

**YAKIMA COUNTY
OFFICE OF THE HEARING EXAMINER**

**In the Matter of Application for Preliminary
Plat Approval**)
)
)
Submitted by Joseph Calhoun/HLA)
Engineering and Land Surveying, Inc. on)
behalf of Cascade Property Ventures LLC)
)
For the 305-Lot “Yakima Ridges Phases 4-13”)
Long Plat located West of North 57th Street)
and North of the Ends of Maple Avenue and)
North Mount Aix Way in the Terrace Heights)
Vicinity.)

File No. LSP2024-00002

**HEARING EXAMINER
RECOMMENDATION**

I. INTRODUCTION.

On September 19, 2024, the Yakima County Public Services Department: Planning Division received a preliminary long plat review application from Joseph Calhoun (with HLA Engineering and Land Surveying Inc. or “HLA”) on behalf of Cascade Property Ventures LLC.

The subject parcels are within the Urban Growth Area (UGA) for the City of Yakima. This area was part of a 1995 rezone that changed the property and the surrounding area to the Single Family Residential (R-I) zoning district (under file PLA 2-9). It resulted in an Agreement recorded under AFN 3105600, which led to the development of the Potter Gable Property Concept Plan. The plan was part of the original approval for Mt. Adams Estates (an adjacent plat) and the Yakima Ridge Plats.

Pursuant to the Agreement and the plan, a preliminary plat was approved in 1999 to divide a 157-acre lot into 491 single family lots (under Resolution No. 377-1999 and Preliminary Plat No. 470). This preliminary plat approval was amended and extended under SUB2004-00038, and again under SUB2009-00068. This last amendment was finalized and created 20 residential lots and six tracts, under the name of Plat of Yakima Ridge — Phase 1, recorded December 15, 2009. Yakima Ridge - Phase 2 was then proposed under SUB2010-00089 to divide one of the tracts into 36 lots and four tracts. Phase 2 was recorded May 20, 2015. A boundary line adjustment (BLA) took place in 2018, under BLA2018-00072 to adjust the lines of the remaining Phase 1 tracts. In 2019, Yakima Ridge — Phase 3 was then proposed under SUB2019-00015 to divide two of the reconfigured tracts into 46 lots and three tracts. This was recorded on September 24, 2020.

The current proposed division is intended to complete the Yakima Ridge development concept for the property noted in the Potter Gable Property Concept Plan. A State Environmental Policy Act (SEPA) environmental checklist was provided with the application, under file SEP2024-00029. An open record hearing on the current application was conducted on July 31, 2025 at the Yakima County Courthouse and by live stream using Microsoft Teams. Prior to the hearing, the Planning Division developed a detailed analysis of the application and compliance with Title 19 YCC and made it available for applicant and public review. At the hearing, the Planning Division was represented by Julia Loudon, who provided a presentation on the staff analysis. The applicant was represented by Joe Calhoun and Mike Heit, both of HLA. Oral and written comments were provided by the applicant, county and state agencies, and members of the public, including some on-line comments. The hearing record was left open until August 4, 2025 to allow applicant review of additional agency written comments submitted prior to the hearing. The applicant provided written responses to the additional comments by e-mail on August 4, 2025.

II. SUMMARY OF RECOMMENDATION

Because the application to subdivide the subject property is supported by evidence and analysis allowing favorable consideration of the application under the Yakima County Code (YCC) 19.30.80, the Hearing Examiner 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 regulations. The conditions are set out under Section VI of this recommendation. This recommendation largely is based on the staff analysis of the application, with some modifications based on comments and other information received in the record as of August 4, 2025.

III. FINDINGS

Based on the application and a review of the pertinent provisions of Horizon 2040 and the Yakima County Code, including the Unified Land Development Code (Title 19 YCC), 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. PERMIT INFORMATION:

Project Name:	Yakima Ridge Phases 4-13
Zoning Designation:	Single-Family Residential (R-1)
Future Land Use Designation:	Urban Residential
Subject Parcel Number(s):	191315-13459, 191315-13455, 191315-11004, and 191315-14471
Property Acreage:	Approximately 111.17 acres, total

Property Owner: Cascade Property Ventures, LLC
19020 West 33rd Avenue, Suite 450
Lynnwood, WA 98036

Applicant/Agent: HLA Engineering and Land Surveying, Inc.
c/o Joseph Calhoun
2803 River Road
Yakima, WA 98902

2. LOCATION:

The project site is located on the west side of North 57th Street and north of the ends of Maple Avenue and North Mt. Aix Way, in the community of Terrace Heights.

