the requirements of RCW 65.04.045:

    LOT - 4 SP 7294242

Note: Taxes, including any assessments collected therewith, for the year shown below are paid:
Amount: $1,735.28
Year: 2023
Parcel No.: 191323-11409
Levy Code: 385
Land Value: $149,900.00
Improvements: $0.00

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SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:

(a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.

(b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.

(c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.

2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:

(a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.

(b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.

(c) The identity of any party shown or referred to in Schedule A.

(d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS

1. DEFINITION OF TERMS

The following terms when used in the Guarantee mean:
(a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
(b) "land": the land described or referred to in Schedule (A) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
(c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
(d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
(e) "date": the effective date.

2. NOTICE OF CLAIM TO BE GIVEN BY ASSURED CLAIMANT

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the

3. NO DUTY TO DEFEND OR PROSECUTE

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. COMPANY'S OPTION TO DEFEND OR PROSECUTE ACTIONS; DUTY OF ASSURED CLAIMANT TO COOPERATE

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:
(a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
(b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
(c) Whenever the Company shall have brought an action

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Company shall be prejudiced by the failure and then only to the extent of the prejudice.

or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

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(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. PROOF OF LOSS OR DAMAGE

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS: TERMINATION OF LIABILITY

In case of a claim under this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

7. DETERMINATION AND EXTENT OF LIABILITY

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A or in Part 2;

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(b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or

(c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or encumbrance assured against by this Guarantee.

8. LIMITATION OF LIABILITY

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.

(c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

9. REDUCTION OF LIABILTITY OR TERMINATION OF LIABILITY

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

10. PAYMENT OF LOSS

(a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

11. SUBROGATION UPON PAYMENT OR SETTLEMENT

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

12. ARBITRATION

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is $2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

13. LIABILITY LIMITED TO THIS GUARANTEE; GUARANTEE ENTIRE CONTRACT

(a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.

(c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

14. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at the office which issued this Guarantee or to its Home Office: 400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111.

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EXH # 41 DATE 1/8/2024
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FILE# 8164173
YAKIMA COUNTY, WA
12/15/2022 10:29:33AM
DEED
PAGES: 2
SIMPLIFILE
PACIFIC ALLIANCE TITLE
Recording Fee: $204.50

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Received By:

YAKIMA COUNTY EXCISE TAX
DATE: 12/15/2022
PAID: $6,080.00
REC. NO. E038999
BY: LATA S
Yakima County Treasurer's Office

When recorded return to:
Santiago Communities, Inc, a California corporation
Po Box 11927
Santa Ana, CA 92711

Order No.: 534948AM

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Derek R Nidiffer, as his separate estate**

for and in consideration of Ten and no/100 Dollars ($10.00) and other valuable consideration

in hand paid, conveys, and warrants to **Santiago Communities, Inc, a California corporation**

the following described real estate, situated in the County of Yakima, State of Washington:

LOT - 4 SP 7294242
Lot 4 of Short Plat No. 7294242, as recorded September 25, 2002, Records of Yakima County, Washington

Tax Parcel Number(s): 191323-11409

Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

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Public Services

JAN 08 2024

Received By:

Dated: 12-14-22

Derek R Nidiffer

State of WA } ss
County of Yakima}

This record was acknowledged before me on 14th day of December, 2022, by Derek R Nidiffer,

Kim R Brumback
Notary Public for the State of WA
Residing at: Selah
Commission Expires: 07/01/2024

KIM R BRUMBACK
COMMISSION EXPIRES
NOTARY PUBLIC
JULY 1, 2024
STATE OF WASHINGTON

FILED 189
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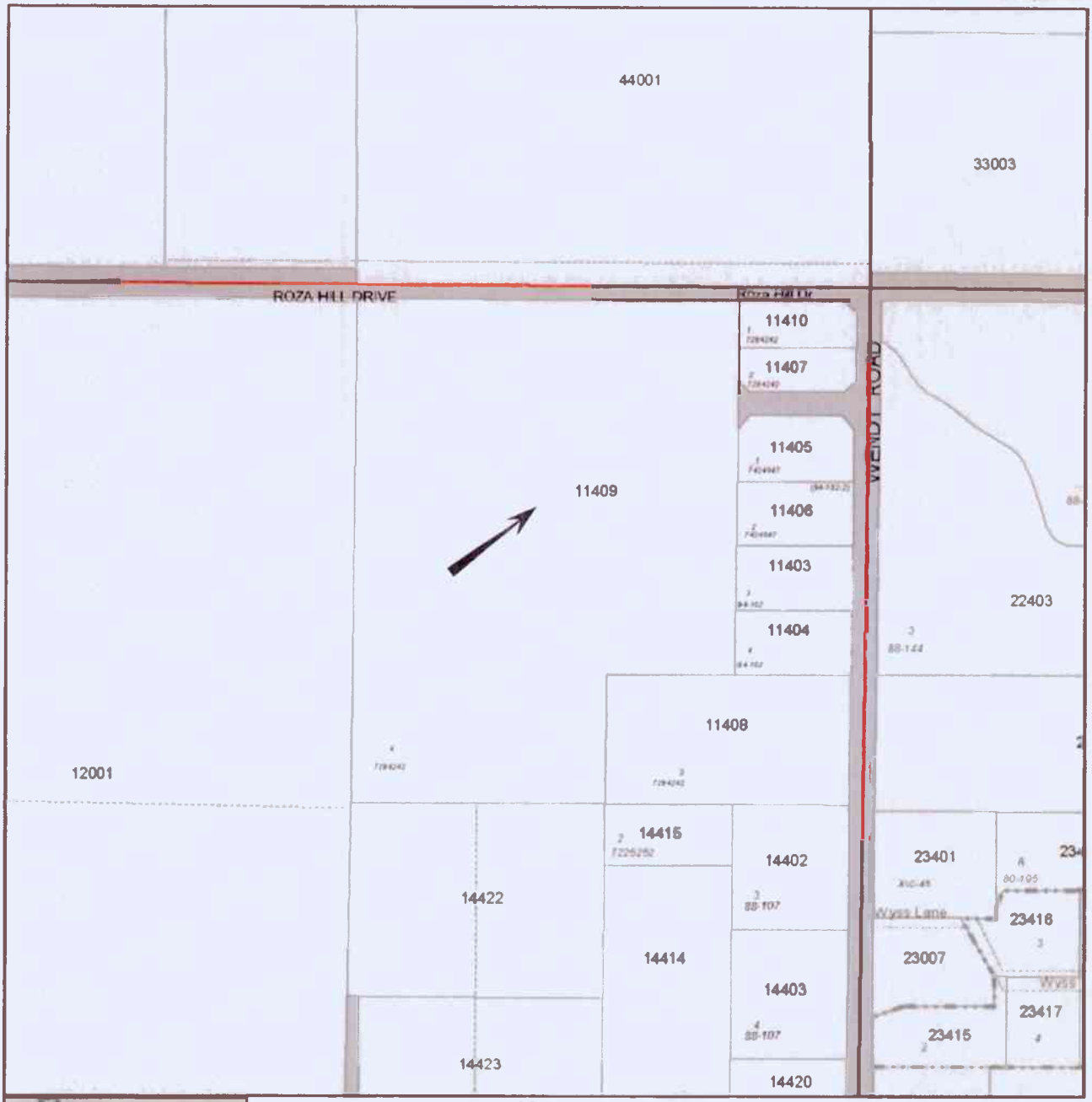
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Yakima County GIS - Washington

Land Information Portal

[Print Map] [Close Map]

Yakimap.com





Map Center: Range: 19 Township: 13 Section: 23

City Limits
Sections

WWW.YAKIMAP.COM
Yakima County GIS
128 N 2nd Street
Yakima, WA 98901
(509)574-2992

One Inch = 400 Feet

Feet 200 400 600

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION

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Received By:

Return Address
Ruby L. Morton
712 Fairway Drive
Yakima, Wa. 98901

NOT SUBJECT TO
REAL ESTATE EXCISE TAX
DEPUTY TREASURER 06-04-2003

Please print neatly or type information

Document 1 Title: Declaration of Easement

Reference #'s: _____
Additional reference #'s on page ____

Grantors:
Ruby L. Morton
Derek Widseer
Additional grantors on page _____

Grantees:
Craig & Cheryl Whittlesey
_____
additional grantees on page _____

Document 2 Title: _____

Reference #'s: _____
Additional reference #'s on page ____

Grantors:
_____
_____
Additional grantors on page _____

Grantees:
_____
_____
additional grantees on page _____

Legal Description (abbreviated form: i.e. lot, blk, plat or S,T,R quarter/quarter)
Lot 1 of Short Plat 94-102
Additional legal is on page ____

Assessor's Property Tax Parcel/Account Number
191323-11401

☐ Emergency nonstandard document recording: I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature: _____

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

7338229
Page 1 of 2
06/04/2003 02:38P
RUBY MORTON FAS $24.00 Filed for Co, WA
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Public Service
JAN 08
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Return Address:
Name RUBY L. Morton, Trustee
Address 712 Fairway Drive
City,State,Zip Yakima, Washington 98901

DECLARATION OF EASEMENT

Reference Number(s) of Related Documents: N/A

Grantor(s)
1. Ruby L. Morton Revocable Living Trust, Ruby L. Morton Trustee

2. Derek R. Nidiffer

Grantee: Craig and Cheryl Whittlesey

Legal description (abbreviated)
Lot 1 of Short Plat 94-102
Additional complete legal on page two of this documnet.

Assessor's Property Tax Parcel/Account Number
191323-11401

Declaration of Easement
Ruby L. Morton Revocable Living Trust as owner of property located within a portion of the NE 1/4 of the NE 1/4 of section 23, Township 13 North, Range 19, E.W.M. being more particularly described as Lot 1 of that certain short plat recorded in Book 94-102 of Short Plats, records of Yakima County, Washington does hereby covenant, declare, grant and reserve an easement for irrigation service purposes along a 10 foot wide strip of land being beginning at the weir box going west to the N/E corner of Lot 2 (Map Attached with yellow highlighted) then South 120' of Parcel #191323-11404; then West 328' Across Derek R. Nidiffer Property and again South 213' to the N/E top corner of Craig and Cheryl Whittlesey Property; (Lot 2, 7.62 Acres).

Said easement to be for the benefit of the properties described as follows:
1. Lot 1 of Short Plat 94-102 (Parcel No. 191323-11401)
2. Lot 1 of Short Plat 7248826 (Parcel No. 191323-14417)
3. Lot 2 of Short Plat 7248826 (Parcel No. 191323-14418)

Ruby L Morton

RUBY L. MORTON, TRUSTEE OF RUBY L. MORTON REVOCABLE LIVING TRUST

DEREK R. NIDIFFER, Owner of newly sub-divided Lot 3, 4.80Acres.

RUBY MORTON FAS $28.00
7338229
Page 2 of 2
06/04/2003 02:38P FILED
Yakima Co. WA
192
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NOT SUBJECT TO
REAL ESTATE EXCISE TAX
DEPUTY TREASURER 06-19-2002

Return Address:
Name Ruby L. Morton, Trustee
Address 712 Fairway Drive
City,State,Zip Yakima, WA 98901

DECLARATION OF EASEMENT

Reference Number(s) of Related Documents: N/A

Grantor(s)
1. Ruby L. Morton Revocable Living Trust, Ruby L. Morton, Trustee

Grantee(s)
1. Public

Legal description (abbreviated)
Lot 1 of Short Plat 94-102
Additional complete legal on page two of this document.

Assessor's Property Tax Parcel/Account Number
191323-11401

Declaration of Easement

Ruby L. Morton Revocable Living Trust as owner of property located within a portion of the NE 1/4 of the NE 1/4 of Section 23, Township 13 North, Range 19, E.W.M. being more particularly described as Lot 1 of that certain short plat recorded in Book 94-102 of Short Plats, records of Yakima County, Washington does hereby covenant, declare, grant and reserve an easement for irrigation service purposes along a 10 foot wide strip of land being parallel with, adjacent to and northerly of the South line of said property;

Subject to and together with all easements, rights of way, restrictions and obligations of record.

Said easement to be for the benefit of the properties described as follows:

1. Lot 1 of Short Plat 94-102 (Parcel No. 191323-11401)
2. Lot 1 of Short Plat 7248826 (Parcel No. 191323-14417)
3. Lot 2 of Short Plat 7248826 (Parcel No. 191323-14418)

Ruby L. Morton, Trustee
(Ruby L. Morton Revocable Living Trust)

ELIZABETH R. HARRIS
NOTARY PUBLIC
COMMISSION EXPIRES

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06/19/2002 11:31A
Yakima Co WA

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ACKNOWLEDGEMENT

State of Washington)
)ss
County of Yakima)

I, a Notary Public in and for the State, do hereby certify this 19th day of June 2002, personally appeared before me **Ruby L. Morton, Trustee,** to me known to be the individual described in as the Trustee of the Ruby L. Morton Revocable Living Trust, and who executed the within instrument and acknowledged that she signed and sealed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public ELIZABETH R. HARRIS residing at Selah WA

My commission expires 07-25-04

ELIZABETH R. HARRIS NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 7-25-04

PUBLIC STATE OF WASHINGTON 7-25-04

7278923 Page 2 of 2
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SUPPLEMENT TO SHORT PLAT NO. 94-102

RESTRICTIVE COVENANTS

BY THE DECLARATION OF COVENANTS, each and every lot in the following described tracts of real estate situate in the County of Yakima, state of Washington, to-wit:

All of the NE 1/4 NE 1/4 EX & E 30 FT To Co. for R-W. Parcel # 191323-11001 (old Parcel No.)

Includes Lot #2..2.27 Acres, Lot #3..1.14 Acres,Lot #4, 1.14 Acres and Lot #1,33.41 Acres.

ACCESSOR'S PARCEL NO.: 191923-11001 (old Parcel No.)

Situated in Yakima County, State of Washington.

are by the undersigned owners hereby rendered subject to the following protective or restrictive covenants and the same are hereby imposed upon each and every lot, except as hereinafter stated, and all subsequent purchasers and owners of any of said lots shall take and hold the same subject thereto and every purchaser and grantee of any of said lots by acceptance of a deed, contract or other instrument of coveyance forpurchase thereof accepts and agrees to said covenants as herein stated, to wit:

1. No lot shall be used except for residential purposes.
2. No residence shall be erected or placed on any lot having a ground floor area, of less than 1000 square feet.
3. The view from each of the lots in this subdivision is declared to be an important asset for each lot, and pursuant thereto, hedges, fences or walls, other than retaining walls, may be erected,placed or altered in any lot, provided said hedges, fences, or walls are not more than six feet in height above ground level and provided the same is not extended nearer to the street than the building setback line.
4. Any residence or other structure erected or placed on any lot in this subdivision shall be completed as to external appearance including finished painting, within a reasonable time, but in no case longer than eight months after the day of commencement of construction. No building or structure shall be moved into saidlot for use of occupancy save and builder's construction sheds and necessary storage facilities, such sheds and facilities shall be allowed to remain no longer than actually necessary in the process of construction.

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5. No trailer, mobile home, tent, shack, garage, barn, outbuilding, exteriorally incomplete house, or any other building other than a permanent fully-completed dwelling house shall be used on any lot at any time as a residence, either temporarily or permently.
6. No trash, ashes, garbage or other refuse, junk,vehicles, underbrush, or other unsightly growths or objects shall be thrown, dumped or allowed to accumulate on any lot and all such materials shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
7. If any grantee, purchaser, or owner of any lot or portion of said subdivision or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, there may be enforcement by proceedings at law or in equity against any person or persons so violation or to recover damages, or both if permissible at law, and such enforcement may be any other person or persons owning any real estate situated in this subdivision of said committee to enforce any of the restrictions herein at the time of violation shall not be deemed to be a waiver of the right to do so therinafter or for subsequent or other violations except as otherwise herein provided.
8. These restrictions may be amended by a majority vote of the record owners of the lots in this subdivision.
9. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 30 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument signed by a majority of the then owners of the lots has been recoded,agreeing to changes said covenants in whole or part.

DATED this 14th day of June, 1994.

COUNTY ADMINISTRATOR
JUN 8 10 AM '94

Ruby L. Tweten
RUBY L. TWETEN

Richard D. Tweten
RICHARD D. TWETEN

State of Washington
County of Yakima

On this 10TH day of June, 1994, Before me, the undersigned, Public in and for the State of Washington was appeared Ruby L. Tweten and Richard D. Tweten

NOTARY PUBLIC

Sylvia L. Thompson
Notary Public in and for the state of Washington, residing in Yakima.

vol 1458 1276

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CUP2024-002

TRAFFIC ANALYSIS REPORT

FOR

SANTIAGO ROZA HILL MOBILE HOME PARK

WENDT ROAD

YAKIMA COUNTY

SUBMITTED BY

CHARBONNEAU ENGINEERING LLC

October 2023

Project 23-29

FILED 197
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EXH # 41 DATE 1/8/2024
FILE NO
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Public Services
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TRAFFIC ANALYSIS REPORT

FOR

SANTIAGO ROZA HILL MOBILE HOME PARK

WENDT ROAD

YAKIMA COUNTY

Prepared By

CHARBONNEAU Engineering LLC

10-18-23



October 2023

Project 23-29

8516 SW 61ST Avenue, Portland, OR 97219 Phone: 971.322.8003

FILED 198
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- Site Plan — Figure `b`
- Lane Configurations &Traffic Control — Figure `c`
- Traffic Flow Diagrams
  - Figure 1 — 2023 Traffic, AM & PM Peak Hours
  - Figure 2 — Year 2026 Background Traffic, AM & PM Peak Hours
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  - Figure 4 — Trip Assignment, AM & PM Peak Hours
  - Figure 5 — 2026 Total Traffic, AM & PM Peak Hours
- Traffic Count Data
- Peak Hour Signal Warrant
- Left Turn Lane Warrant
- Accident History Summary (furnished by WSDOT)
- Synchro Capacity Analysis Reports

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INTRODUCTION

This traffic study has been prepared to evaluate and document the operations and safety conditions for the Santiago Roza Hill Mobile Home Park development being planned in Yakima County, Washington. The development will ultimately construct a total of 150 mobile home units along the south side of Roza Hill Drive on tax lot 191323-11409. The parcel is currently vacant and totals 26.8 acres. Figure 'a' in the appendix is a vicinity map highlighting the project location.

In accordance with the County's requirements the study area was defined as the Roza Hill Drive road segment from North 57th Street to Wendt Road and the site access on Wendt Road. A total of three intersections were specified for analysis in the traffic study.

TRAFFIC ANALYSIS CONSIDERATIONS

In the project scope established with Yakima County staff, a number of important elements were identified and considered in this study.

- Inventory and record pertinent information such as traffic control devices, circulation patterns, lane conditions, pedestrian & bicycle facilities, transit zones, parking, and street characteristics.
- Record data on typical weekdays during the peak traffic hours.
- The County specified that the AM & PM peak hours needed to analyzed.
- New traffic counts were used in the analysis. The data was collected in September 2023 at three intersections including Roza Hill Drive at North 57th Street and at Wendt Road and Wendt Road at the private road located approximately 125 feet south of Roza Hill Drive.
- Three years of traffic growth at 3.0% per year was applied. County staff confirmed that no in-process traffic was applicable for this project.
- Provide level of service (LOS) analyses of the study intersections to measure the approach delays for comparison to Yakima County standards.
- Determination of vehicular queuing at the study intersections.
- Preparation of left turn lane warrants and peak hour signal warrants.
- Review intersection sight distance at the proposed access location.
- Review traffic accident data furnished by WSDOT. Determine the intersection crash rates at the study intersections and address the safety issues as warranted.