3. PROPERTY DESCRIPTION:

The subject parcels are currently 76.63 acres, 8.64 acres, 25.9 acres, and 0.04 acres in size and are currently vacant. The lowest elevation on this project site is about 1310 feet and the highest elevation is 1560 feet, with several drainages running through from the north and northeast. Also through the project site runs right-of-way (ROW) for the end of the East West Corridor, as well as ROW for Maple Avenue and North Mt. Aix Way. A Bonneville Power Administration (BPA) electric transmission line runs along the south property line of parcel 191315-13455.

4. PROJECT PROPOSAL:

The applicant is proposing a 305-lot subdivision under the name of Yakima Ridge Phases 4-13. The lots range in size from 6,923 square feet (sf) to 52,983 sf, though a majority of the lots will be 8,000 sf to 10,500 sf. The proposal also involves the creation of three tracts and five park areas. Tract A will be 16,163 sf, 40 feet in width, and will contain the BPA Transmission Line. Tract B will be 10,100 sf and be aligned with the drainage tracts located on Tract A of Yakima Ridge - Phase 3 and Tracts B and C of Yakima Ridge Phase 2. The third tract is a 92,890 sf Drainage Tract that will run along the northernmost and western property lines of the site. The total amount of tract area is 2.74 acres. The park lots are associated with Phase 4, Phase 7, Phase 8, Phase 10, and Phase 11 and will be 38,273 sf, 124,161 sf, 12,984 sf, 17,206 sf, and 54,649 sf, respectively. The total amount of park area is 5.67 acres. These areas will primarily be left in their natural state and are proposed to include additional amenities such as walking paths and park benches.

The subdivision is within the Terrace Heights Sewer District service area. Domestic water service in Terrace Heights is provided by Yakima County Water – Terrace Heights, which is operated by the Yakima County Department of Public Works. Public roadways are proposed throughout the subdivision. Along the larger roadways, 5ft wide and 7ft wide sidewalks are

proposed on both sides of the road. The 50ft-60ft wide roadways are proposed to have a 5ft wide sidewalk on one side of the road.

Phasing is proposed in a way to allow the phases below elevation 1420 to be constructed first, Phases 4-7. The applicants propose to complete two phases per year, with all phases completed within 5 years.

5. JURISDICTION AND PROCESS:

This proposal is being reviewed as a Type 4 Preliminary Subdivision application, in accordance with YCC 19.34.050(4). YCC 19.30.100(1) allows the Reviewing Official to impose conditions of approval on any development to ensure the proposal meets the standards and criteria for approval. YCC 16B.03.030(1)(d) states that Type 4 applications are quasi-judicial actions and require an open record hearing by the Hearing Examiner. The Examiner's written decision constitutes a recommendation to the Board of County Commissioners. The Board shall conduct a closed record hearing to act on the Examiner's recommendation. Public notice is required on Type 4 actions.

6. ZONING LAND USE AND COMPREHENSIVE PLAN DESIGNATION:

The subject property is located within the Single-Family Residential (R-1) zoning district, in the UGA for the City of Yakima.

- a. Zoning District Intent. This zoning district is intended to facilitate development at targeted urban densities under the Comprehensive Plans, and provide for low-density, single-family residential development in areas designated by the Comprehensive Plan, depending on availability of infrastructure. Lower densities facilitate future subdivision at urban densities as infrastructure availability increases. (YCC 19.12.010(1)).
- b. Surrounding Properties. Lots to the west and south are also within the R-1 zoning district. To the east, the lot is 141.75 acres in size and is vacant. To the south there are small residential lots from previous Yakima Ridge Phases, as well as Mt. Adams Estate plat, Mt. Adams Estate 1st Addition plat, Terraced Estates plats, that contain residential uses. Lots to the north and east are within the Rural-10/5 (R-10/5) zoning district and range in size from 1.21 acres to 10.12 acres. The lots contain residential uses, with large areas that are open and undeveloped.
- c. Horizon 2040. Horizon 2040, the designates the future land use the property as Urban Residential. The intent of the Urban Residential 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:

-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.

-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.

-GOAL LU-U 6: Encourage development of neighborhoods which support a high quality of

-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.

-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.

-POLICY YKLU-U 1.3 Sidewalks shall be provided in the development site with connections to existing and proposed pedestrian sidewalk systems.

-POLICY YKLU-U 1.4 Connect schools, parks and meeting places with neighborhoods through a system of pedestrian network such as sidewalks, greenways and pathways.

7. ENVIRONMENTAL REVIEW:

This application is subject to review under the SEPA. A SEPA review was submitted in conjunction with this proposal under SEP2024-00029 with a Final Mitigated Determination of Non-Significance (FMDNS) issued on July 23, 2025. Mitigation conditions in the FMDNS

necessary to avoid probable significant adverse environmental impacts under SEPA addressed

- Compliance with Yakima Clean Air Authority regulations;
- Cultural resources protections particularly in regard to inadvertent discovery of human remains on the property;
- Performance of an additional transportation impact assessment prior to ground disturbing activities for Phases 8 through 13; and
- implementation of off-site mitigation activities to maintain adequate levels of service for off-site elements of the public roadway system.

Modification of any of these mitigation measures is outside of the scope of this proceeding. In addition, proceeding with development without compliance with the mitigation measures would raise issues with overall project SEPA compliance.

8. PUBLIC NOTICE:

After the initial application was submitted, an internal notice of project review was sent to representatives of the Building and Fire Safety Division, the Code Enforcement Division, the Long Range Planning Section, the Water Resources Division, the Yakima County Roads Department, the Utilities Division, and the Yakima Health District. A Pre-Application Conference, as required by YCC Title 19.30.040(l)(b) took place under EAC2022-00019.

Comments were received from the Building and Fire Safety Division, the Water Resources Division, the Utilities Division, and the Roads Department. Internal comments were attached to the staff report. Once the application was determined complete, a combined Notice of Application, Notice of Completeness, Notice of Environmental Review, and Notice of Future Hearing was mailed to adjoining property owners within 300 feet of the property and to agencies having jurisdiction or interest in the proposal on February 4, 2025, with the comment period ending on February 18, 2025.

Due to comments received, a Request for Additional Information was sent on February 21, 2025. Once the requested information was received, the hearing was set for July 31, 2025, and the Notice of Open Record Public Hearing/Threshold Determination was then issued on June 18, 2025, with the comment period ending on July 3, 2025. A legal notice for the hearing and for the environmental review was also published on June 19, 2025. A Final SEPA Threshold Determination was issued July 23, 2025. Notice was provided in accordance with the applicable ordinance requirements in the following ways:

Mailing of Notice of Application/Notice of Completeness/Notice of Environmental Review/Notice of Future Hearing:	February 4, 2025
Mailing of Notice of Open Record Hearing/	

Preliminary Threshold Determination	June 18, 2025
Publishing of Hearing and Environmental Review in the Yakima Herald-Republic:	June 19, 2025
Posting of Hearing Notice on the property:	July 16, 2025
Issuance of Final Threshold Determination	July 23, 2025

9. COMMENTS:

Comments were received from the Yakima County Building Division, the Washington State Department of Fish and Wildlife, the BPA, and from two neighboring property owners. These comments are addressed as follows:

a. Yakima County Building Division: The Building Division provided the comments to following effect:

- Based upon the information submitted, proposals to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed require Building, Fire, Mechanical and/or Plumbing 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 Code. A complete building code compliance plan review will be performed when construction drawings are submitted for building permits.
- Adopted applicable Washington State and Yakima County Amended Building Codes include [without limitation]: Building (Non-Residential): International Building Code (IBC);
Building (Residential): International Residential Code (IRC);
Mechanical: International Mechanical Code (IMC);
Plumbing: Uniform Plumbing Code;
Fire: International Fire Code (IFC);
Existing Buildings: International Existing Building Code (IEBC).
Energy Codes (Commercial): Washington State Energy Code-Commercial (WSEC-C).
Energy Codes: (Residential): Washington State Energy Code-Residential (WSEC-R).
Accessibility (Commercial): International Building Code (IBC), Chapter 11, Appendix E and ICC A117.1-2009 Accessible and Usable Buildings and Facilities.
Electrical: Washington State Department of Labor and Industries.
- Based on the project proposal, any ground disturbance exceeding 100 cubic yards will require a Grading and excavation permit. This permit is required for site preparation on all parcels intended for residential development. For more details

and to initiate the permit application process, please contact the Yakima County Public Services Department, Building and Fire Safety Division, at (509) 574-2300.