SITE DESCRIPTION, STREETS, ACCESS, AND CRITICAL INTERSECTIONS

Development of the Santiago Roza Hill Mobile Home Park is planned for up to 150 mobile homes. Although 100% buildout is anticipated in year 2024 a three-year traffic analysis term, or year 2026 was selected for planning purposes.

Vehicular access to the development will consist of one intersection connecting to Wendt Road near the development's northeast corner. A barricaded site access approach to Roza

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Hill Drive on the property's north site will be provided for emergency vehicles only. The project site plan (Figure 'b') illustrates the access locations.

The intersections on Roza Hill Drive at North 57th Street and at Wendt Road and the site access on Wendt Road were included in the traffic analysis.

The future site access approach to Wendt Road will be controlled by stop signing. There are no separate turn lanes on Wendt Road.

Roza Hill Drive is classified as a collector by the County. Along the project frontage the road provides one travel lanes in each direction with paved shoulders. No marked bicycle lanes are present. The posted speed is 40 MPH. The County's Six-Year TIP (2022-2027) identifies a project (Item #5, CRP #3654) South 58th Street to Wendt Road that will reconstruct Roza Hill Road to RS-2 standards which includes a three-lane section.

North 57th Street at Roza Hill Drive is a tee-shaped intersection configuration controlled by stop signing on the southbound approach. There is a separate eastbound left turn lane at the intersection. No pedestrian crosswalks are marked.

Wendt Road at Roza Hill Drive is a tee-shaped intersection configuration controlled by stop signing on the northbound approach. There are no separate left turn lanes at the intersection. No pedestrian crosswalks are marked.

Figure `c` illustrates the travel lane and traffic control conditions for the existing and proposed conditions.

TRAFFIC OPERATIONAL ANALYSIS

To evaluate traffic flow and delay the study intersections were analyzed for level of service (LOS) conditions, delay, and safety. A total of two intersections on Roza Hill Drive and the future site access on Wendt Road were evaluated. LOS and queuing analyses were completed in the AM & PM peak hour periods for the following scenarios:

- Year 2023 Traffic
- 2026 Background Traffic
- 2026 Total Traffic

In order to perform the LOS analysis new traffic counts were recorded in September 2023. Figure 1 illustrates the year 2023 volume data and turning movements. The supporting traffic count data is included in the appendix.

Three years of traffic growth at 3.0% per year has been added to the year 2023 volumes to account for the background traffic volumes. The year 2026 background traffic volumes are illustrated in Figure 2. Yakima County staff confirmed that there was no in-process traffic.

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The year 2026 total traffic (the summation of background traffic volumes and site generated traffic) is presented in Figure 5.

VEHICULAR TRIP GENERATION

Trip rates presented in the Institute of Transportation Engineers (ITE) Trip Generation manual, 11th edition (year 2021) were utilized to estimate the site's trip generation. The trip generation is summarized in Table 1. ITE land use code #240 for Mobile Home Park was applied.

Table 1 Trip Generation Summary

ITE Land Use	Dwelling Units (#)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
Mobile Home Park (#240)	150							
Generation Rate [1]		7.12	0.39	21%	79%	0.58	62%	38%
Site Trips		**1,068**	**59**	12	47	**87**	54	33

[1] Source: *Trip Generation*, 11th Edition, ITE, 2021, average rates.

Development of project is expected to generate 1,068 weekday trips, 59 AM peak hour trips, and 87 PM peak hour trips.

The Santiago Roza Hill Mobile Home Park trip distribution was based on the traffic count data, input from Yakima County transportation staff, and engineering judgment. The distribution is illustrated on Figure 3. The corresponding trip assignments are presented on Figure 4.

CAPACITY ANALYSIS

Capacity analyses were performed to determine the levels of service for the weekday AM & PM peak hours. Synchro v11.1 software was used to determine the approach delays and level of service for the study intersections. The program is based on the year 2016 Highway Capacity Manual (6th edition) methodology. Table 2a summarizes the analysis results for the AM peak hour and Table 2b summarizes the results for the PM peak hour. Copies of the capacity analysis summaries are included in the appendix.

Yakima County's operational standard is LOS 'C' or better for both stop controlled and signalized intersections. All approaches must meet the LOS 'C' standard or be subject to mitigation.

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Table 2a Capacity Analysis Summary - AM Peak Hour

Intersection	Type of Control	Approach	Traffic Scenario								
			Year 2023			2026 Background			2026 Total		
			LOS	Delay	v/c	LOS	Delay	v/c	LOS	Delay	v/c
N. 57th Street and Roza Hill Drive	Two-way Stop	Eastbound[a]	A	7.9	0.03	A	8.1	0.03	A	8.1	0.03
		Westbound	-	-	-	-	-	-	-	-	-
		Northbound	-	-	-	-	-	-	-	-	-
		Southbound	B	10.8	0.21	B	11.8	0.25	B	11.8	0.25
		Intersection	**B**	**10.8**	**0.21**	**B**	**11.8**	**0.25**	**B**	**11.8**	**0.25**
Wendt Road and Roza Hill Drive	Two-way Stop	Eastbound	-	-	-	-	-	-	-	-	-
		Westbound[b]	A	7.3	0.00	A	7.3	0.00	A	7.3	0.00
		Northbound	A	9.2	0.05	A	9.5	0.12	A	9.5	0.12
		Southbound	-	-	-	-	-	-	-	-	-
		Intersection	**A**	**9.2**	**0.05**	**A**	**9.5**	**0.12**	**A**	**9.5**	**0.12**
Site Access and Wendt Road	Two-way Stop	Eastbound	-	-	-	-	-	-	A	9.2	0.06
		Westbound	-	-	-	-	-	-	-	-	-
		Northbound[c]	-	-	-	-	-	-	A	7.3	0.00
		Southbound	-	-	-	-	-	-	-	-	-
		Intersection	**-**	**-**	**-**				**A**	**9.2**	**0.06**

Notes: 2016 Highway Capacity Manual methodology used in analysis, Synchro v11.

Intersection capacity standard in Yakima County is LOS 'C' or better.

[a] Operational results for eastbound left movement.

[b] Operational results for westbound left movement.

[c] Operational results for northbound left movement.

In the AM peak hour all of the study intersections are projected to operate at LOS `B` or better. None of the intersection approaches or movements will operate at worse than LOS `B` and the County's intersection operational standards will be met through the year 2026 total traffic scenario.

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Table 2b Capacity Analysis Summary - PM Peak Hour

Intersection	Type of Control	Approach	Traffic Scenario								
			Year 2023			2026 Background			2026 Total		
			LOS	Delay	v/c	LOS	Delay	v/c	LOS	Delay	v/c
N. 57th Street and Roza Hill Drive	Two-way Stop	Eastbound[a]	A	7.8	0.07	A	7.9	0.08	A	8.0	0.08
		Westbound	-	-	-	-	-	-	-	-	-
		Northbound	-	-	-	-	-	-	-	-	-
		Southbound	B	10.4	0.11	B	10.7	0.12	B	11.1	0.13
		Intersection	**B**	**10.4**	**0.11**	**B**	**10.7**	**0.12**	**B**	**11.1**	**0.13**
Wendt Road and Roza Hill Drive	Two-way Stop	Eastbound	-	-	-	-	-	-	-	-	-
		Westbound[b]	A	7.4	0.00	A	7.4	0.00	A	7.6	0.00
		Northbound	A	9.3	0.06	A	9.4	0.07	A	9.9	0.11
		Southbound	-	-	-	-	-	-	-	-	-
		Intersection	**A**	**9.3**	**0.06**	**A**	**9.4**	**0.07**	**A**	**9.9**	**0.11**
Site Access and Wendt Road	Two-way Stop	Eastbound	-	-	-	-	-	-	A	9.4	0.04
		Westbound	-	-	-	-	-	-	-	-	-
		Northbound[c]	-	-	-	-	-	-	A	7.4	0.00
		Southbound	-	-	-	-	-	-	-	-	-
		Intersection	**-**	**-**	**-**	**-**	**-**	**-**	**A**	**9.4**	**0.04**

Notes: 2016 Highway Capacity Manual methodology used in analysis, Synchro v11.

Intersection capacity standard in Yakima County is LOS 'C' or better.

[a] Operational results for eastbound left movement.

[b] Operational results for westbound left movement.

[c] Operational results for northbound left movement.

In the PM peak hour all of the study intersections are projected to operate at LOS `B` or better. None of the intersection approaches or movements will operate at worse than LOS `B` and the County's intersection operational standards will be met through the year 2026 total traffic scenario.

The analysis has confirmed that no intersection improvements will be necessary in conjunction with the Santiago Roza Hill housing development.

Generally, LOS 'A', 'B', 'C', and 'D' are desirable service levels ranging from no vehicle delays to average or longer than average delays in the peak hours. Level 'E' represents long delays indicating signalization warrants need to be reviewed and signals considered only if warrants are met. Level 'F' indicates that intersection improvements, such as widening and signalization, may be required. According to the Highway Capacity Manual (HCM), the following delay times are associated with the LOS at stop controlled unsignalized and signalized intersections.

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Level of Service criteria defined in Highway Capacity Manual

Level of Service (LOS)	Unsignalized Control Stopped Delay (sec/veh)	Signalized Control Stopped Delay (sec/veh)
A	≤ 10	≤ 10
B	> 10 and ≤ 15	> 10 and ≤ 20
C	> 15 and ≤ 25	> 20 and ≤ 35
D	> 25 and ≤ 35	> 35 and ≤ 55
E	> 35 and ≤ 50	> 55 and ≤ 80
F	> 50	> 80

QUEUING ANALYSIS

Queue lengths based on the 95th percentile demand values for the study intersections were established in the Synchro analysis. Copies of the reports are included in the appendix.

At the study intersections on Roza Hill Drive and at the site access on Wendt Road the side street stop approach traffic queues will not exceed one to two vehicles in the peak hours through the year 2026 total traffic scenario.

SIGHT DISTANCE

Intersection sight distance at the future site access intersection on Wendt Road is unrestricted to the north towards Roza Hill Drive. Sight distance to the south along Wendt Road is also unrestricted and exceeds 1,500 feet. There is no posted speed on Wendt Road south of Roza Hill Drive. If a speed of 60 MPH is assumed the required intersection sight distance is 665 feet according to AASHTO, and the standard is met.

Intersection sight distance on Roza Hill Road at Wendt Road exceeds 750 feet to the east and exceeds 1,000 feet to the west. The travel speed is posted at 40 MPH on Roza Hill Road, requiring a sightline of 445 feet. Therefore the sight distance standard at the Wendt Road stop approach to Roza Hill Road meets the standard.

LEFT TURN LANE REQUIREMENTS

The left turn lane warrant was analyzed for the westbound to southbound turning movement on Roza Hill Drive at Wendt Road for the year 2026 total traffic scenario. It was determined that the warrant was not met and a separate turn lane is not proposed.

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A left turn lane warrant was analyzed for the northbound to westbound turning movement on Wendt Road at the site access for the year 2026 total traffic scenario. It was determined that the warrant was not met and a separate turn lane is not proposed.

Therefore, no additional turn lanes are required in conjunction with the development. The warrant is included in the appendix.

TRAFFIC SIGNAL WARRANTS

The peak hour signal warrant is not met at any of the stop-controlled study intersections, including the proposed site access location on Wendt Road. The signal warrant is included in the appendix.

ACCIDENT HISTORY

Crash data for the study intersections was obtained from WSDOT staff in the Public Records Center and reviewed to help identify if there have been any documented traffic safety issues. The study period covered five years from January 2018 through December 2022.

The crash rates presented in Table 3 are based on the number of accidents per million entering vehicles (MEV) per year. Typically, an intersection is not considered unsafe unless its accident rate exceeds the threshold value of 1.0 accidents per MEV.

Table 3 Crash Rate Results

Intersection	Crash History (Years)	Number of Crashes	Crashes per year	Annual Traffic Entering (veh/yr)	Crash rate per M.E.V.*
N. 57th Street and Roza Hill Drive	5	2	0.4	1796981	**0.22**
Wendt Street and Roza Hill Drive	5	0	0.0	536903	**0.00**
Private Road and Wendt Street	5	1	0.2	303149	**0.66**

* M.E.V. - million entering vehicles.

None of the study intersections experienced a rate greater 0.66 MEV/year and therefore no safety improvements are recommended.

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PEDESTRIANS, BICYCLES, & BUSES

Sidewalk is not available along Roza Hill Drive or Wendt Road within the study area's vicinity.

New sidewalk will be constructed along the proposed access street connection to Wendt Road and on one side of the streets constructed internally within the development site.

Bicycle lanes are not provided on along Roza Hill Drive or Wendt Road. No new bike lanes will be constructed with the development project.

Transit service is not provided on Roza Hill Drive or the general area.

SUMMARY AND RECOMMENDATIONS

The traffic study for the Santiago Roza Hill Mobile Home Park development containing 150 housing units has been prepared to determine the potential impacts at several intersections along Roza Hill Drive and the site access on Wendt Road. The existing property site totaling 26.8 acres is vacant.

Development of the site is expected to generate 1,068 daily trips, 59 AM peak hour trips, and 87 PM peak hour trips.

Intersection sight distance at the future site access intersection on Wendt Road is unrestricted to the north and Roza Hill Drive. Sight distance to the south along Wendt Road is also unrestricted and exceeds 1,500 feet. Therefore, the intersection sight distance standard based on AASHTO is met. Intersection sight distance on Roza Hill Road east of Wendt Road exceeds 750 feet and exceeds 1,000 feet west of Wendt Road. The travel speed is posted at 40 MPH, requiring a sight distance of 445 feet. Therefore the sight distance standard at the Wendt Road stop approach to Roza Hill Road meets the standard. When the development is constructed it will be necessary to maintain the required sight distance. Placement of any objects such as building structures, walls, signing, parking, above ground utilities, or landscaping that obstruct the sightlines is not permitted for safety purposes.

Yakima County's operational standard is LOS `C` or better for both stop controlled and signalized intersections. All approaches must meet the LOS `C` standard or be subject to mitigation.

In the AM and PM peak hours all of the study intersections are projected to operate at LOS `B` or better through the year 2026 total traffic scenario. None of the intersection approaches or traffic movements will operate at worse than LOS `B` and the County's intersection operational standards will be met through the year 2026 total traffic scenario.

The analysis has confirmed that no intersection improvements will be necessary in conjunction with the Santiago Roza Hill housing development.

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The development's site access will be stop controlled on the approach to Wendt Road. The intersection will operate at acceptable LOS `A` through the year 2026 total traffic scenario. Traffic queuing on the stop approach will generally be less than two vehicles in the peak hours.

No new left turn lanes are warranted through the year 2026 total traffic scenario at the study intersections.

The peak hour signal warrant was not met at the study intersections.

Crash data for the study intersections was obtained from WSDOT staff and reviewed to help identify any traffic safety problems. Typically, an intersection is not considered unsafe unless its accident rate exceeds the threshold value of 1.0 accidents per MEV. It has been documented that none of the study intersections experienced a rate greater 0.66 MEV/year and therefore no safety improvements are recommended.

Stop signing with a stop bar pavement marking is recommended on the site access approach at the Wendt Road.

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APPENDIX

- Vicinity Map — Figure `a`
- Site Plan — Figure `b`
- Lane Configurations &Traffic Control — Figure `c`
- Traffic Flow Diagrams
  - Figure 1 — 2023 Traffic, AM & PM Peak Hours
  - Figure 2 — Year 2026 Background Traffic, AM & PM Peak Hours
  - Figure 3 — Trip Distribution
  - Figure 4 — Trip Assignment, AM & PM Peak Hours
  - Figure 5 — 2026 Total Traffic, AM & PM Peak Hours
- Traffic Count Data
- Peak Hour Signal Warrant
- Left Turn Lane Warrant
- Accident History Summary (furnished by WSDOT)
- Synchro Capacity Analysis Reports

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PLOT DATE: 10.05.23 FILE: 2329flow.dwg



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PROJECT: 23-29

NOTES:
NO SCALE

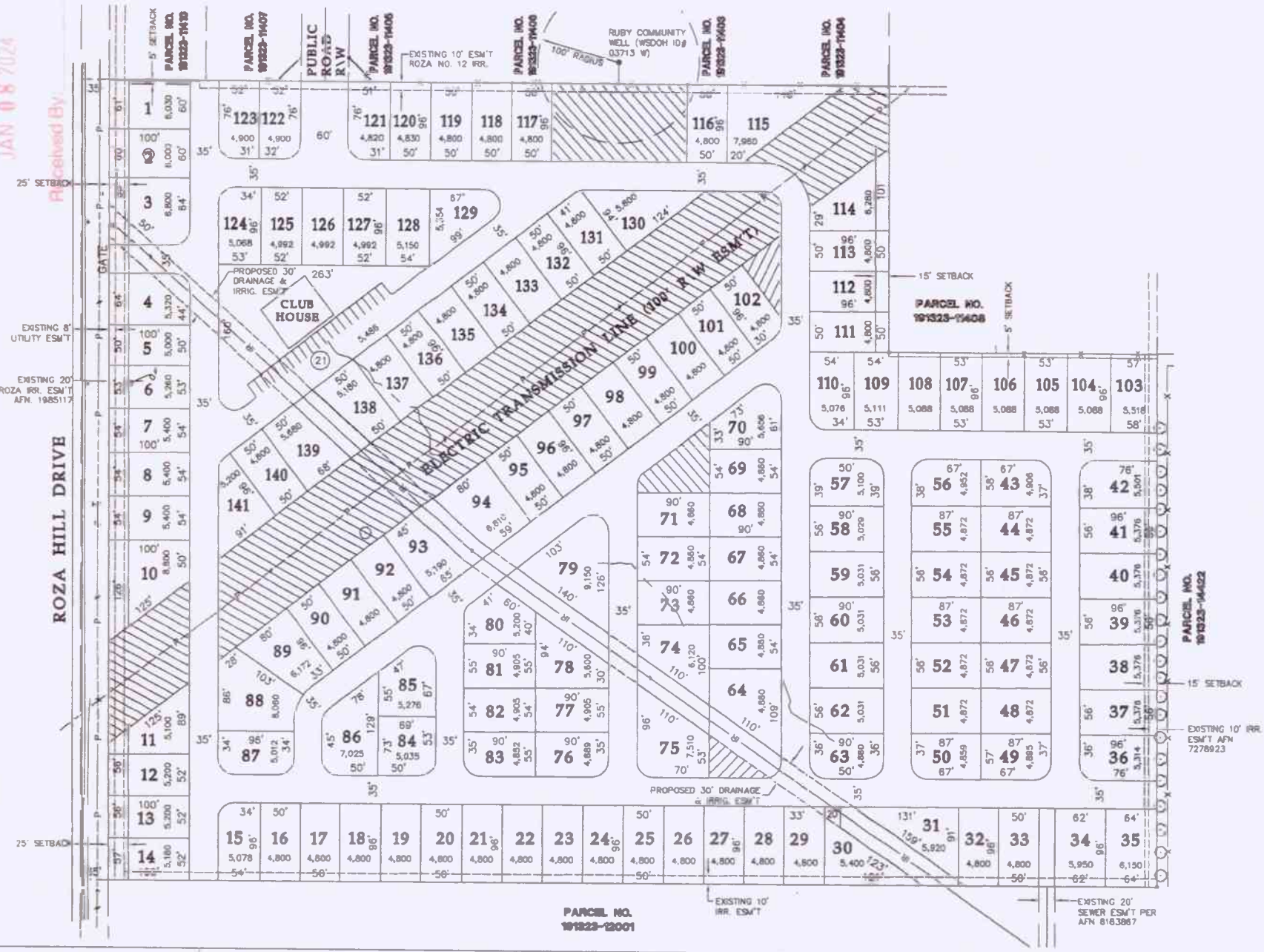
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VICINITY MAP
SANTIAGO ROZA HILL