Based on these comments, the applicants will be required to obtain and finalize all necessary permits from the Building Division for the construction of the single-family residences. The applicants will also be required to obtain all necessary grading permits for site preparation from the Building Division.

- b. Washington State Department of Fish and Wildlife: During the comment periods, WDFW provided information stating that the site is mapped as shrub-steppe under their Priority and Habitat and Species program. WDFW expressed concerns about the development impacts on the shrub-steppe environment and potential breeding habitat for certain wildlife. WDFW also submitted a technical memorandum following a site visit in the company of the applicant representative. That memorandum concluded that mitigation measures were necessary to protect the upland habitat values on the property. These comments are addressed in III.11.c, below.
- c. Bonneville Power Administration: The BPA provided comment on the activities that may occur within the transmission line ROW, stating that all activities planned within the ROW needs to be approved by the BPA prior to their occurrence. Activities such as fencing, buildings, roadways, structures, etc. that could block maintenance crews or have safety concerns are to be addressed with BPA prior to their construction. BPA has requested the following plat note be added to the face of the plat map:

The Bonneville Power Administration (BPA) imposes certain conditions on the portions of those properties encumbered by its high voltage transmission line right-of-way. BPA does not allow structures to be built within the right-of-way, nor does it allow access to be blocked to any transmission facilities. Any activity that is to occur within the right-of-way needs to be permitted by BPA prior to installation or construction. Information regarding the permitting process for proposed uses of the right-of-way may be addressed to BPA Real Estate Field Services at (406) 751-7820.

The applicants will be required to show the above plat note on the face of the plat map. The applicants provided a response to the BPA comment regarding the 100ft width noted. According to the transmission line easement, the width was unspecified and the applicants are proposing to show the width at 40ft. The 40 ft width corresponds to the Tract F as shown on the Phase 1 plat map. Phase 2, however, shows a 60ft wide easement dedication. In the decision for Phase 2, the applicants were required to ensure that the power line easement be of sufficient width to address concerns brought up in BPA and Bureau of Reclamation comments received during review of Phase 2. For the affected phases within the scope of the current application, the applicants are

responsible for ensuring that any development within the transmission line easement in Tract A is consistent with current BPA plans and standards for use of the easement.

- d. Neighboring Property Owners: Comments from the neighboring property owner involved concerns regarding: the drainage properties, the ability of roads to support the development, how open areas will be maintained, how open areas will be accessed, and how WDFW comments were addressed. The applicants will be required to ensure that the roadway meet the level of service required by County Roads. Park/open space and drainage tracts are discussed in III.10(b) and (c), below.

10. DECISION CRITERIA AND REVIEW FOR SUBDIVISION APPLICATIONS:

The Reviewing Official is charged to approve a preliminary subdivision if the applicant has demonstrated the application complies with the approval criteria in Subsection 19.34.050(5)(a) or that the application can meet those criteria by complying with conditions of approval.

- a. *Streets and Roads*: The applicants are proposing to extend and/or establish the following public roadways: Maple Ave, North Mt. Aix Way, Lupine Lane, Azalea Lane, Sage Way, Dunegrass Way, Blackstone Way, Boulder Way, Mill Boulevard, Boulder Loop, Road A, Road B, Road 1, Road 2, Road 3, and Road 4. Based on comments from the Transportation Division,
 - Addresses will be assigned for individual lots concurrent with building permit issuance;
 - Off-site mitigation will be required for level of service impacts associated with the respective phases of development;
 - Per SEPA mitigation measures, a new TIA will be required for phases 8 - 13 to take into account any new development that may occur subsequent to completion of the earlier phases;

Per YCC 19.01.020, the applicant will be required to construct the public roadways in accordance with Ch. 19.23 YCC and accepted engineering practices. The proposed roadways must be compliant with Title 13 YCC-adopted International Fire Code. Prior to construction of the roadways in each phase, the applicants must provide complete engineering for the proposed roadway, receive approval from the Yakima County Engineer and undergo a preconstruction meeting.

The dedication of the roadway rights-of-way must be sufficient to contain the entire roadway including surface, drainage, slopes and utilities. The Transportation Division requires that the constructed roadways must be certified to meet the public roadway standards of Ch. 19.23 YCC and county-adopted American Association of State Highway and Transportation Officials (AASHTO) standards by the applicant's engineer of record and approved by the Yakima County Engineer prior to being recommended for

acceptance into the County Roadway System. Roadway and infrastructure elements must be constructed concurrently with the development.

In accordance with YCC 19.34.060(2), where improvements are required, plans for such improvements must be submitted to the County Engineer, who will review them for conformance with conditions of preliminary subdivision approval and other adopted county standards as of preliminary division of land approval. Approval is given by the signature of the County Engineer on the improvement plans. Improvements must be designed by or under the direct supervision of a licensed engineer where required by statute (Chapters 18.08, 18.43, and 18.96 RCW). The licensed engineer must certify same by seal and signature. All construction plans must comply with Title 19 YCC and in addition to the above certification must contain the following:

- (a) Subdivision name;
- (b) Name, mailing address, and telephone number of engineer preparing the plan; and (c) Date (month and year).

Per YCC 19.34.060(3), permanent control monuments must be set at all lot corners, block corners, angle points, points of curves in streets and centerlines of new right-of-way, points of intersection and under the requirements of Chapter 58.09 RCW, and at intermediate points as the County Engineer requires. The applicants must submit Road Naming Applications with the Roads Department for the proposed unnamed roadways. The approved road names, all prior dedications of public road right-of-way, public road deeds, and public road grants must be shown on the face of the final plat. YCC 19.34.070(2)(i) requires the following plat note regarding addressing:

Yakima County has in place an urban and rural addressing system per YCC Chapter 13.26. Determination of street names and address numbers for developed residential and commercial lots within this plat are at the discretion of the Yakima County Public Services Department upon issuance of an eligible building permit.

- b. *Open Spaces:* The applicants have proposed to establish a 38,273-sf park in Phase 4, a 124,161 sf (2.85 ac) park in Phase 7, a 12,984-sf park in Phase 8, a 17,206-sf park in Phase 10, and a 54,649-sf park in Phase 11. Also proposed are Tract A, 16,163 sf tract along the BPA transmission line, and Tract B, 10,100 sf tract connecting to Tract A of Phase 3 and Tract B of Phase 2. A 92,890 sf (2.13 ac) Drainage Tract is also proposed. According to YCC 19.34.060(7), subdivisions of five acres or larger within UGAs are required to designate a portion of land (exclusive of streets) as a recreation area. Recreation areas may include private or public parks, pocket parks or mini-parks, playgrounds, trails and pathways.

Under the 1995 development agreement, common open space areas include but are not limited to natural drainageways and steep slopes. Applicants are required to provide for natural open areas, neighborhood parks and playgrounds, bike/hiking path or paths, and

at least 5-7 acres for public use. It includes ensuring that the general route or bike/hiking paths are connected to existing circulation systems.

The proposed amount of land to be used for open space is in conformance with the Potter Gable agreement. The applicants are required to ensure that Tract B is established as both a drainageway and a walkway to continue that which was dedicated in Phase 2 and Phase 3. The easement must be of a width for construction, or maintenance, or both, as will be adequate for the purpose. Width must be able to convey the 100-year, 24-hour storm. The drainage easement must also accommodate a 10-foot-wide pathway for pedestrians in addition to the width needed to convey the 100-year, 24-hour storm. This requirement also applies to the Drainage Tract running along the northern property line. The applicants must ensure that access easements and walkways are established to provide the northeastern and northwestern parks with access from the roadways where street parking is allowed. Tract A is required to contain a pedestrian and bike pathway to connect that which was required for the BPA tract of Phase 2 if BPA permission can be obtained. The Tracts and the park lots are to be owned by a Homeowners Association or a legally and financially responsible entity so as to be maintained. Consistent with the Potter-Gable Agreement, pathways are to be available for public use.

- c. *Drainage:* The applicants are proposing to establish Tract B in line with Tract A of Phase 3 and Tract B with Phase 2. The previous phase tracts were drainage easements, as well as walkway easements. Also proposed is a Drainage Tract running along the north property line and outside of the park lots.