FIGURE
a

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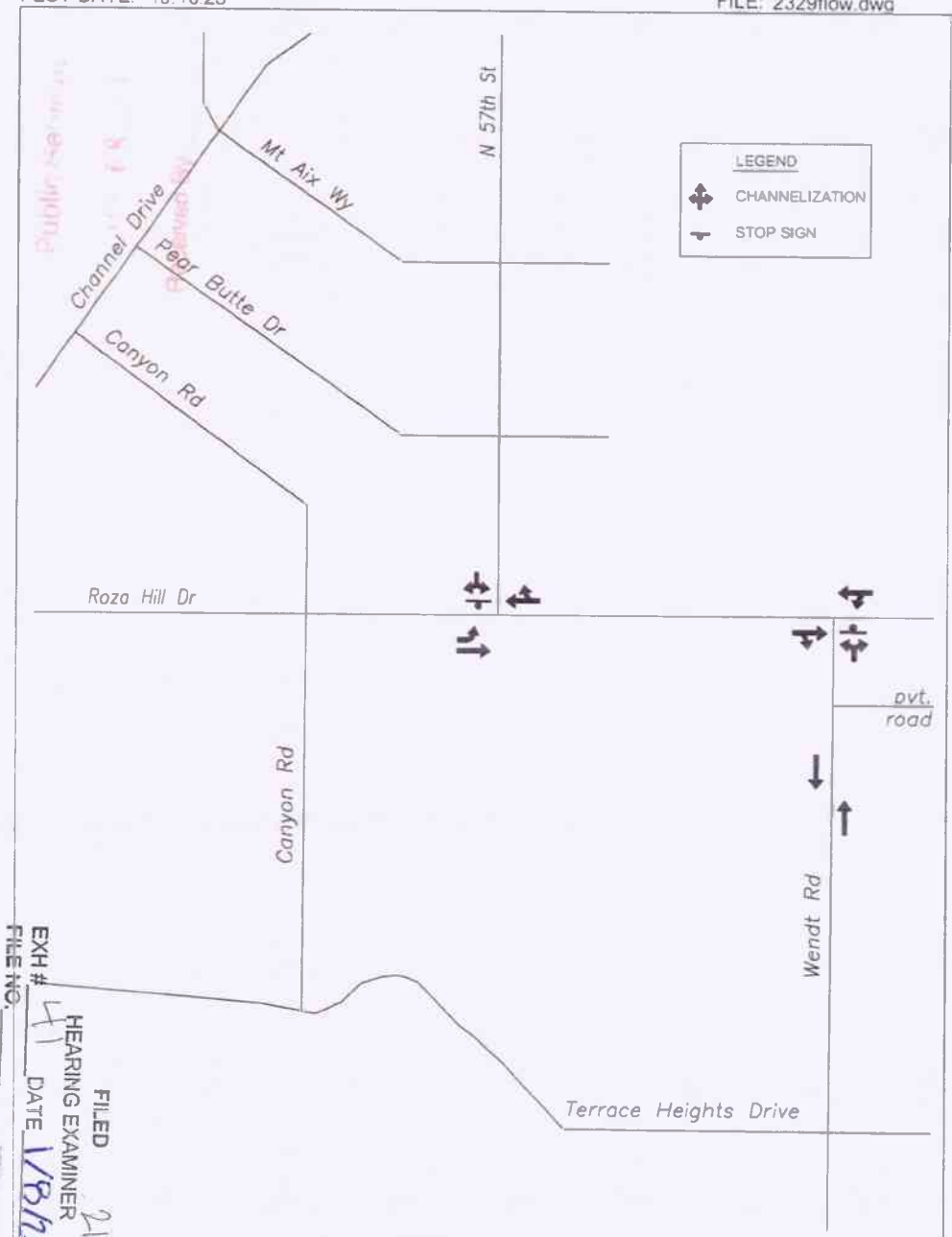
NOTES:
NO SCALE

SITE PLAN
SANTIAGO ROZA HILL

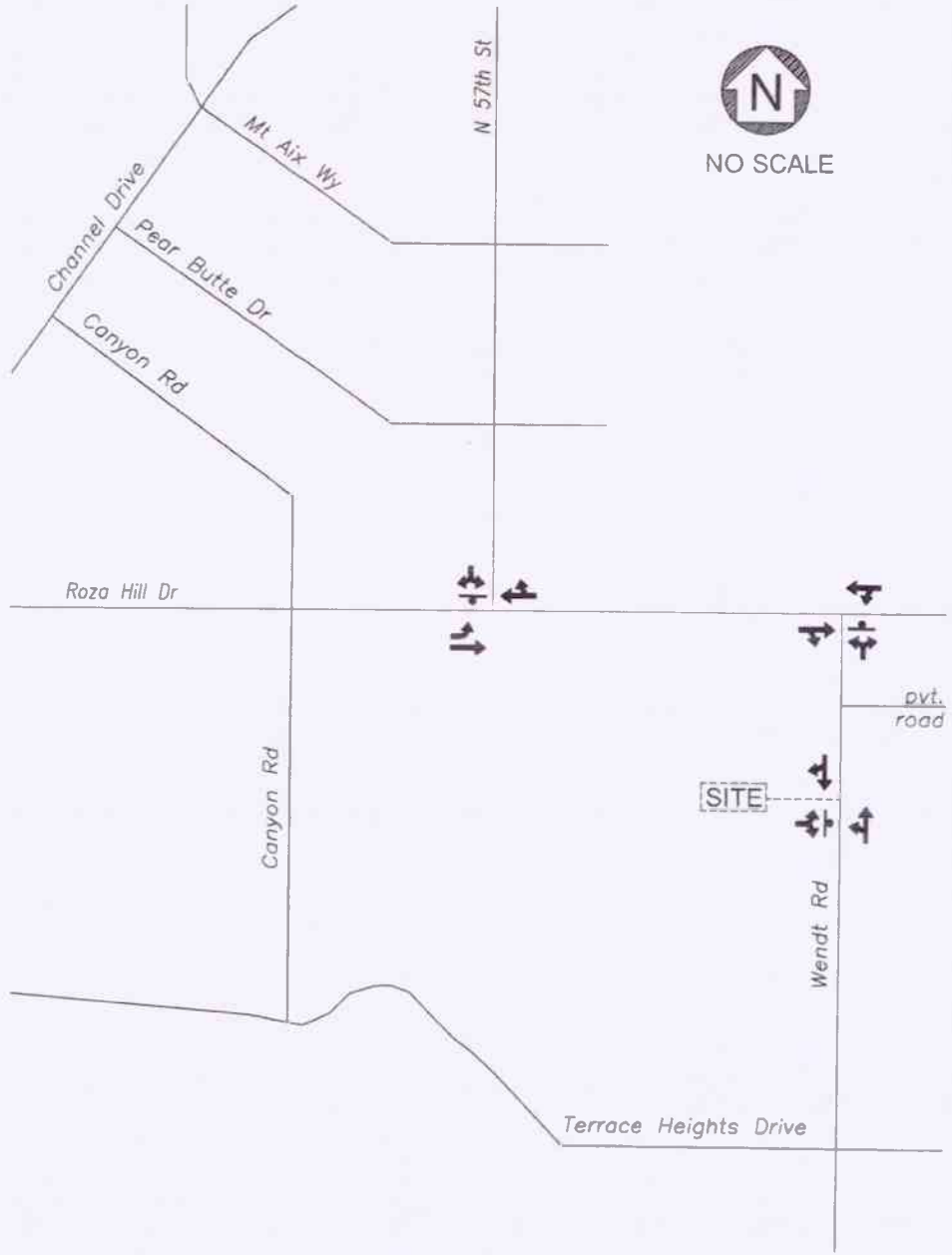
FIGURE
b

PLOT DATE: 10.16.23

FILE: 2329flow.dwg



EXISTING



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NOTES:

LANE CONFIGURATIONS AND TRAFFIC CONTROL
SANTIAGO ROZA HILL

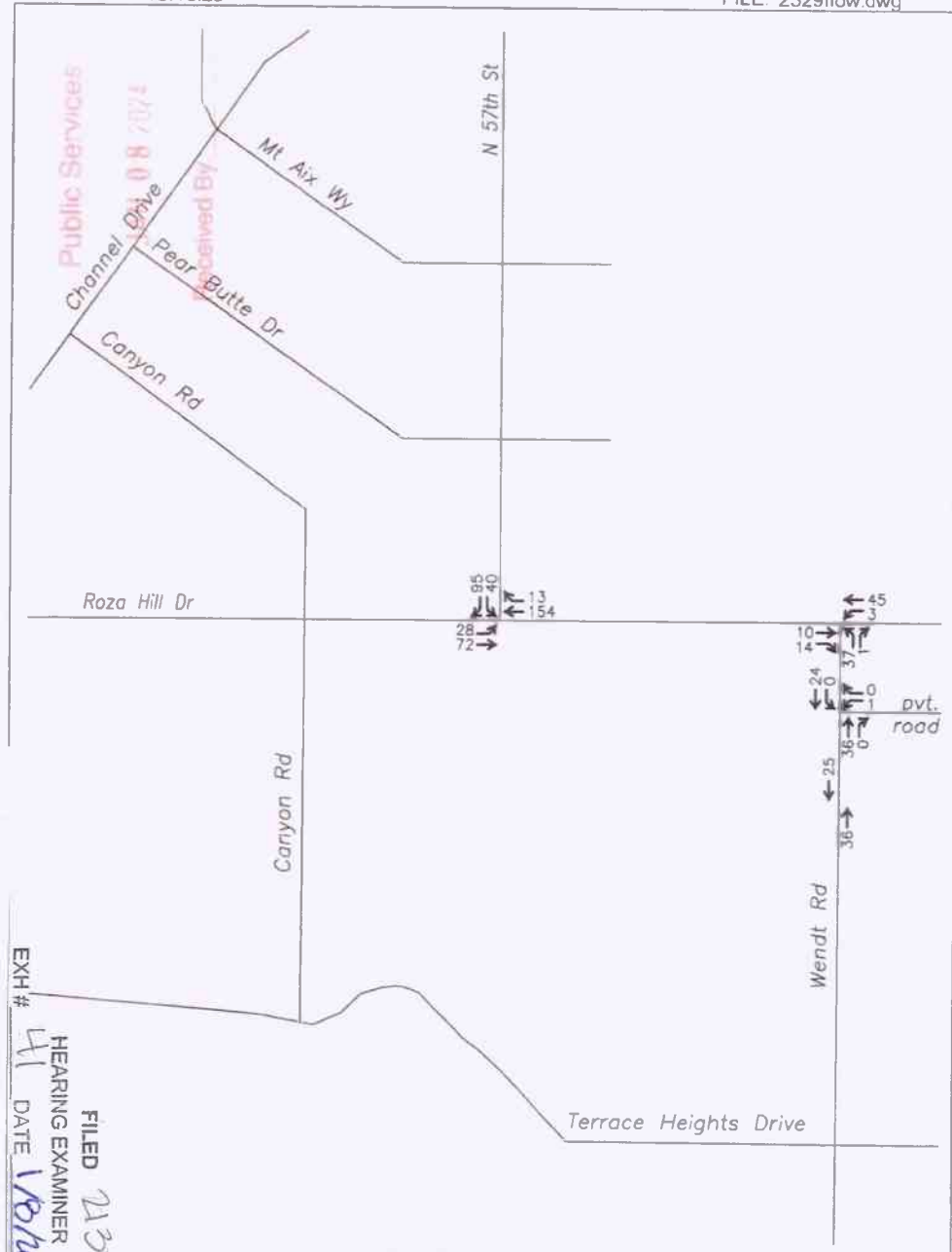
FIGURE
C

CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

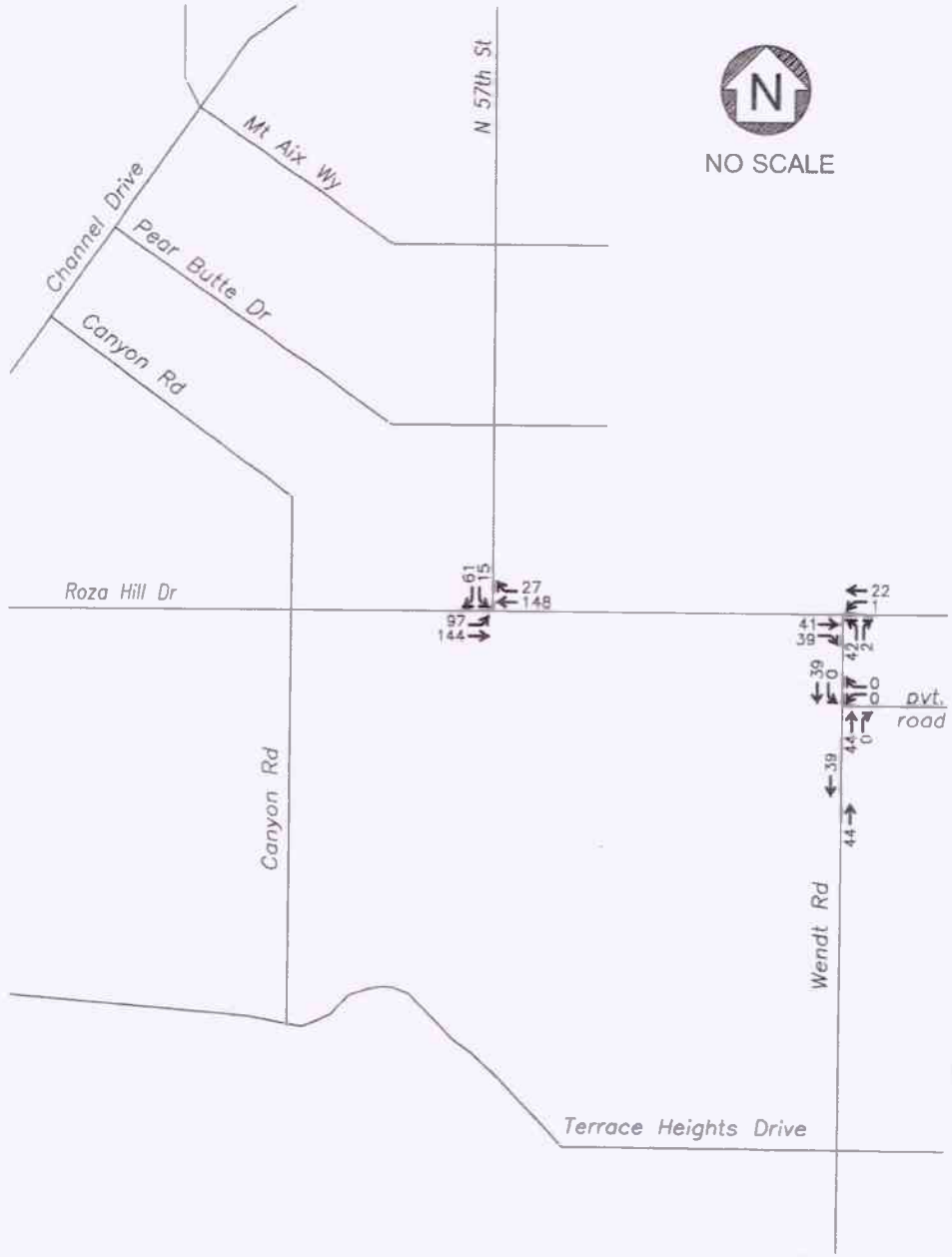
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AM PEAK HOUR



PM PEAK HOUR

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NOTES: The private road and Wendt Road intersection was counted to estimate the through traffic at the site's proposed access. The private road and Wendt Road intersection will not be analyzed.

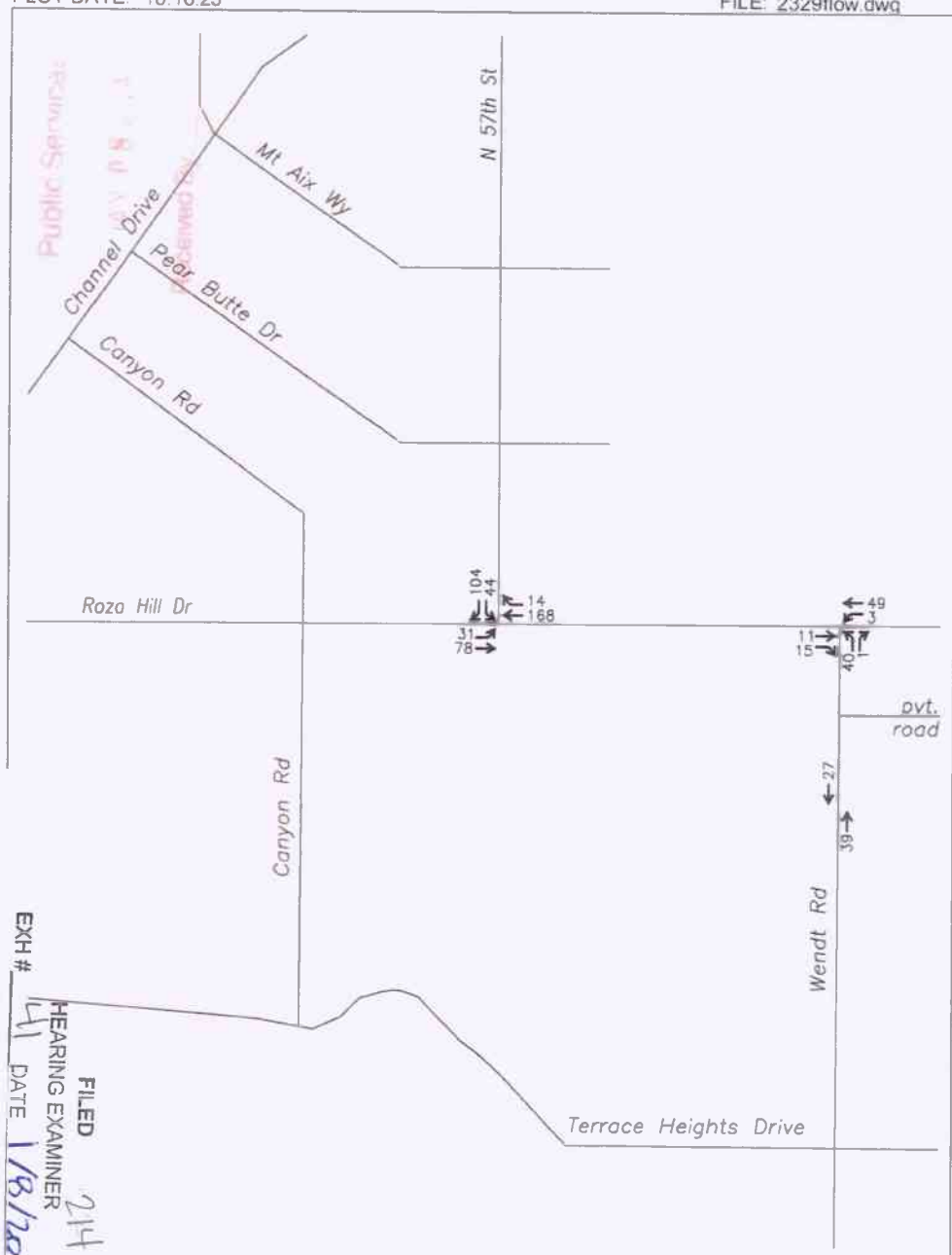
2023 EXISTING TRAFFIC
SANTIAGO ROZA HILL

FIGURE 1

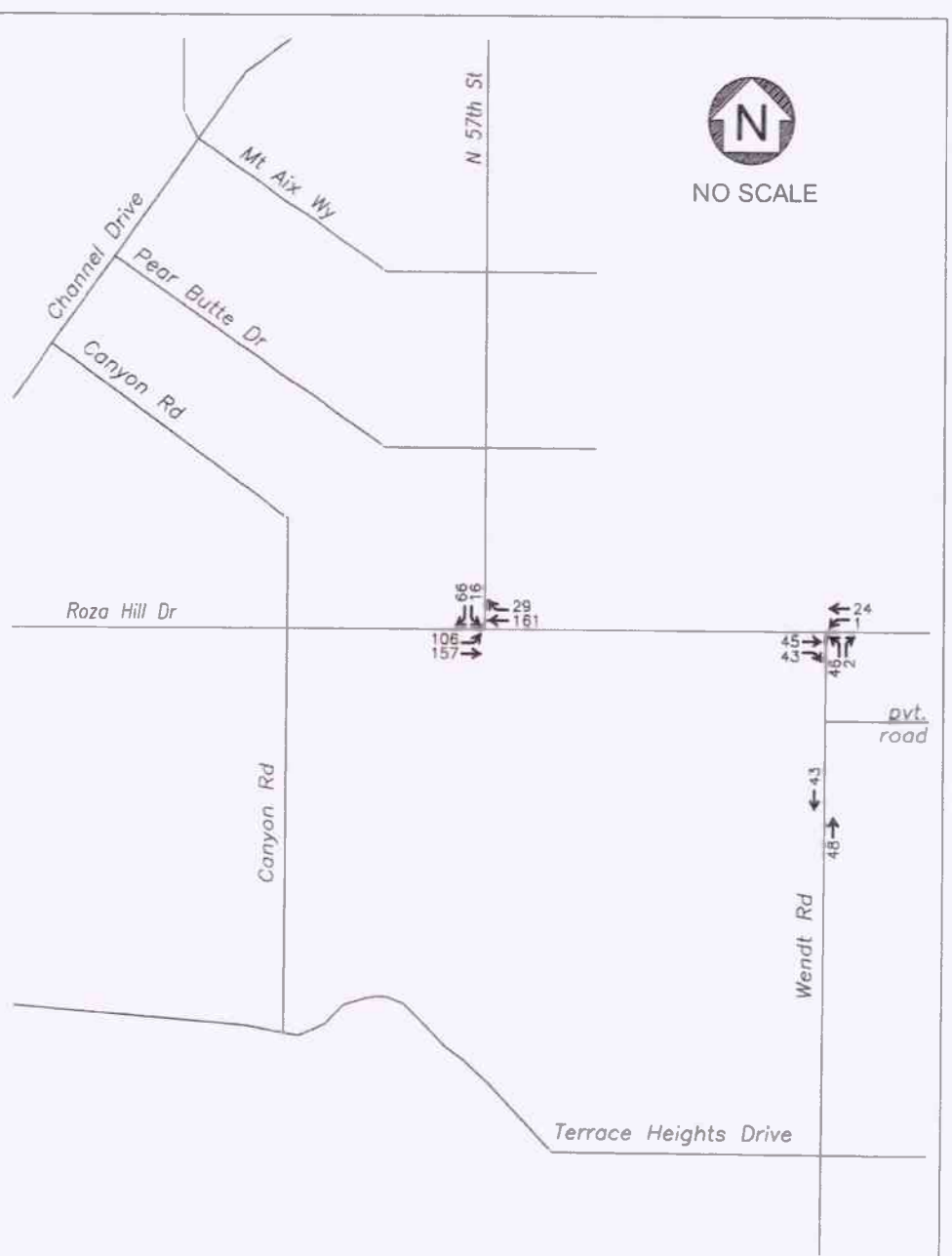
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AM PEAK HOUR



PM PEAK HOUR

N

NO SCALE

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NOTES: 2026 Background Traffic = 2023 Existing Traffic + growth (3%/yr for 3 years).

2026 BACKGROUND TRAFFIC
SANTIAGO ROZA HILL

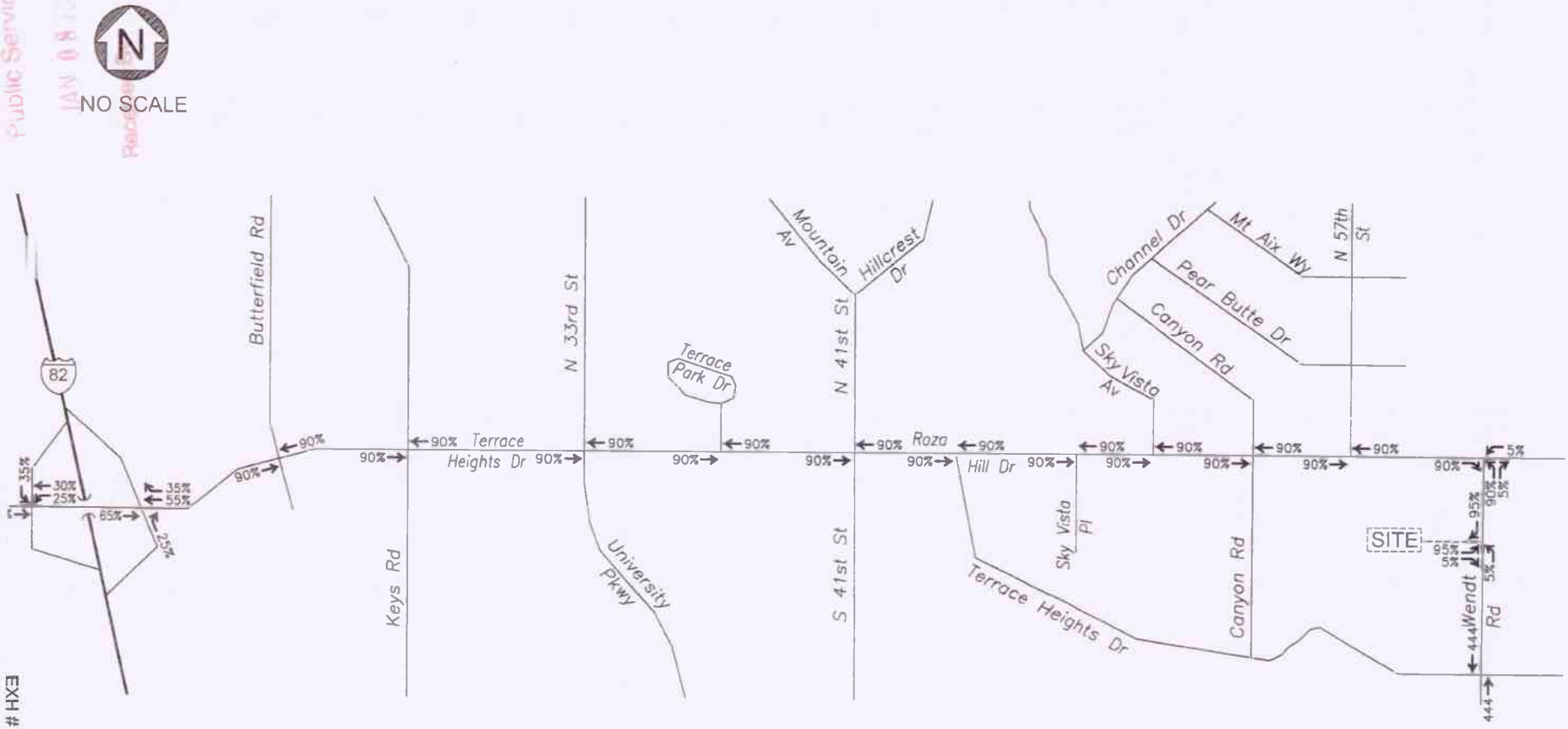
FIGURE 2

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CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

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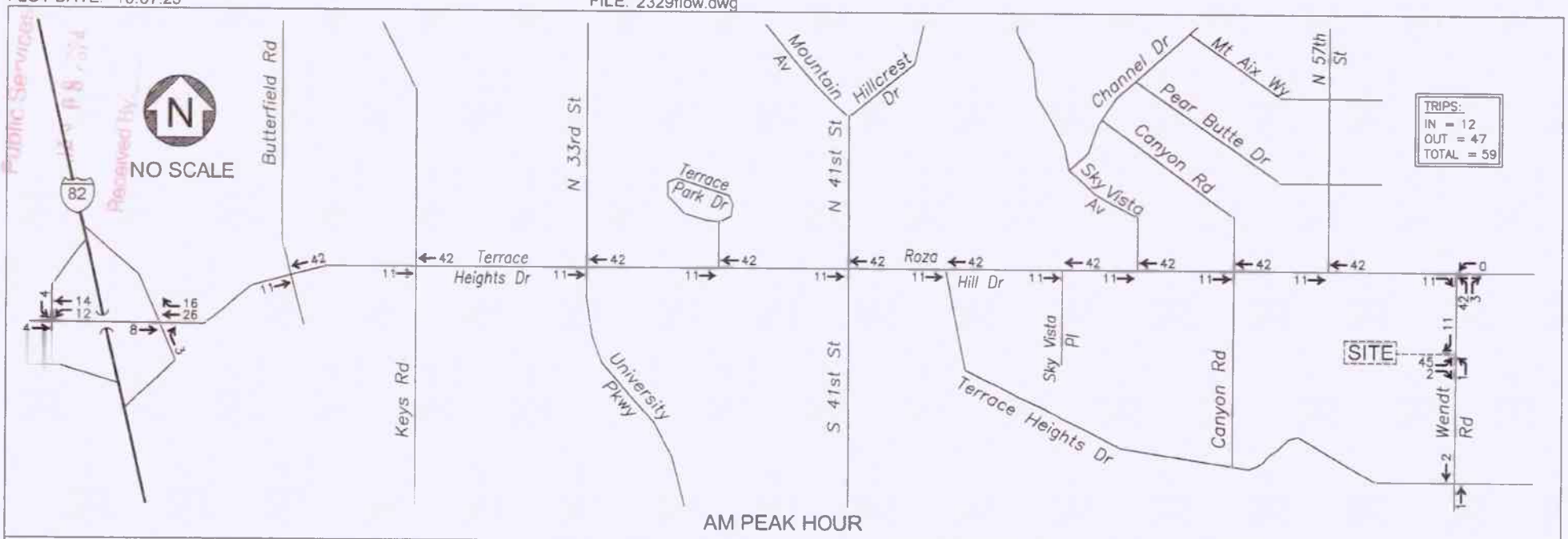
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NOTES: Trip distribution is based upon input from Yakima County staff.

TRIP DISTRIBUTION
AM PEAK HOUR & PM PEAK HOUR
SANTIAGO ROZA HILL

FIGURE 3

PLOT DATE: 10.07.23 FILE: 2329flow.dwg



AM PEAK HOUR



PM PEAK HOUR

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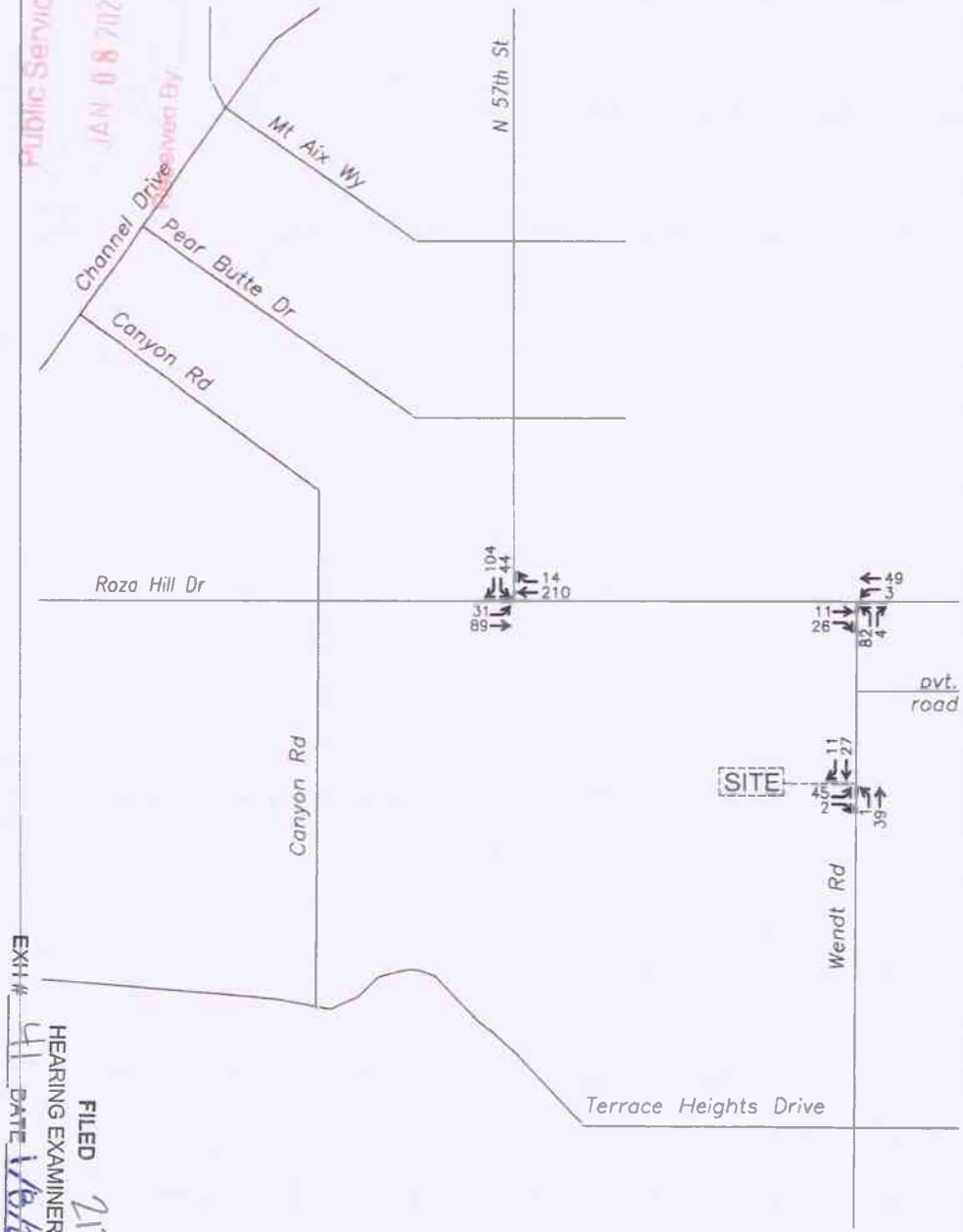
NOTES: The site's trip generation is based on Mobile Home Park (ITE 240) trip rates.

TRIP ASSIGNMENT
SANTIAGO ROZA HILL

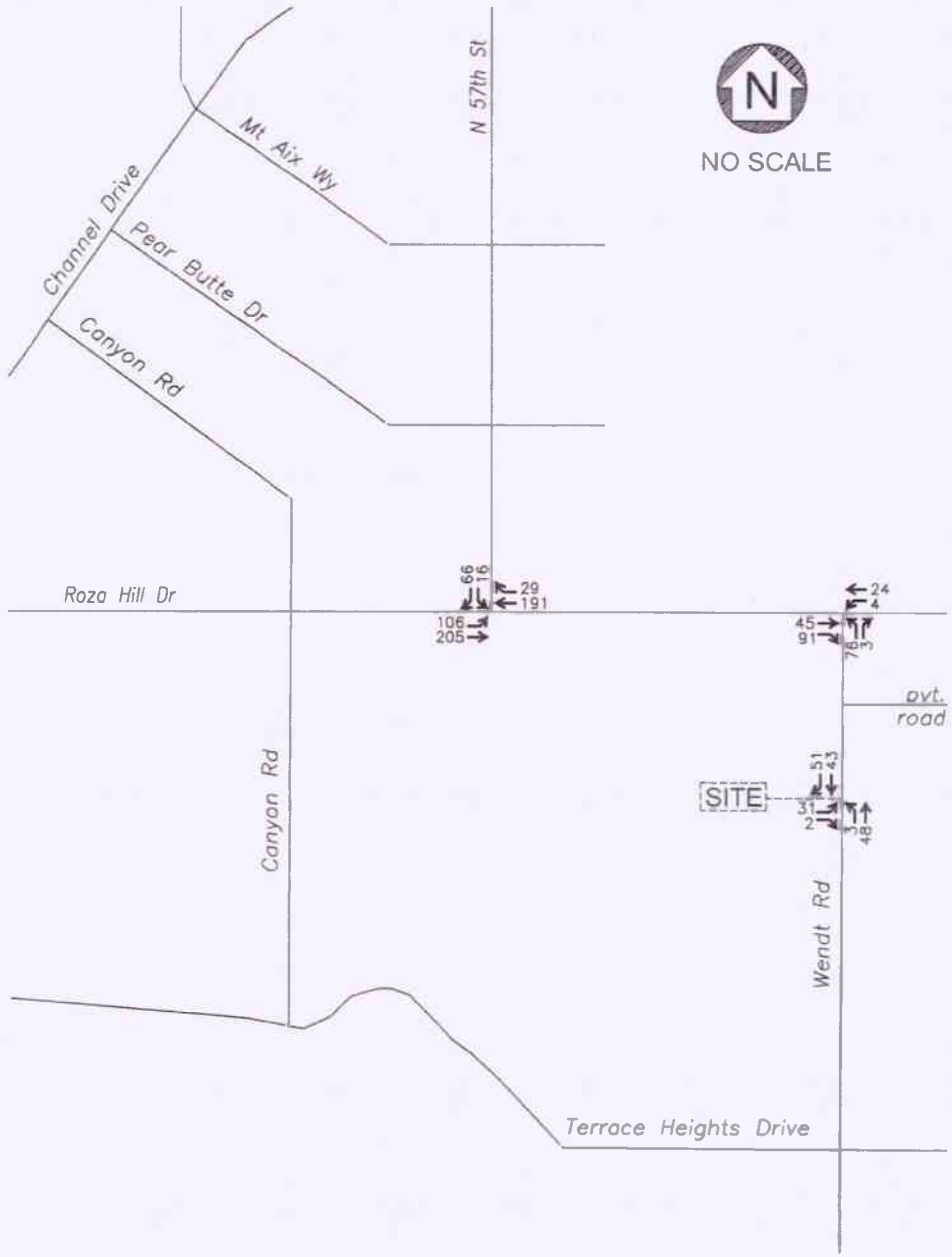
FIGURE 4

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AM PEAK HOUR



PM PEAK HOUR

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NOTES: 2026 Total Traffic = 2026 Background Traffic + Trip Assignment.

2026 TOTAL TRAFFIC
SANTIAGO ROZA HILL

FIGURE
5

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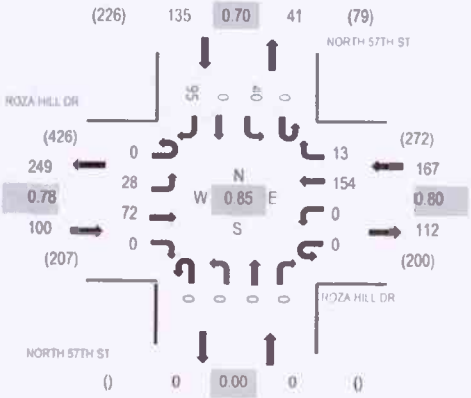
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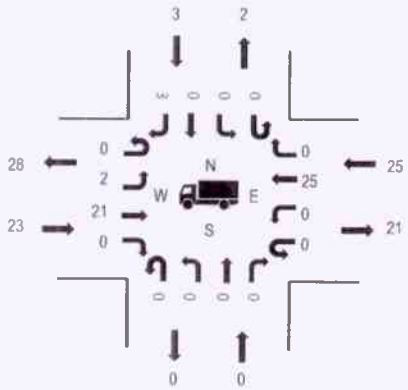
Location: 1 NORTH 57TH ST & ROZA HILL DR AM
Date: Wednesday, September 13, 2023
Peak Hour: 07:10 AM - 08:10 AM
Peak 15-Minutes: 07:35 AM - 07:50 AM

Peak Hour

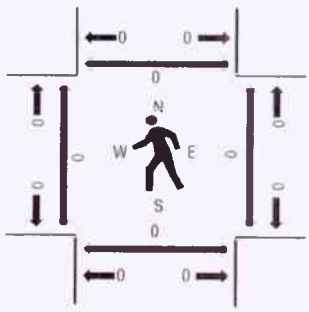
Motorized Vehicles



Heavy Vehicles



Pedestrians



Note: Total study counts contained in parentheses

	HV%	PHF
EB	23.0%	0.78
WB	15.0%	0.80
NB	0.0%	0.00
SB	2.2%	0.70
All	12.7%	0.85

Traffic Counts - Motorized Vehicles

Interval Start Time	ROZA HILL DR Eastbound				ROZA HILL DR Westbound				NORTH 57TH ST Northbound				NORTH 57TH ST Southbound					Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total	
7:00 AM	0	1	9	0	0	0	3	0	0	0	0	0	0	1	0	5	19	388
7:05 AM	0	1	8	0	0	0	8	0	0	0	0	0	0	1	0	6	24	399
7:10 AM	0	0	8	0	0	0	10	1	0	0	0	0	0	3	0	7	29	402
7:15 AM	0	0	7	0	0	0	12	0	0	0	0	0	0	6	0	7	32	389
7:20 AM	0	1	6	0	0	0	11	0	0	0	0	0	0	4	0	12	34	379
7:25 AM	0	2	7	0	0	0	16	0	0	0	0	0	0	5	0	5	35	378
7:30 AM	0	1	5	0	0	0	12	1	0	0	0	0	0	6	0	7	32	369
7:35 AM	0	7	4	0	0	0	19	0	0	0	0	0	0	5	0	11	46	36
7:40 AM	0	3	3	0	0	0	11	2	0	0	0	0	0	7	0	12	38	34
7:45 AM	0	2	3	0	0	0	19	1	0	0	0	0	0	1	0	8	34	33
7:50 AM	0	3	7	0	0	0	10	2	0	0	0	0	0	1	0	12	35	328
7:55 AM	0	4	12	0	0	0	9	3	0	0	0	0	0	1	0	1	30	325
8:00 AM	0	4	5	0	0	0	12	2	0	0	0	0	0	1	0	6	30	317
8:05 AM	0	1	5	0	0	0	13	1	0	0	0	0	0	0	0	7	27	
8:10 AM	0	0	8	0	0	0	2	0	0	0	0	0	0	2	0	4	16	
8:15 AM	0	1	5	0	0	0	8	0	0	0	0	0	0	0	0	8	22	
8:20 AM	0	4	7	0	0	0	16	0	0	0	0	0	0	0	0	6	33	
8:25 AM	0	3	6	0	0	0	9	2	0	0	0	0	0	1	0	5	26	
8:30 AM	0	2	3	0	0	0	10	1	0	0	0	0	0	1	0	7	24	
8:35 AM	0	7	4	0	0	0	10	1	0	0	0	0	0	0	0	10	32	
8:40 AM	0	2	6	0	0	0	9	0	0	0	0	0	0	3	0	8	28	
8:45 AM	0	3	7	0	0	0	8	1	0	0	0	0	0	1	0	5	25	
8:50 AM	0	4	5	0	0	0	11	1	0	0	0	0	0	1	0	10	32	
8:55 AM	0	4	7	0	0	0	5	0	0	0	0	0	0	2	0	4	22	
Count Total	0	60	147	0	0	0	253	19	0	0	0	0	0	53	0	173	705	
Peak Hour	0	28	72	0	0	0	154	13	0	0	0	0	0	40	0	95	402	

FILED 218
HEARING EXAMINER
EXH # 41 DATE 1/8/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Public Services
JAN 02 2024
Received By

Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles on Crosswalk

Interval Start Time	Heavy Vehicles EB	NB	WB	SB	Total	Interval Start Time	Bicycles on Roadway EB	NB	WB	SB	Total	Interval Start Time	Pedestrians/Bicycles on Crosswalk EB	NB	WB	SB	Total
7:00 AM	7	0	0	0	7	7:00 AM	0	0	0	0	0	7:00 AM	0	1	0	0	1
7:05 AM	4	0	0	0	4	7:05 AM	0	0	0	0	0	7:05 AM	0	0	0	0	0
7:10 AM	3	0	2	0	5	7:10 AM	0	0	0	0	0	7:10 AM	0	0	0	0	0
7:15 AM	1	0	2	1	4	7:15 AM	0	0	0	0	0	7:15 AM	0	0	0	0	0
7:20 AM	3	0	2	1	6	7:20 AM	0	0	0	0	0	7:20 AM	0	0	0	0	0
7:25 AM	1	0	3	0	4	7:25 AM	0	0	0	0	0	7:25 AM	0	0	0	0	0
7:30 AM	0	0	3	0	3	7:30 AM	0	0	0	0	0	7:30 AM	0	0	0	0	0
7:35 AM	2	0	4	0	6	7:35 AM	0	0	0	0	0	7:35 AM	0	0	0	0	0
7:40 AM	2	0	1	0	3	7:40 AM	0	0	0	0	0	7:40 AM	0	0	0	0	0
7:45 AM	3	0	1	0	4	7:45 AM	0	0	0	0	0	7:45 AM	0	0	0	0	0
7:50 AM	1	0	1	1	3	7:50 AM	0	0	0	0	0	7:50 AM	0	0	0	0	0
7:55 AM	5	0	1	0	6	7:55 AM	0	0	0	0	0	7:55 AM	0	0	0	0	0
8:00 AM	1	0	3	0	4	8:00 AM	0	0	0	0	0	8:00 AM	0	0	0	0	0
8:05 AM	1	0	2	0	3	8:05 AM	0	0	0	0	0	8:05 AM	0	0	0	0	0
8:10 AM	2	0	0	0	2	8:10 AM	0	0	0	0	0	8:10 AM	0	0	0	2	2
8:15 AM	3	0	2	1	6	8:15 AM	0	0	0	0	0	8:15 AM	0	0	0	1	1
8:20 AM	3	0	4	0	7	8:20 AM	0	0	0	0	0	8:20 AM	0	0	0	0	0
8:25 AM	3	0	2	1	6	8:25 AM	0	0	0	0	0	8:25 AM	0	0	0	0	0
8:30 AM	0	0	1	0	1	8:30 AM	0	0	0	0	0	8:30 AM	0	0	0	0	0
8:35 AM	0	0	2	1	3	8:35 AM	0	0	0	0	0	8:35 AM	0	0	0	0	0
8:40 AM	1	0	3	0	4	8:40 AM	0	0	0	0	0	8:40 AM	0	0	0	0	0
8:45 AM	2	0	2	0	4	8:45 AM	0	0	0	0	0	8:45 AM	0	0	0	0	0
8:50 AM	1	0	2	0	3	8:50 AM	0	0	0	0	0	8:50 AM	0	0	0	1	1
8:55 AM	3	0	0	0	3	8:55 AM	0	0	0	0	0	8:55 AM	0	0	0	1	1
Count Total	52	0	43	6	101	Count Total	0	0	0	0	0	Count Total	0	1	0	5	6
Peak Hour	23	0	25	3	51	Peak Hour	0	0	0	0	0	Peak Hour	0	0	0	0	0

FILED 219
HEARING EXAMINER
EXH # 41 DATE 1/8/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

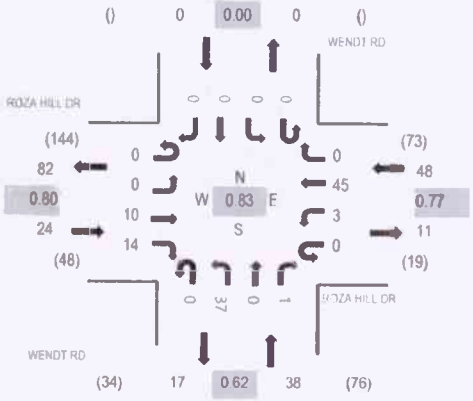
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 WENDT RD & ROZA HILL DR AM
Date: Wednesday, September 13, 2023
Peak Hour: 07:15 AM - 08:15 AM
Peak 15-Minutes: 07:50 AM - 08:05 AM

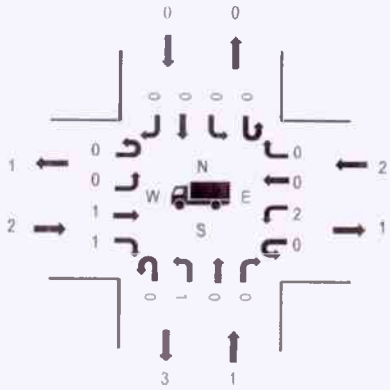
Public Services
Received By

Peak Hour

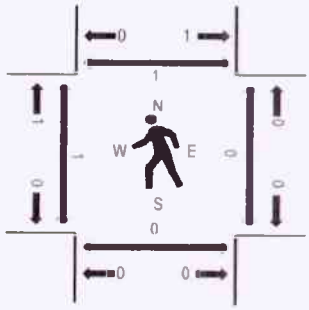
Motorized Vehicles



Heavy Vehicles



Pedestrians



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	8.3%	0.80
WB	4.2%	0.77
NB	2.6%	0.62
SB	0.0%	0.00
All	4.5%	0.83

Traffic Counts - Motorized Vehicles

Interval Start Time	ROZA HILL DR Eastbound				ROZA HILL DR Westbound				WENDT RD Northbound				WENDT RD Southbound				Total	Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		
7:00 AM	0	0	0	1	0	0	2	0	0	1	0	0	0	0	0	0	4	99
7:05 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	4	108
7:10 AM	0	0	0	0	0	0	2	0	0	3	0	0	0	0	0	0	5	108
7:15 AM	0	0	0	2	0	1	4	0	0	2	0	0	0	0	0	0	9	110
7:20 AM	0	0	1	1	0	0	5	0	0	4	0	0	0	0	0	0	11	104
7:25 AM	0	0	1	0	0	0	5	0	0	2	0	0	0	0	0	0	8	108
7:30 AM	0	0	0	2	0	0	1	0	0	4	0	0	0	0	0	0	7	107
7:35 AM	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	0	14	103
7:40 AM	0	0	0	0	0	0	4	0	0	6	0	0	0	0	0	0	10	93
7:45 AM	0	0	0	0	0	0	5	0	0	1	0	1	0	0	0	0	7	94
7:50 AM	0	0	3	1	0	0	0	0	0	6	0	0	0	0	0	0	10	94
7:55 AM	0	0	0	2	0	0	7	0	0	1	0	0	0	0	0	0	10	93
8:00 AM	0	0	1	3	0	1	5	0	0	3	0	0	0	0	0	0	13	98
8:05 AM	0	0	0	1	0	1	1	0	0	1	0	0	0	0	0	0	4	
8:10 AM	0	0	4	2	0	0	1	0	0	0	0	0	0	0	0	0	7	
8:15 AM	0	0	1	0	0	0	0	0	0	2	0	0	0	0	0	0	3	
8:20 AM	0	0	1	3	0	0	3	0	0	8	0	0	0	0	0	0	15	
8:25 AM	0	0	0	2	0	0	3	0	0	2	0	0	0	0	0	0	7	
8:30 AM	0	0	1	1	0	0	0	0	0	1	0	0	0	0	0	0	3	
8:35 AM	0	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	4	
8:40 AM	0	0	0	5	0	1	1	0	0	4	0	0	0	0	0	0	11	
8:45 AM	0	0	0	3	0	0	1	0	0	3	0	0	0	0	0	0	7	
8:50 AM	0	0	2	0	0	0	2	0	0	5	0	0	0	0	0	0	9	
8:55 AM	0	0	2	1	0	0	5	0	0	7	0	0	0	0	0	0	15	
Count Total	0	0	18	30	0	4	69	0	0	75	0	1	0	0	0	0	197	
Peak Hour	0	0	10	14	0	3	45	0	0	37	0	1	0	0	0	0	110	

FILED 220
HEARING EXAMINER
EXH # 41 DATE 1/8/2024

Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles on Crosswalk

Interval Start Time	Heavy Vehicles EB	NB	WB	SB	Total	Interval Start Time	Bicycles on Roadway EB	NB	WB	SB	Total	Interval Start Time	Pedestrians/Bicycles on Crosswalk EB	NB	WB	SB	Total
7:00 AM	1	0	0	0	1	7:00 AM	0	0	0	0	0	7:00 AM	0	0	0	0	0
7:05 AM	0	0	0	0	0	7:05 AM	0	0	0	0	0	7:05 AM	0	0	0	0	0
7:10 AM	0	0	0	0	0	7:10 AM	0	0	0	0	0	7:10 AM	0	0	0	0	0
7:15 AM	0	0	1	0	1	7:15 AM	0	0	0	0	0	7:15 AM	0	0	0	0	0
7:20 AM	0	0	0	0	0	7:20 AM	0	0	0	0	0	7:20 AM	0	0	0	0	0
7:25 AM	0	0	0	0	0	7:25 AM	0	0	0	0	0	7:25 AM	0	0	0	0	0
7:30 AM	0	0	0	0	0	7:30 AM	0	0	0	0	0	7:30 AM	0	0	0	0	0
7:35 AM	0	0	0	0	0	7:35 AM	0	0	0	0	0	7:35 AM	0	0	0	0	0
7:40 AM	0	1	0	0	1	7:40 AM	0	0	0	0	0	7:40 AM	0	0	0	0	0
7:45 AM	0	0	0	0	0	7:45 AM	0	0	0	0	0	7:45 AM	0	0	0	0	0
7:50 AM	1	0	0	0	1	7:50 AM	0	0	0	0	0	7:50 AM	1	0	0	1	2
7:55 AM	0	0	0	0	0	7:55 AM	0	0	0	0	0	7:55 AM	0	0	0	0	0
8:00 AM	1	0	0	0	1	8:00 AM	0	0	0	0	0	8:00 AM	0	0	0	0	0
8:05 AM	0	0	1	0	1	8:05 AM	0	0	0	0	0	8:05 AM	0	0	0	0	0
8:10 AM	0	0	0	0	0	8:10 AM	0	0	0	0	0	8:10 AM	0	0	0	0	0
8:15 AM	0	0	0	0	0	8:15 AM	0	0	0	0	0	8:15 AM	0	0	0	0	0
8:20 AM	1	1	0	0	2	8:20 AM	0	0	0	0	0	8:20 AM	0	0	0	0	0
8:25 AM	0	0	0	0	0	8:25 AM	0	0	0	0	0	8:25 AM	0	0	0	0	0
8:30 AM	0	1	0	0	1	8:30 AM	0	0	0	0	0	8:30 AM	0	0	0	0	0
8:35 AM	0	0	0	0	0	8:35 AM	0	0	0	0	0	8:35 AM	0	0	0	0	0
8:40 AM	1	0	0	0	1	8:40 AM	0	0	0	0	0	8:40 AM	0	0	0	0	0
8:45 AM	1	0	1	0	2	8:45 AM	0	0	0	0	0	8:45 AM	0	0	0	0	0
8:50 AM	0	1	0	0	1	8:50 AM	0	0	0	0	0	8:50 AM	0	0	0	0	0
8:55 AM	0	0	0	0	0	8:55 AM	0	0	0	0	0	8:55 AM	0	0	0	0	0
Count Total	6	4	3	0	13	Count Total	0	0	0	0	0	Count Total	1	0	0	1	2
Peak Hour	2	1	2	0	5	Peak Hour	0	0	0	0	0	Peak Hour	1	0	0	1	2

Public Services
Reserved for
FILED 221
HEARING EXAMINER
EXH # 41 DATE 1/8/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

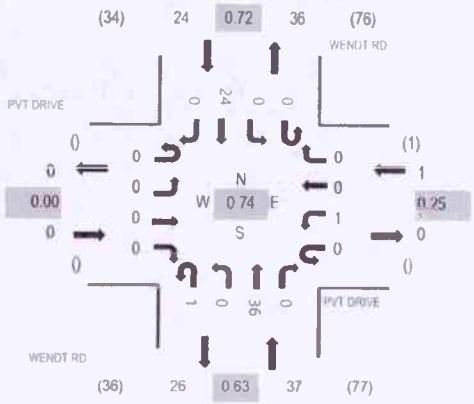
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 WENDT RD & PVT DRIVE AM
Date: Wednesday, September 13, 2023
Peak Hour: 08:00 AM - 09:00 AM
Peak 15-Minutes: 08:40 AM - 08:55 AM

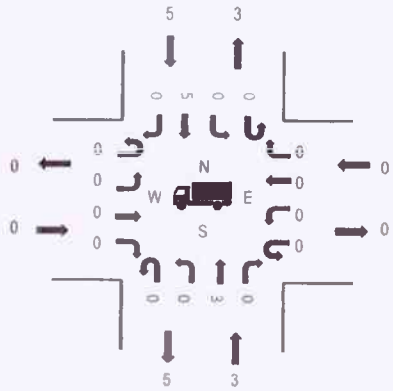
Public Services
JAN 08
Received By

Peak Hour

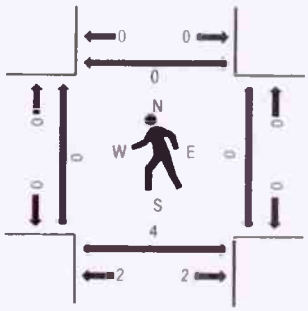
Motorized Vehicles



Heavy Vehicles



Pedestrians



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	0.0%	0.00
WB	0.0%	0.25
NB	8.1%	0.63
SB	20.8%	0.72
All	12.9%	0.74

Traffic Counts - Motorized Vehicles

Interval Start Time	PVT DRIVE Eastbound				PVT DRIVE Westbound				WENDT RD Northbound				WENDT RD Southbound					Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total	
7:00 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	2	50
7:05 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2	56
7:10 AM	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	3	56
7:15 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	3	0	5	55
7:20 AM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	1	0	5	52
7:25 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2	57
7:30 AM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	2	0	6	60
7:35 AM	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	7	56
7:40 AM	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	6	50
7:45 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2	54
7:50 AM	0	0	0	0	0	0	0	0	0	0	6	0	0	0	1	0	7	58
7:55 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2	0	3	56
8:00 AM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4	0	8	62
8:05 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	
8:10 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2	
8:15 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2	
8:20 AM	0	0	0	0	0	0	0	0	0	0	8	0	0	0	2	0	10	
8:25 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	3	0	5	
8:30 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	2	
8:35 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
8:40 AM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	6	0	10	
8:45 AM	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	0	6	
8:50 AM	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	5	
8:55 AM	0	0	0	0	0	0	0	0	1	0	7	0	0	0	1	0	9	
Count Total	0	0	0	0	0	1	0	0	1	0	76	0	0	0	34	0	112	
Peak Hour	0	0	0	0	0	1	0	0	1	0	36	0	0	0	24	0	62	

FILED 222
HEARING EXAMINER
EXH # 41 DATE 1/8/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles on Crosswalk

Public Services
JAN 08 2024
Received By

Interval Start Time	Heavy Vehicles EB	NB	WB	SB	Total	Interval Start Time	Bicycles on Roadway EB	NB	WB	SB	Total	Interval Start Time	Pedestrians/Bicycles on Crosswalk EB	NB	WB	SB	Total
7:00 AM	0	0	0	1	1	7:00 AM	0	0	0	0	0	7:00 AM	0	0	0	0	0
7:05 AM	0	0	0	0	0	7:05 AM	0	0	0	0	0	7:05 AM	0	0	0	0	0
7:10 AM	0	0	0	0	0	7:10 AM	0	0	0	0	0	7:10 AM	0	0	0	0	0
7:15 AM	0	0	0	1	1	7:15 AM	0	0	0	0	0	7:15 AM	0	0	0	0	0
7:20 AM	0	0	0	0	0	7:20 AM	0	0	0	0	0	7:20 AM	0	0	0	0	0
7:25 AM	0	0	0	0	0	7:25 AM	0	0	0	0	0	7:25 AM	0	0	0	0	0
7:30 AM	0	0	0	0	0	7:30 AM	0	0	0	0	0	7:30 AM	0	0	0	0	0
7:35 AM	0	0	0	0	0	7:35 AM	0	0	0	0	0	7:35 AM	0	0	0	0	0
7:40 AM	0	1	0	0	1	7:40 AM	0	0	0	0	0	7:40 AM	0	0	0	0	0
7:45 AM	0	0	0	0	0	7:45 AM	0	0	0	0	0	7:45 AM	0	0	0	0	0
7:50 AM	0	0	0	0	0	7:50 AM	0	0	0	0	0	7:50 AM	0	0	0	0	0
7:55 AM	0	0	0	0	0	7:55 AM	0	0	0	0	0	7:55 AM	0	0	0	0	0
8:00 AM	0	0	0	1	1	8:00 AM	0	0	0	0	0	8:00 AM	0	0	0	0	0
8:05 AM	0	0	0	1	1	8:05 AM	0	0	0	0	0	8:05 AM	0	0	0	0	0
8:10 AM	0	0	0	0	0	8:10 AM	0	0	0	0	0	8:10 AM	0	0	0	0	0
8:15 AM	0	0	0	0	0	8:15 AM	0	0	0	0	0	8:15 AM	0	0	0	0	0
8:20 AM	0	1	0	1	2	8:20 AM	0	0	0	0	0	8:20 AM	0	2	0	0	2
8:25 AM	0	0	0	0	0	8:25 AM	0	0	0	0	0	8:25 AM	0	0	0	0	0
8:30 AM	0	1	0	0	1	8:30 AM	0	0	0	0	0	8:30 AM	0	0	0	0	0
8:35 AM	0	0	0	0	0	8:35 AM	0	0	0	0	0	8:35 AM	0	2	0	0	2
8:40 AM	0	0	0	1	1	8:40 AM	0	0	0	0	0	8:40 AM	0	0	0	0	0
8:45 AM	0	0	0	1	1	8:45 AM	0	0	0	0	0	8:45 AM	0	0	0	0	0
8:50 AM	0	1	0	0	1	8:50 AM	0	0	0	0	0	8:50 AM	0	0	0	0	0
8:55 AM	0	0	0	0	0	8:55 AM	0	0	0	0	0	8:55 AM	0	0	0	0	0
Count Total	0	4	0	7	11	Count Total	0	0	0	0	0	Count Total	0	4	0	0	4
Peak Hour	0	3	0	5	8	Peak Hour	0	0	0	0	0	Peak Hour	0	4	0	0	4

FILED 223
HEARING EXAMINER
EXH # 41 DATE 1/8/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

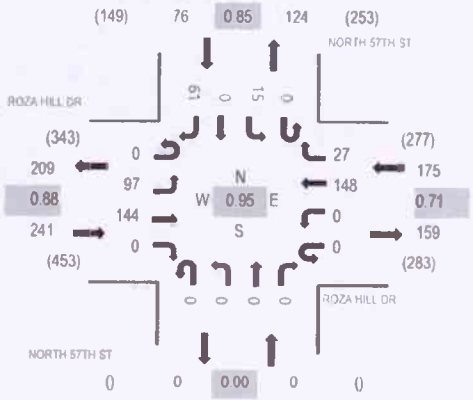
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 NORTH 57TH ST & ROZA HILL DR PM
Date: Wednesday, September 13, 2023
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:05 PM - 04:20 PM

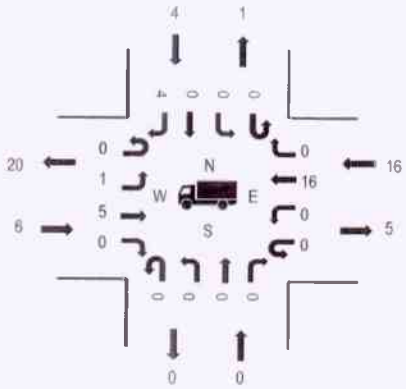
Public Services
Received By

Peak Hour

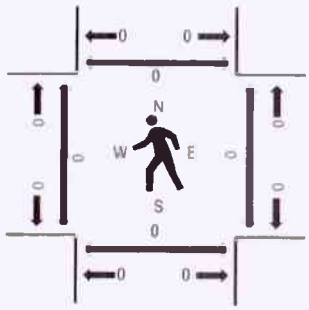
Motorized Vehicles



Heavy Vehicles



Pedestrians



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	2.5%	0.88
WB	9.1%	0.71
NB	0.0%	0.00
SB	5.3%	0.85
All	5.3%	0.95

Traffic Counts - Motorized Vehicles

Interval Start Time	ROZA HILL DR Eastbound				ROZA HILL DR Westbound				NORTH 57TH ST Northbound				NORTH 57TH ST Southbound					Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total	
4:00 PM	0	8	11	0	0	0	8	3	0	0	0	0	0	1	0	8	39	492
4:05 PM	0	7	8	0	0	0	18	4	0	0	0	0	0	0	0	6	43	486
4:10 PM	0	6	14	0	0	0	12	2	0	0	0	0	0	0	0	7	41	469
4:15 PM	0	1	16	0	0	0	25	1	0	0	0	0	0	1	0	2	46	459
4:20 PM	0	15	10	0	0	0	9	2	0	0	0	0	0	1	0	6	43	454
4:25 PM	0	9	12	0	0	0	10	1	0	0	0	0	0	5	0	4	41	460
4:30 PM	0	11	8	0	0	0	12	2	0	0	0	0	0	2	0	6	41	452
4:35 PM	0	11	18	0	0	0	8	1	0	0	0	0	0	1	0	5	44	441
4:40 PM	0	4	16	0	0	0	12	6	0	0	0	0	0	1	0	4	43	428
4:45 PM	0	6	11	0	0	0	15	2	0	0	0	0	0	0	0	7	41	417
4:50 PM	0	12	7	0	0	0	11	3	0	0	0	0	0	2	0	3	38	408
4:55 PM	0	7	13	0	0	0	8	0	0	0	0	0	0	1	0	3	32	400
5:00 PM	0	4	11	0	0	0	10	3	0	0	0	0	0	1	0	4	33	387
5:05 PM	0	7	3	0	0	0	6	2	0	0	0	0	0	4	0	4	26	
5:10 PM	0	9	12	0	0	0	2	1	0	0	0	0	0	1	0	6	31	
5:15 PM	0	16	10	0	0	0	9	2	0	0	0	0	0	2	0	2	41	
5:20 PM	0	10	13	0	0	0	13	3	0	0	0	0	0	6	0	4	49	
5:25 PM	0	12	8	0	0	0	9	0	0	0	0	0	0	2	0	2	33	
5:30 PM	0	11	10	0	0	0	6	2	0	0	0	0	0	0	0	1	30	
5:35 PM	0	12	6	0	0	0	8	0	0	0	0	0	0	0	0	5	31	
5:40 PM	0	10	5	0	0	0	5	2	0	0	0	0	0	4	0	6	32	
5:45 PM	0	9	10	0	0	0	7	2	0	0	0	0	0	0	0	4	32	
5:50 PM	0	4	10	0	0	0	5	0	0	0	0	0	0	2	0	9	30	
5:55 PM	0	7	3	0	0	0	4	1	0	0	0	0	0	1	0	3	19	
Count Total	0	208	245	0	0	0	232	45	0	0	0	0	0	38	0	111	879	
Peak Hour	0	97	144	0	0	0	148	27	0	0	0	0	0	15	0	61	492	

FILED 224
HEARING EXAMINER
EXH # 41 DATE 1/8/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles on Crosswalk

Public Services

Interval Start Time	Heavy Vehicles EB	NB	WB	SB	Total	Interval Start Time	Bicycles on Roadway EB	NB	WB	SB	Total	Interval Start Time	Pedestrians/Bicycles on Crosswalk EB	NB	WB	SB	Total
4:00 PM	1	0	2	0	3	4:00 PM	0	0	0	0	0	4:00 PM	0	0	0	0	0
4:05 PM	0	0	3	0	3	4:05 PM	0	0	0	0	0	4:05 PM	0	0	0	0	0
4:10 PM	0	0	2	1	3	4:10 PM	0	0	0	0	0	4:10 PM	0	0	0	0	0
4:15 PM	1	0	4	0	5	4:15 PM	0	0	0	0	0	4:15 PM	0	0	0	0	0
4:20 PM	2	0	1	1	4	4:20 PM	0	0	0	0	0	4:20 PM	0	0	0	0	0
4:25 PM	0	0	1	0	1	4:25 PM	0	0	0	0	0	4:25 PM	0	0	0	0	0
4:30 PM	1	0	0	1	2	4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0
4:35 PM	1	0	1	0	2	4:35 PM	0	0	0	0	0	4:35 PM	0	0	0	0	0
4:40 PM	0	0	2	0	2	4:40 PM	0	0	0	0	0	4:40 PM	0	0	0	0	0
4:45 PM	0	0	0	1	1	4:45 PM	0	0	0	0	0	4:45 PM	0	0	0	0	0
4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	1	1	4:50 PM	0	0	0	0	0
4:55 PM	0	0	0	0	0	4:55 PM	0	0	0	0	0	4:55 PM	0	0	0	0	0
5:00 PM	1	0	0	0	1	5:00 PM	0	0	0	0	0	5:00 PM	0	0	0	0	0
5:05 PM	0	0	0	0	0	5:05 PM	0	0	0	0	0	5:05 PM	0	0	0	0	0
5:10 PM	0	0	0	0	0	5:10 PM	0	0	0	0	0	5:10 PM	0	0	0	0	0
5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0
5:20 PM	0	0	0	0	0	5:20 PM	0	0	0	0	0	5:20 PM	0	0	0	0	0
5:25 PM	0	0	0	0	0	5:25 PM	0	0	1	0	1	5:25 PM	0	0	0	0	0
5:30 PM	0	0	1	0	1	5:30 PM	0	0	0	0	0	5:30 PM	0	0	0	0	0
5:35 PM	1	0	0	0	1	5:35 PM	0	0	0	0	0	5:35 PM	0	0	0	0	0
5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	1	1	5:40 PM	0	0	0	0	0
5:45 PM	0	0	0	0	0	5:45 PM	0	0	0	0	0	5:45 PM	0	0	0	0	0
5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0
5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0
Count Total	8	0	17	4	29	Count Total	0	0	1	2	3	Count Total	0	0	0	0	0
Peak Hour	6	0	16	4	26	Peak Hour	0	0	0	1	1	Peak Hour	0	0	0	0	0

FILED 225
HEARING EXAMINER
EXH # 41 DATE 1/8/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

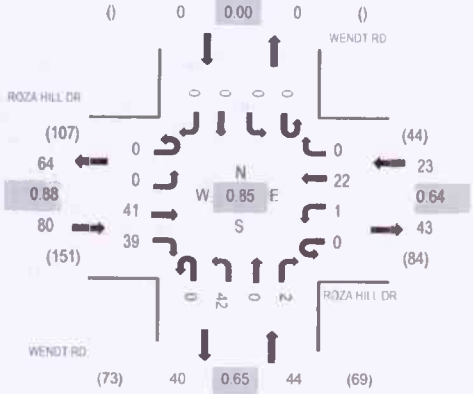
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 2 WENDT RD & ROZA HILL DR PM
Date: Wednesday, September 13, 2023
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:00 PM - 04:15 PM

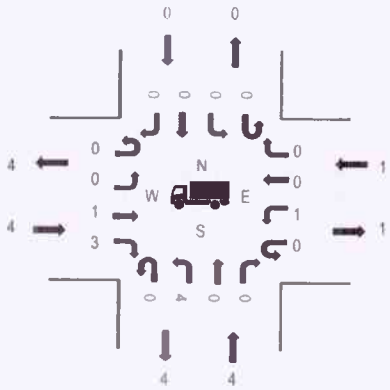
Public Services
JAN 08
Received By

Peak Hour

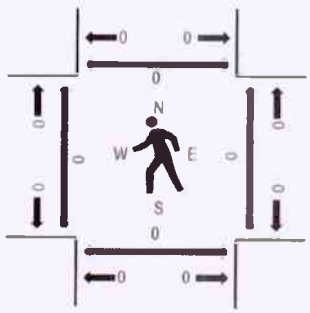
Motorized Vehicles



Heavy Vehicles



Pedestrians



Note: Total study counts contained in parentheses.

	HV%	PHF
EB	5.0%	0.88
WB	4.3%	0.64
NB	9.1%	0.65
SB	0.0%	0.00
All	6.1%	0.85

Traffic Counts - Motorized Vehicles

Interval Start Time	ROZA HILL DR Eastbound				ROZA HILL DR Westbound				WENDT RD Northbound				WENDT RD Southbound					Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total	
4:00 PM															0	0	12	147
4:05 PM	0	0	1	1	0	0	1	0	0	5	0	1	0	0	0	0	9	146
4:10 PM	0	0	7	4	0	0	6	0	0	5	0	0	0	0	0	0	22	143
4:15 PM	0	0	4	1	0	0	0	0	0	4	0	0	0	0	0	0	9	130
4:20 PM	0	0	3	2	0	0	0	0	0	5	0	0	0	0	0	0	10	131
4:25 PM	0	0	2	6	0	0	4	0	0	6	0	0	0	0	0	0	18	133
4:30 PM	0	0	2	1	0	0	2	0	0	1	0	0	0	0	0	0	6	126
4:35 PM	0	0	5	5	0	0	1	0	0	1	0	1	0	0	0	0	13	136
4:40 PM	0	0	3	6	0	0	2	0	0	2	0	0	0	0	0	0	13	131
4:45 PM	0	0	5	2	0	1	1	0	0	5	0	0	0	0	0	0	14	127
4:50 PM	0	0	4	3	0	0	2	0	0	1	0	0	0	0	0	0	10	118
4:55 PM	0	0	2	7	0	0	1	0	0	1	0	0	0	0	0	0	11	119
5:00 PM	0	0	3	5	0	0	1	0	0	2	0	0	0	0	0	0	11	117
5:05 PM	0	0	2	1	0	0	0	0	0	3	0	0	0	0	0	0	6	
5:10 PM	0	0	4	3	0	0	1	0	0	1	0	0	0	0	0	0	9	
5:15 PM	0	0	3	3	0	0	2	0	0	2	0	0	0	0	0	0	10	
5:20 PM	0	0	6	4	0	0	1	0	0	1	0	0	0	0	0	0	12	
5:25 PM	0	0	3	4	0	0	2	0	0	2	0	0	0	0	0	0	11	
5:30 PM	0	0	4	4	0	0	5	0	0	3	0	0	0	0	0	0	16	
5:35 PM	0	0	3	0	0	0	3	0	0	1	0	1	0	0	0	0	8	
5:40 PM	0	0	2	1	0	0	2	0	0	4	0	0	0	0	0	0	9	
5:45 PM	0	0	2	3	0	0	0	0	0	0	0	0	0	0	0	0	5	
5:50 PM	0	0	5	2	0	0	2	0	0	2	0	0	0	0	0	0	11	
5:55 PM	0	0	1	3	0	0	2	0	0	1	0	2	0	0	0	0	9	
Count Total	0	0	79	72	0	1	43	0	0	64	0	5	0	0	0	0	264	
Peak Hour	0	0	41	39	0	1	22	0	0	42	0	2	0	0	0	0	147	

FILED 220
HEARING EXAMINER
EXH # 41 DATE 1/8/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles on Crosswalk

Public Services
JAN 8 2024
Received

Interval Start Time	Heavy Vehicles EB	NB	WB	SB	Total	Interval Start Time	Bicycles on Roadway EB	NB	WB	SB	Total	Interval Start Time	Pedestrians/Bicycles on Crosswalk EB	NB	WB	SB	Total
4:00 PM	1	1	0	0	2	4:00 PM	0	0	0	0	0	4:00 PM	0	0	0	0	0
4:05 PM	0	0	0	0	0	4:05 PM	0	0	0	0	0	4:05 PM	0	0	0	0	0
4:10 PM	1	1	0	0	2	4:10 PM	0	0	0	0	0	4:10 PM	0	0	0	0	0
4:15 PM	0	1	0	0	1	4:15 PM	0	0	0	0	0	4:15 PM	0	0	0	0	0
4:20 PM	0	0	0	0	0	4:20 PM	0	0	0	0	0	4:20 PM	0	0	0	0	0
4:25 PM	0	0	0	0	0	4:25 PM	0	0	0	0	0	4:25 PM	0	0	0	0	0
4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0
4:35 PM	0	0	0	0	0	4:35 PM	0	0	0	0	0	4:35 PM	0	0	0	0	0
4:40 PM	2	1	0	0	3	4:40 PM	0	0	0	0	0	4:40 PM	0	0	0	0	0
4:45 PM	0	0	1	0	1	4:45 PM	0	0	0	0	0	4:45 PM	0	0	0	0	0
4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	0	0
4:55 PM	0	0	0	0	0	4:55 PM	0	0	0	0	0	4:55 PM	0	0	0	0	0
5:00 PM	1	0	0	0	1	5:00 PM	0	0	0	0	0	5:00 PM	0	0	0	0	0
5:05 PM	0	0	0	0	0	5:05 PM	0	0	0	0	0	5:05 PM	0	0	0	0	0
5:10 PM	0	0	0	0	0	5:10 PM	0	0	0	0	0	5:10 PM	0	0	0	0	0
5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0
5:20 PM	0	0	0	0	0	5:20 PM	0	0	0	0	0	5:20 PM	0	0	0	0	0
5:25 PM	0	0	0	0	0	5:25 PM	0	0	0	0	0	5:25 PM	0	0	0	0	0
5:30 PM	0	1	0	0	1	5:30 PM	0	0	0	0	0	5:30 PM	0	0	0	0	0
5:35 PM	0	0	0	0	0	5:35 PM	0	0	0	0	0	5:35 PM	0	0	0	0	0
5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0
5:45 PM	0	0	0	0	0	5:45 PM	0	0	0	0	0	5:45 PM	0	0	0	0	0
5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0
5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0
Count Total	5	5	1	0	11	Count Total	0	0	0	0	0	Count Total	0	0	0	0	0
Peak Hour	4	4	1	0	9	Peak Hour	0	0	0	0	0	Peak Hour	0	0	0	0	0

FILED 227
HEARING EXAMINER
EXH # 41 DATE 1/8/2024
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

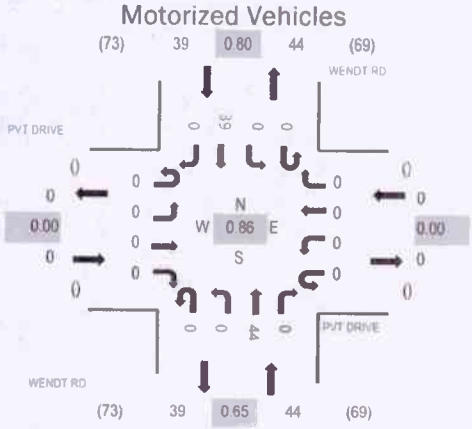
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 3 WENDT RD & PVT DRIVE PM
Date: Wednesday, September 13, 2023
Peak Hour: 04:00 PM - 05:00 PM
Peak 15-Minutes: 04:15 PM - 04:30 PM

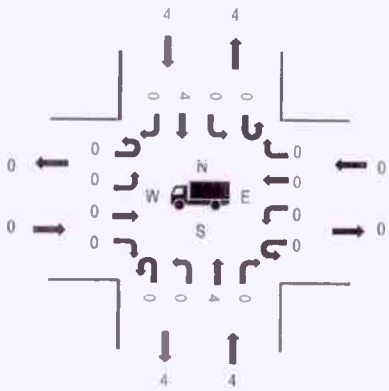
Public Services
JAN 08 2024
Received By:

Peak Hour

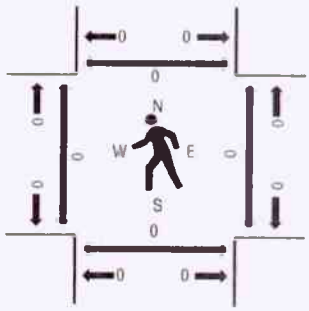
Motorized Vehicles



Heavy Vehicles



Pedestrians



Note: Total study counts contained in parentheses

	HV%	PHF
EB	0.0%	0.00
WB	0.0%	0.00
NB	9.1%	0.65
SB	10.3%	0.80
All	9.6%	0.86

Traffic Counts - Motorized Vehicles

Interval Start Time	PVT DRIVE Eastbound				PVT DRIVE Westbound				WENDT RD Northbound				WENDT RD Southbound				Total	Rolling Hour
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right		
4:00 PM	0	0	0	0	0	0	0	0	0	0	7	0	0	0	1	0	8	83
4:05 PM	0	0	0	0	0	0	0	0	0	0	5	0	0	0	1	0	6	83
4:10 PM	0	0	0	0	0	0	0	0	0	0	5	0	0	0	4	0	9	81
4:15 PM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	1	0	5	76
4:20 PM	0	0	0	0	0	0	0	0	0	0	5	0	0	0	2	0	7	76
4:25 PM	0	0	0	0	0	0	0	0	0	0	6	0	0	0	6	0	12	74
4:30 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	2	68
4:35 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	4	0	6	73
4:40 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	7	0	9	69
4:45 PM	0	0	0	0	0	0	0	0	0	0	5	0	0	0	3	0	8	65
4:50 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3	0	4	60
4:55 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	6	0	7	60
5:00 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	6	0	8	59
5:05 PM	0	0	0	0	0	0	0	0	0	0	3	0	0	0	1	0	4	
5:10 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3	0	4	
5:15 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	3	0	5	
5:20 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	4	0	5	
5:25 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	4	0	6	
5:30 PM	0	0	0	0	0	0	0	0	0	0	3	0	0	0	4	0	7	
5:35 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2	
5:40 PM	0	0	0	0	0	0	0	0	0	0	4	0	0	0	1	0	5	
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	
5:50 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0	4	
5:55 PM	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	0	6	
Count Total	0	0	0	0	0	0	0	0	0	0	69	0	0	0	73	0	142	
Peak Hour	0	0	0	0	0	0	0	0	0	0	44	0	0	0	39	0	83	

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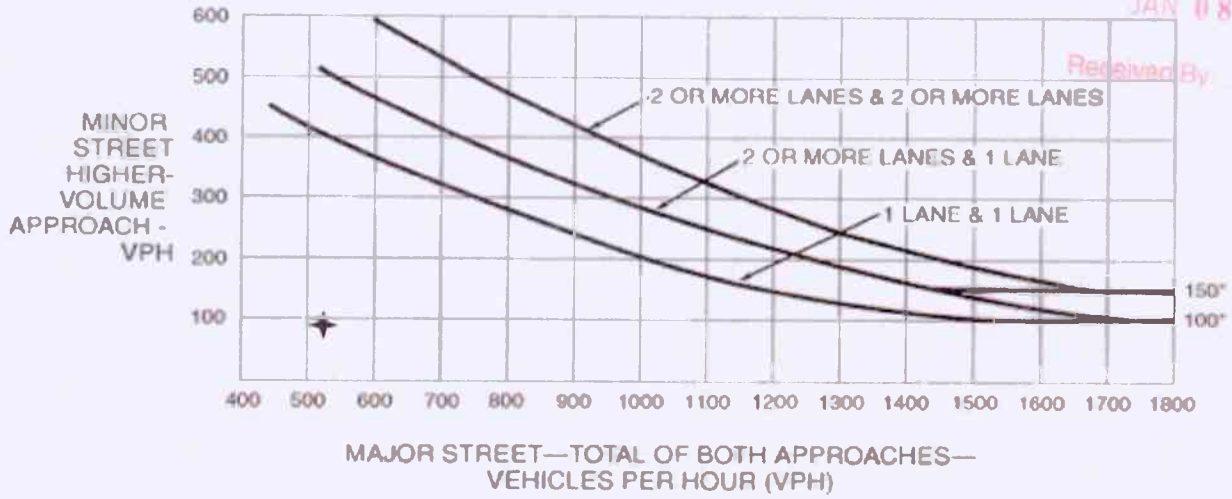
Traffic Counts - Heavy Vehicles, Bicycles on Road, and Pedestrians/Bicycles on Crosswalk

Interval Start Time	Heavy Vehicles EB	NB	WB	SB	Total	Interval Start Time	Bicycles on Roadway EB	NB	WB	SB	Total	Interval Start Time	Pedestrians/Bicycles on Crosswalk EB	NB	WB	SB	Total
4:00 PM	0	1	0	0	1	4:00 PM	0	0	0	0	0	4:00 PM	0	0	0	0	0
4:05 PM	0	0	0	0	0	4:05 PM	0	0	0	0	0	4:05 PM	0	0	0	0	0
4:10 PM	0	1	0	1	2	4:10 PM	0	0	0	0	0	4:10 PM	0	0	0	0	0
4:15 PM	0	1	0	0	1	4:15 PM	0	0	0	0	0	4:15 PM	0	0	0	0	0
4:20 PM	0	0	0	0	0	4:20 PM	0	0	0	0	0	4:20 PM	0	0	0	0	0
4:25 PM	0	0	0	0	0	4:25 PM	0	0	0	0	0	4:25 PM	0	0	0	0	0
4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0	4:30 PM	0	0	0	0	0
4:35 PM	0	0	0	0	0	4:35 PM	0	0	0	0	0	4:35 PM	0	0	0	0	0
4:40 PM	0	1	0	2	3	4:40 PM	0	0	0	0	0	4:40 PM	0	0	0	0	0
4:45 PM	0	0	0	1	1	4:45 PM	0	0	0	0	0	4:45 PM	0	0	0	0	0
4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	0	0	4:50 PM	0	0	0	0	0
4:55 PM	0	0	0	0	0	4:55 PM	0	0	0	0	0	4:55 PM	0	0	0	0	0
5:00 PM	0	0	0	1	1	5:00 PM	0	0	0	0	0	5:00 PM	0	0	0	0	0
5:05 PM	0	0	0	0	0	5:05 PM	0	0	0	0	0	5:05 PM	0	0	0	0	0
5:10 PM	0	0	0	0	0	5:10 PM	0	0	0	0	0	5:10 PM	0	2	0	0	2
5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0	5:15 PM	0	0	0	0	0
5:20 PM	0	0	0	0	0	5:20 PM	0	0	0	0	0	5:20 PM	0	0	0	0	0
5:25 PM	0	0	0	0	0	5:25 PM	0	0	0	0	0	5:25 PM	0	0	0	0	0
5:30 PM	0	1	0	0	1	5:30 PM	0	0	0	0	0	5:30 PM	0	0	0	0	0
5:35 PM	0	0	0	0	0	5:35 PM	0	0	0	0	0	5:35 PM	0	0	0	0	0
5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0	5:40 PM	0	0	0	0	0
5:45 PM	0	0	0	0	0	5:45 PM	0	0	0	0	0	5:45 PM	0	0	0	0	0
5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0	5:50 PM	0	0	0	0	0
5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0	5:55 PM	0	0	0	0	0
Count Total	0	5	0	5	10	Count Total	0	0	0	0	0	Count Total	0	2	0	0	2
Peak Hour	0	4	0	4	8	Peak Hour	0	0	0	0	0	Peak Hour	0	0	0	0	0

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Figure 4C-3. Warrant 3, Peak Hour



*Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane.

Table for Figure 4C-3

One lane and one lane		Two or more lanes and one lane		Two or more lanes and two or more lanes	
VPH on the major street (Total of both approaches)	VPH on the minor street (Higher volume approach)	VPH on the major street (Total of both approaches)	VPH on the minor street (Higher volume approach)	VPH on the major street (Total of both approaches)	VPH on the minor street (Higher volume approach)
1800	100	1800	100 or 150*	1800	150
1700	100	1700	100 or 150*	1700	150
1600	100	1600	120 or 150*	1600	170
1500	100	1500	145 or 150*	1500	180
1400	120	1400	155	1400	220
1300	130	1300	190	1300	250
1200	150	1200	220	1200	285
1100	175	1100	250	1100	340
1000	200	1000	285	1000	370
900	245	900	325	900	425
800	285	800	360	800	475
700	325	700	420	700	540
600	360	600	460	600	590
500	420	500	Not available	500	Not available

* Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane.

Peak hour volume warrant for signalization data.

Intersection	Analysis Period	Major Street Speed (mph)	Major Street		Minor Street High Volume Approach		Signal Warranted?
			Volume (vph)	Lanes (#)	Volume (vph)	Lanes (#)	
N. 57th Street and Roza Hill Drive	2026 Total Traffic - AM Peak	40	344	2	148	1	No
	2026 Total Traffic - PM Peak		531		82		No
Wendt Street and Roza Hill Drive	2026 Total Traffic - AM Peak	40	89	1	86	1	No
	2026 Total Traffic - PM Peak		164		79		No
Site Access and Wendt Street	2026 Total Traffic - AM Peak	25	78	1	47	1	No
	2026 Total Traffic - PM Peak		145		33		No

Source: *Manual on Uniform Traffic Control Devices (MUTCD)*, 2009 Edition.

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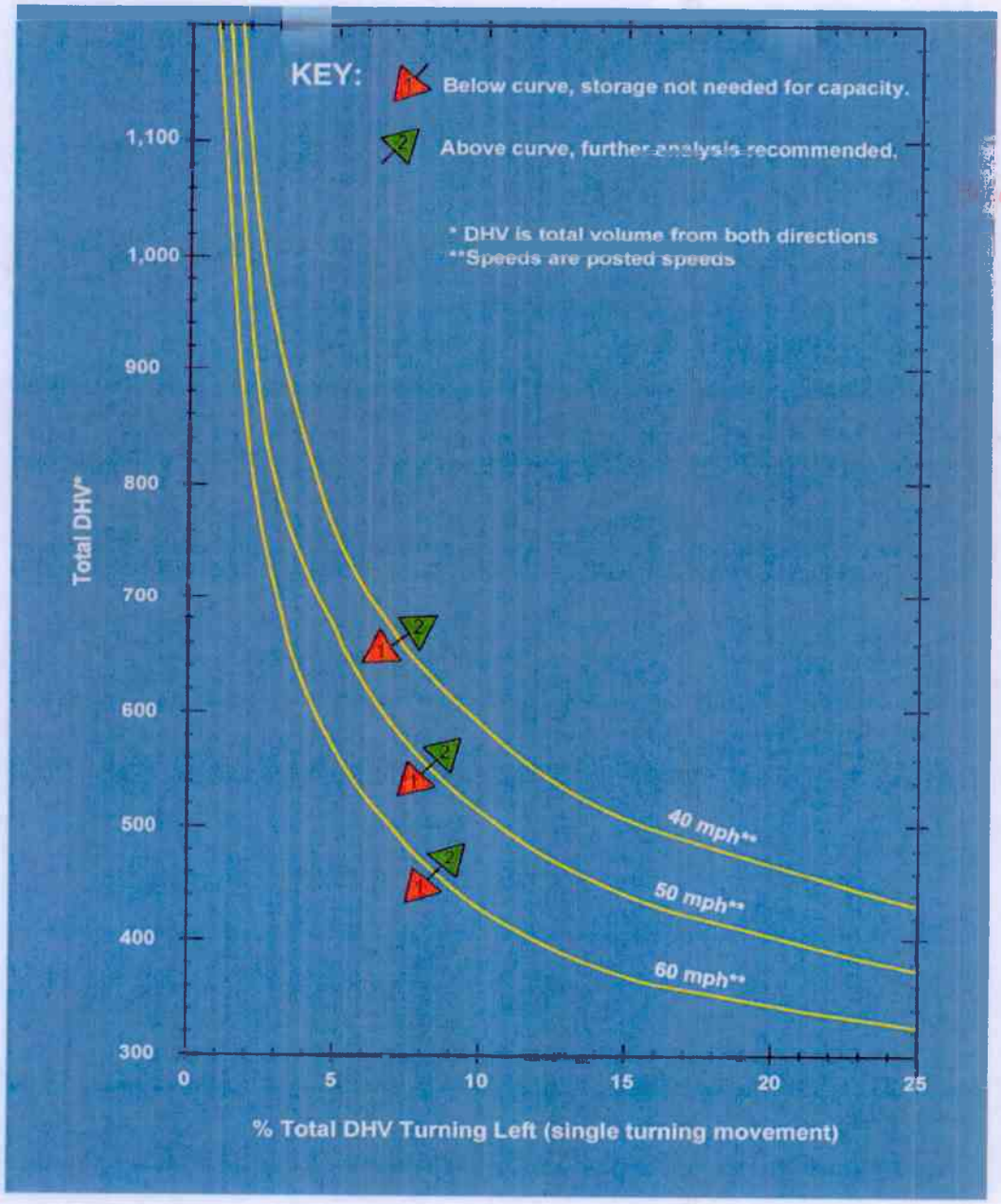


Exhibit 1310-7a. Left-turn Storage Guidelines-: Two-Lane, Unsignalized.

Storage requirements for critical left-turn movements at unsignalized intersections on 2-lane highways.

Intersection	Mov't	Analysis Period	Speed V (mph)	Left Turns in Advancing Volume (vph)	Advancing Volume V_A (vph)	Opposing Volume V_O (vph)	Total DHV	% Left Turns in DHV L	Storage Req'd (ft)
Wendt Street and Roza Hill Drive	WB LT	2026 Total Traffic-AM Peak	40	3	52	37	89	3%	None
		2026 Total Traffic-PM Peak		4	28	136	164	2%	None
Site Access and Wendt Street	NB LT	2026 Total Traffic-AM Peak	25	1	40	38	78	1%	None
		2026 Total Traffic-PM Peak		3	51	94	145	2%	None

Source: WSDOT Design Guide, February 2019

Charbonneau Engineering LLC
PROJECT: #23-29 Santiago Roza Hill

DATE: 10.02.23

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OFFICER REPORTED CRASHES THAT OCCURRED AT THE FOLLOWING INTERSECTIONS IN YAKIMA COUNTY

ROZA HILL DR (CO RD #44000, MP 0.860 - 0.900) @ 57TH ST (CO RD #44750, MP 0.000 - 0.020)

ROZA HILL DR (CO RD #44000, MP 1.900 - 1.940) @ WENDT RD (CO RD #41970, MP 0.490 - 0.510) - *No Reported Crashes*

WENDT RD (CO RD #41970, MP 0.460 - 0.480) @ PRIVATE RD (APPOX 125 FT SOUTH OF ROSA HILL DR)

01/01/2018 - 12/31/2022

Under 23 U.S. Code § 148 and 23 U.S. Code § 407, safety data, reports, surveys, schedules, lists compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such reports, surveys, schedules, lists, or data.

PRIMARY TRAFFICWAY	MILEPOST	INTERSECTING TRAFFICWAY	CO ONLY Intersecting County Road MP	SR ONLY HISTORY/ SUSPENSE	REPORT NUMBER	DATE	MOST SEVERE INJURY TYPE	# INJ	# FAT	# VEH	# PEDS	# BIKES	VEH 1 COMPASS DIR FROM	VEH 1 COMPASS DIR TO	VEH 2 COMPASS DIR FROM	VEH 2 COMPASS DIR TO
41970-Wendt Rd	0.470	@ Private Rd		No	EC71956	08/08/2022	No Apparent Injury	0	0	1	0	0	South	North		
44000-Roza Hill Dr	0.880	57th St		No	EA37968	06/04/2020	No Apparent Injury	0	0	2	0	0	West	East	West	North
44000-Roza Hill Dr	0.880	44750-57th St	0.000	No	EA26894	03/30/2020	No Apparent Injury	0	0	1	0	0	West	North		

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Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	28	72	154	13	40	95
Future Volume (vph)	28	72	154	13	40	95
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Heavy Vehicles (%)	23%	23%	15%	15%	2%	2%
Shared Lane Traffic (%)						
Sign Control		Free	Free		Stop	

Intersection Summary		
Control Type: Unsignalized		
Intersection Capacity Utilization 30.3%		ICU Level of Service A
Analysis Period (min) 15		

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Intersection	
Int Delay, s/veh	4.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	28	72	154	13	40	95
Future Vol, veh/h	28	72	154	13	40	95
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	430	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	23	23	15	15	2	2
Mvmt Flow	33	85	181	15	47	112

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	196	0	-	0	340	189
Stage 1	-	-	-	-	189	-
Stage 2	-	-	-	-	151	-
Critical Hdwy	4.33	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.407	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1261	-	-	-	656	853
Stage 1	-	-	-	-	843	-
Stage 2	-	-	-	-	877	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1261	-	-	-	639	853
Mov Cap-2 Maneuver	-	-	-	-	639	-
Stage 1	-	-	-	-	821	-
Stage 2	-	-	-	-	877	-

Approach	EB	WB	SB
HCM Control Delay, s	2.2	0	10.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1261	-	-	-	776
HCM Lane V/C Ratio	0.026	-	-	-	0.205
HCM Control Delay (s)	7.9	-	-	-	10.8
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.8

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Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	10	14	3	45	37	1
Future Volume (vph)	10	14	3	45	37	1
Confl. Peds. (#/hr)		1			1	
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83
Heavy Vehicles (%)	8%	8%	4%	4%	3%	3%
Shared Lane Traffic (%)						
Sign Control	Free			Free	Stop	

Intersection Summary			
Control Type: Unsignalized			
Intersection Capacity Utilization 14.8%		ICU Level of Service A	
Analysis Period (min) 15			

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Public Services
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Intersection	
Int Delay, s/veh	3.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	10	14	3	45	37	1
Future Vol, veh/h	10	14	3	45	37	1
Conflicting Peds, #/hr	0	1	0	0	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	8	8	4	4	3	3
Mvmt Flow	12	17	4	54	45	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	30	0	85	22
Stage 1	-	-	-	-	22	-
Stage 2	-	-	-	-	63	-
Critical Hdwy	-	-	4.14	-	6.43	6.23
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	-	-	2.236	-	3.527	3.327
Pot Cap-1 Maneuver	-	-	1570	-	914	1052
Stage 1	-	-	-	-	998	-
Stage 2	-	-	-	-	957	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1569	-	909	1051
Mov Cap-2 Maneuver	-	-	-	-	909	-
Stage 1	-	-	-	-	997	-
Stage 2	-	-	-	-	953	-

Approach	EB			WB
HCM Control Delay, s	0		0.5	9.2
HCM LOS				A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WB
Capacity (veh/h)	912	-	-	1569	-
HCM Lane V/C Ratio	0.05	-	-	0.002	-
HCM Control Delay (s)	9.2	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

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Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	97	144	148	27	15	61
Future Volume (vph)	97	144	148	27	15	61
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	3%	3%	9%	9%	5%	5%
Shared Lane Traffic (%)						
Sign Control		Free	Free		Stop	

Intersection Summary	
Control Type: Unsignalized	
Intersection Capacity Utilization 29.4%	ICU Level of Service A
Analysis Period (min) 15	

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Intersection	
Int Delay, s/veh	3.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	97	144	148	27	15	61
Future Vol, veh/h	97	144	148	27	15	61
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	430	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	3	3	9	9	5	5
Mvmt Flow	102	152	156	28	16	64

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	184	0	-	0	526	170
Stage 1	-	-	-	-	170	-
Stage 2	-	-	-	-	356	-
Critical Hdwy	4.13	-	-	-	6.45	6.25
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	2.227	-	-	-	3.545	3.345
Pot Cap-1 Maneuver	1385	-	-	-	507	866
Stage 1	-	-	-	-	853	-
Stage 2	-	-	-	-	702	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1385	-	-	-	469	866
Mov Cap-2 Maneuver	-	-	-	-	469	-
Stage 1	-	-	-	-	790	-
Stage 2	-	-	-	-	702	-

Approach	EB	WB	SB
HCM Control Delay, s	3.1	0	10.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1385	-	-	-	742
HCM Lane V/C Ratio	0.074	-	-	-	0.108
HCM Control Delay (s)	7.8	-	-	-	10.4
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.2	-	-	-	0.4

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Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	41	39	1	22	42	2
Future Volume (vph)	41	39	1	22	42	2
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Heavy Vehicles (%)	5%	5%	4%	4%	9%	9%
Shared Lane Traffic (%)						
Sign Control	Free			Free	Stop	

Intersection Summary	
Control Type: Unsignalized	
Intersection Capacity Utilization 14.5%	ICU Level of Service A
Analysis Period (min) 15	

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Intersection	
Int Delay, s/veh	2.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	41	39	1	22	42	2
Future Vol, veh/h	41	39	1	22	42	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None		None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0			0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	
Heavy Vehicles, %	5	5	4	4	9	9
Mvmt Flow	48	46	1	26	49	2

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	94	0	99	71
Stage 1	-	-	-	-	71	-
Stage 2	-	-	-	-	28	-
Critical Hdwy	-	-	4.14	-	6.49	6.29
Critical Hdwy Stg 1	-	-	-	-	5.49	-
Critical Hdwy Stg 2	-	-	-	-	5.49	-
Follow-up Hdwy	-	-	2.236	-	3.581	3.381
Pot Cap-1 Maneuver	-	-	1488	-	883	972
Stage 1	-	-	-	-	934	-
Stage 2	-	-	-	-	977	
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1488	-	882	972
Mov Cap-2 Maneuver	-	-	-	-	882	-
Stage 1	-	-	-	-	934	-
Stage 2	-	-	-	-	976	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	9.3
HCM LOS			A

Minor Lane/Maj Mvmt	NBL	NBT	EBT	EBR	WBL	WBT
Capacity (veh/h)	886	-	-	1488	-	
HCM Lane V/C Ratio	0.058	-	-	0.001	-	
HCM Control Delay (s)	9.3	-	-	7.4	0	
HCM Lane LOS	A	-	-	A	A	
HCM 95th %tile Q(veh)	0.2	-	-	0	-	

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Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	31	89	210	14	44	104
Future Volume (vph)	31	89	210	14	44	104
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Heavy Vehicles (%)	23%	23%	15%	15%	2%	2%
Shared Lane Traffic (%)						
Sign Control		Free	Free		Stop	

Intersection Summary	
Control Type: Unsignalized	
Intersection Capacity Utilization 34.1%	ICU Level of Service A
Analysis Period (min) 15	

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Received By:

Intersection	
Int Delay, s/veh	4.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	31	89	210	14	44	104
Future Vol, veh/h	31	89	210	14	44	104
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None		None		None
Storage Length	430	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	23	23	15	15	2	2
Mvmt Flow	36	105	247	16	52	122

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	263	0	-	0	432	255
Stage 1	-	-	-	-	255	-
Stage 2	-	-	-	-	177	-
Critical Hdwy	4.33	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.407	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1189	-	-	-	581	784
Stage 1	-	-	-	-	788	-
Stage 2	-	-	-	-	854	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1189	-	-	-	564	784
Mov Cap-2 Maneuver	-	-	-	-	564	-
Stage 1	-	-	-	-	764	-
Stage 2	-	-	-	-	854	-

Approach	EB	WB	SB
HCM Control Delay, s	2.1	0	11.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1189	-	-	-	703
HCM Lane V/C Ratio	0.031	-	-	-	0.248
HCM Control Delay (s)	8.1	-	-	-	11.8
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	1

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HEARING EXAMINER
EXH # 41 DATE 1/8/2024
FILE NO.
CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Public Services
JAN 0 8 10/08/2023
Received By

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	11	26	3	49	82	4
Future Volume (vph)	11	26	3	49	82	4
Confl. Peds. (#/hr)		1			1	
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83
Heavy Vehicles (%)	8%	8%	4%	4%	3%	3%
Shared Lane Traffic (%)						
Sign Control	Free			Free	Stop	

Intersection Summary			
Control Type: Unsignalized			
Intersection Capacity Utilization	16.5%	ICU Level of Service	A
Analysis Period (min)	15		

FILED 243
HEARING EXAMINER
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CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Public Services
JAN 08
Received By

Intersection						
Int Delay, s/veh	4.8					

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑			↑	Y	
Traffic Vol, veh/h	11	26	3	49	82	4
Future Vol, veh/h	11	26	3	49	82	4
Conflicting Peds, #/hr	0	1	0	0	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	8	8	4	4	3	3
Mvmt Flow	13	31	4	59	99	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	45	0	98	30
Stage 1	-	-	-	-	30	-
Stage 2	-	-	-	-	68	-
Critical Hdwy	-	-	4.1	-	6.43	6.23
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	-	-	2.236	-	3.527	3.327
Pot Cap-1 Maneuver	-	-	1550	-	899	1042
Stage 1	-	-	-	-	990	-
Stage 2	-	-	-	-	952	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1549		895	1041
Mov Cap-2 Maneuver	-	-	-	-	895	-
Stage 1	-	-	-	-	989	
Stage 2	-	-	-	-	948	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	9.5
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WB
Capacity (veh/h)	901	-	-	1549	-
HCM Lane V/C Ratio	0.115	-	-	0.002	-
HCM Control Delay (s)	9.5	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0	-

FILED 244
HEARING EXAMINER
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CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Public Services
JAN 08 2024
Received By

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	106	157	161	29	16	66
Future Volume (vph)	106	157	161	29	16	66
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	3%	3%	9%	9%	5%	5%
Shared Lane Traffic (%)						
Sign Control		Free	Free		Stop	

Intersection Summary			
Control Type: Unsignalized			
Intersection Capacity Utilization 31.1%		ICU Level of Service A	
Analysis Period (min) 15			

FILED 245
HEARING EXAMINER
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Public Services
Received By

Intersection	
Int Delay, s/veh	3.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	106	157	161	29	16	66
Future Vol, veh/h	106	157	161	29	16	66
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	430	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	3	3	9	9	5	5
Mvmt Flow	112	165	169	31	17	69

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	200	0	-	0	574	185
Stage 1	-	-	-	-	185	-
Stage 2	-	-	-	-	389	-
Critical Hdwy	4.13	-	-	-	6.45	6.25
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	2.227	-	-	-	3.545	3.345
Pot Cap-1 Maneuver	1366	-	-	-	475	850
Stage 1	-	-	-	-	839	-
Stage 2	-	-	-	-	678	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1366	-	-	-	436	850
Mov Cap-2 Maneuver	-	-	-	-	436	-
Stage 1	-	-	-	-	770	-
Stage 2	-	-	-	-	678	-

Approach	EB	WB	SB
HCM Control Delay, s	3.2	0	10.7
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1366	-	-	-	717
HCM Lane V/C Ratio	0.082	-	-	-	0.12
HCM Control Delay (s)	7.9				10.7
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.3	-	-	-	0.4

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FILE NO. CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Public Services
JAN 0 8 2024
Received By:

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	45	43	1	24	46	2
Future Volume (vph)	45	43	1	24	46	2
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Heavy Vehicles (%)	5%	5%	4%	4%	9%	9%
Shared Lane Traffic (%)						
Sign Control	Free			Free	Stop	

Intersection Summary		
Control Type: Unsignalized		
Intersection Capacity Utilization 15.0%		ICU Level of Service A
Analysis Period (min) 15		

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Public Services
JAN
Received By

Intersection	
Int Delay, s/veh	2.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	45	43	1	24	46	2
Future Vol, veh/h	45	43	1	24	46	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	5	5	4	4	9	9
Mvmt Flow	53	51	1	28	54	2

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	104	0	109	79
Stage 1	-	-	-	-	79	-
Stage 2	-	-	-	-	30	-
Critical Hdwy	-	-	4.14	-	6.49	6.29
Critical Hdwy Stg 1	-	-	-	-	5.49	-
Critical Hdwy Stg 2	-	-	-	-	5.49	-
Follow-up Hdwy	-	-	2.236	-	3.581	3.381
Pot Cap-1 Maneuver	-	-	1475	-	872	962
Stage 1	-	-	-	-	927	-
Stage 2	-	-	-	-	975	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1475	-	871	962
Mov Cap-2 Maneuver	-	-	-	-	871	-
Stage 1	-	-	-	-	927	-
Stage 2	-	-	-	-	974	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	9.4
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	874	-	-	1475	-
HCM Lane V/C Ratio	0.065	-	-	0.001	-
HCM Control Delay (s)	9.4	-	-	7.4	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

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Public Services
JAN 08
Received By



Lane Group	EBL	EBT	WBT	WBR	SBL	SI
Lane Configurations						
Traffic Volume (vph)	31	89	210	14	44	104
Future Volume (vph)	31	89	210	14	44	104
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Heavy Vehicles (%)	23%	23%	15%	15%	2%	2%
Shared Lane Traffic (%)						
Sign Control		Free	Free		Stop	

Intersection Summary	
Control Type: Unsignalized	
Intersection Capacity Utilization 34.1%	ICU Level of Service A
Analysis Period (min) 15	

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CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Public Services
JAN 16
Received By:

Intersection	
Int Delay, s/veh	4.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	31	89	210	14	44	104
Future Vol, veh/h	31	89	210	14	44	104
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	430	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	23	23	15	15	2	2
Mvmt Flow	36	105	247	16	52	122

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	263	0	-	0	432	255
Stage 1	-	-		-	255	-
Stage 2	-	-	-	-	177	-
Critical Hdwy	4.33		-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-		-	5.42	-
Follow-up Hdwy	2.407	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1189	-		-	581	784
Stage 1	-	-	-	-	788	-
Stage 2	-	-		-	854	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1189	-		-	564	784
Mov Cap-2 Maneuver	-	-	-	-	564	-
Stage 1	-	-		-	764	-
Stage 2	-	-	-	-	854	-

Approach	EB	WB	SB
HCM Control Delay, s	2.1	0	11.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1189	-	-	-	703
HCM Lane V/C Ratio	0.031	-	-	-	0.248
HCM Control Delay (s)	8.1				11.8
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1				1

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CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Public Services
JAN 18 2024
Received By:

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	11	26	3	49	82	4
Future Volume (vph)	11	26	3	49	82	4
Confl. Peds. (#/hr)		1			1	
Peak Hour Factor	0.83	0.83	0.83	0.83	0.83	0.83
Heavy Vehicles (%)	8%	8%	4%	4%	3%	3%
Shared Lane Traffic (%)						
Sign Control	Free			Free	Stop	

Intersection Summary			
Control Type: Unsignalized			
Intersection Capacity Utilization 16.5%		ICU Level of Service A	
Analysis Period (min) 15			

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CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Public Services
JAN 08 2024
Received By:

Intersection	
Int Delay, s/veh	4.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	11	26	3	49	82	4
Future Vol, veh/h	11	26	3	49	82	4
Conflicting Peds, #/hr	0	1	0	0	1	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None		None		None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	8	8	4	4	3	3
Mvmt Flow	13	31	4	59	99	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	45	0	98	30
Stage 1	-	-	-	-	30	-
Stage 2	-	-	-	-	68	-
Critical Hdwy	-	-	4.14	-	6.43	6.23
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.43	-
Follow-up Hdwy	-	-	2.236	-	3.527	3.327
Pot Cap-1 Maneuver	-	-	1550	-	899	1042
Stage 1	-	-	-	-	990	-
Stage 2	-	-	-	-	952	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1549	-	895	1041
Mov Cap-2 Maneuver	-	-	-	-	895	-
Stage 1	-	-	-	-	989	-
Stage 2	-	-	-	-	948	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	9.5
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	901	-	-	1549	
HCM Lane V/C Ratio	0.115	-	-	0.002	-
HCM Control Delay (s)	9.5			7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.4			0	-

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Public Services
JAN 08
Received By:

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	45	2	1	39	27	11
Future Volume (vph)	45	2	1	39	27	11
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	8%	8%	0%	0%	21%	21%
Shared Lane Traffic (%)						
Sign Control	Stop			Free	Free	

Intersection Summary

Control Type: Unsignalized

Intersection Capacity Utilization 13.3% — ICU Level of Service A

Analysis Period (min) 15

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Public Services
JAN 08 2024
Received By

Intersection	
Int Delay, s/veh	3.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	45	2	1	39	27	11
Future Vol, veh/h	45	2	1	39	27	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None		None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0			0	0	
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	8	8	0	0	21	21
Mvmt Flow	50	2	1	43	30	12

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	81	36	42	0	-	0
Stage 1	36		-	-	-	-
Stage 2	45	-	-	-	-	-
Critical Hdwy	6.48	6.28	4.1	-	-	-
Critical Hdwy Stg 1	5.48	-	-	-	-	-
Critical Hdwy Stg 2	5.48	-	-	-	-	-
Follow-up Hdwy	3.572	3.372	2.2	-	-	-
Pot Cap-1 Maneuver	907	1020	1580	-	-	-
Stage 1	971	-	-	-	-	-
Stage 2	962	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	906	1020	1580	-	-	-
Mov Cap-2 Maneuver	906	-	-	-	-	-
Stage 1	970		-	-	-	-
Stage 2	962	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.2	0.2	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT EBLn1	SBL	SBR
Capacity (veh/h)	1580	- 910	-	
HCM Lane V/C Ratio	0.001	- 0.057	-	-
HCM Control Delay (s)	7.3	0 9.2	-	-
HCM Lane LOS	A	A A	-	-
HCM 95th %tile Q(veh)	0	- 0.2	-	-

FILED 254
HEARING EXAMINER
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CUP24-002/LSP24-001/ADJ24-001/SEP24-001/ESP24-001/VAR24-001

Public Services
JAN 08 2024
Received By:



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	106	205	191	29	16	66
Future Volume (vph)	106	205	191	29	16	66
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	3%	3%	9%	9%	5%	5%
Shared Lane Traffic (%)						
Sign Control		Free	Free		Stop	

Intersection Summary			
Control Type: Unsignalized			
Intersection Capacity Utilization 32.6%		ICU Level of Service A	
Analysis Period (min) 15			

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Public Services
JAN 0 8
Received By

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	106	205	191	29	16	66
Future Vol, veh/h	106	205	191	29	16	66
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	430	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	3	3	9	9	5	5
Mvmt Flow	112	216	201	31	17	69

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	232	0	-	0	657	217
Stage 1	-	-	-	-	217	-
Stage 2	-	-	-	-	440	-
Critical Hdwy	4.13	-	-	-	6.45	6.25
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	2.227	-	-	-	3.545	3.345
Pot Cap-1 Maneuver	1330	-	-	-	425	815
Stage 1	-	-	-	-	812	-
Stage 2	-	-	-	-	643	-
Platoon blocked, %			-	-		
Mov Cap-1 Maneuver	1330	-	-	-	389	815
Mov Cap-2 Maneuver	-	-	-	-	389	-
Stage 1	-	-	-	-	744	-
Stage 2	-	-	-	-	643	-

Approach	EB	WB	SB
HCM Control Delay, s	2.7	0	11.1
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1330	-	-	-	672
HCM Lane V/C Ratio	0.084	-	-	-	0.128
HCM Control Delay (s)	8	-			11.1
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.3	-			0.4

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Public Services
JAN
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Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	45	91	4	24	76	3
Future Volume (vph)	45	91	4	24	76	3
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Heavy Vehicles (%)	5%	5%	4%	4%	9%	9%
Shared Lane Traffic (%)						
Sign Control	Free			Free	Stop	

Intersection Summary

Control Type: Unsignalized

Intersection Capacity Utilization 19.0% ICU Level of Service A

Analysis Period (min) 15

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Public Service
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Intersection	
Int Delay, s/veh	3.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	45	91	4	24	76	3
Future Vol, veh/h	45	91	4	24	76	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None		None		None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	5	5	4	4	9	9
Mvmt Flow	53	107	5	28	89	4

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	160	0	145	107
Stage 1	-	-	-	-	107	
Stage 2	-	-	-	-	38	-
Critical Hdwy	-	-	4.14	-	6.49	6.29
Critical Hdwy Stg 1	-	-	-	-	5.49	-
Critical Hdwy Stg 2	-	-	-	-	5.49	-
Follow-up Hdwy	-	-	2.236	-	3.581	3.381
Pot Cap-1 Maneuver	-	-	1407	-	831	928
Stage 1	-	-	-	-	900	-
Stage 2	-	-	-	-	967	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1407	-	828	928
Mov Cap-2 Maneuver	-	-	-	-	828	-
Stage 1	-	-	-	-	900	-
Stage 2	-	-	-	-	963	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.1	9.9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	831	-	-	1407	
HCM Lane V/C Ratio	0.112	-	-	0.003	-
HCM Control Delay (s)	9.9	-	-	7.6	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0	-

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Public Services
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Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	31	2	3	48	43	51
Future Volume (vph)	31	2	3	48	43	51
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	9%	9%	0%	0%	10%	10%
Shared Lane Traffic (%)						
Sign Control	Stop			Free	Free	

Intersection Summary			
Control Type: Unsignalized			
Intersection Capacity Utilization	15.4%	ICU Level of Service	A
Analysis Period (min)	15		

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Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	31	2	3	48	43	51
Future Vol, veh/h	31	2	3	48	43	51
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None		None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0			0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	9	9	0	0	10	10
Mvmt Flow	34	2	3	53	48	57

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	136	77	105	0	-	0
Stage 1	77	-	-	-	-	-
Stage 2	59	-	-	-	-	-
Critical Hdwy	6.49	6.29	4.1	-	-	-
Critical Hdwy Stg 1	5.49	-	-	-	-	-
Critical Hdwy Stg 2	5.49	-	-	-	-	-
Follow-up Hdwy	3.581	3.381	2.2	-	-	-
Pot Cap-1 Maneuver	841	965	1499	-	-	-
Stage 1	929	-	-	-	-	-
Stage 2	946	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	839	965	1499	-	-	-
Mov Cap-2 Maneuver	839	-	-	-	-	-
Stage 1	927	-	-	-	-	-
Stage 2	946	-	-	-	-	-

Approach			
HCM Control Delay, s	9.4	0.4	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1499	-	846		
HCM Lane V/C Ratio	0.002	-	0.043	-	-
HCM Control Delay (s)	7.4	0	9.4	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

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