The Water Resources Division provided the following 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.
- General drainage - 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.
- Water Resources 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.
- Conditions Required Prior to Land Disturbance:

- A stormwater plan must be submitted and approved before any ground disturbance occurs or building permits are issued. Ground disturbance includes grading, vegetation removal and utility installation. With criteria found at YCC 12.10.250.
- For projects disturbing 1 acre and or more of ground or generating 1 acre or more of impervious surface o A Stormwater Plan is required to be submitted and approved by the Yakima County Water Resource 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 any permits and/or land disturbance activities by the developer. 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.
- Stormwater Site Plans must contain a temporary sediment and erosion control plan (TESC) o 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.
- Due to the plan developing more than 4 lots and disturbing an acre or more of land (YCC 12.10.210), a complete stormwater site plan will need to be submitted by the developer and approved by the Yakima County Water Resource Department before any land disturbing activities or permits are given.
- The following plat notes are required on the face of the final plat map:

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.

Natural Resources Conservation Service soils data, as depicted by the Yakima County GIS Department, indicate 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.

The applicants will be required to submit and have approved by the Yakima County Water Resources Division a stormwater site plan meeting the above requirements, prior to ground disturbance. A Department of Ecology Industrial Stormwater Permit,

Construction Stormwater Permit, and Stormwater Pollution Prevention Plan may be required. Contact the Water Resources Division at (509)574-2300 for more information regarding soils, surface water run-off and stormwater plans.

- d. *Access to Mass Transit:* According to current Yakima Transit maps, there is no transit route in this area. Future development may require access to mass transit if it becomes available.
- e. *Potable Water Supplies:* The applicants are proposing to connect the subdivision to Yakima County's Terrace Heights Water public water system. The applicants provided documentation from the Yakima County Utilities Division stating that the water system is capable and willing to supply water to the lots of the subdivision with some qualifications.
- The Terrace Heights Water System can currently provide water service to lots below elevation 1420. Lots above elevation 1420 will require design and construction of a storage reservoir, booster station and transmission main for an upper pressure zone. Water is available on a first come first served basis. Additional supply capacity will be needed to serve all Phases.
 - The applicant will need to provide Project Reports for the storage and pumping facilities required to serve the project. Project reports will need to be reviewed and approved by Yakima County and the Washington State Department of Health prior to final design.
 - All engineering design plans and specifications must be prepared and stamped by a professional engineer, licensed in the State of Washington, at the Developer's expense. Plans and specifications will need to be submitted to Yakima County for review and approval.
 - A Water Extension Agreement will need to be signed by the Applicant and the County. The agreement will set forth the terms and conditions for extending the water system.
 - The applicants will be required to obtain all necessary design approvals from the Yakima County Utilities Division prior to ground disturbance for each phase. According to YCC 19.34.060(6) water service lines and fire hydrants must be installed from a mainline to each lot within easements prior to final plat approval.
- f. *Utility Easements:* In accordance with YCC 19.25.050, all easements for sewer, water, electric, gas, telecommunications, irrigation and similar utilities must be shown on the final plat. Easements must be reserved for and granted to all utilities and to their respective successors and assigns for serving all lots within a subdivision and other property with utility services and granting the right to enter upon the lots at all times to

install, lay, construct, renew, operate, and maintain underground conduit, cables, pipe, and wires with necessary facilities and other equipment.

Utility easements are to be located outside dedicated road rights-of-way unless otherwise approved by the County Engineer. New or expanded utility easements must serve each interior lot along the property boundary and be located along those lot frontages within the subdivision and development proposal that abuts public roads to minimize the burden of the easement on the servient landowners.

Utility easements along lot frontages adjacent to public rights-of-way must have a minimum width of 8 feet; those not located adjacent to public rights-of-way must have a minimum width of 16 feet, unless modified by the Reviewing Official as necessary. The site plan proposes a 10-foot wide public utility easement along all of the public roadways. Nothing in the record or staff analysis indicates that a narrower easement is required for easements not located on public rights-of-way.

- g. *Sanitary Disposal*: The applicants are proposing to have all lots served by public sewer from the Terrace Heights Sewer District. YCC 19.25.020(2)(a) states that "Divisions of land creating one or more vacant lots will be required to connect to a regional sewer system and an area-wide public water supply system, as determined by the availability criteria in Section 19.25.030. " According to YCC Table 19.25-2, subdivisions in Urban Growth Areas are to connect to a municipal sewer system, a county sewer system, or another State approved operator. As all lots are proposed to connect to Terrace Heights Sewer, this will meet the requirement of Table 19.25-2. .

The applicants will be required to provide documentation from Terrace Heights Sewer verifying that the proposed sewer connections to the residential lots have been approved and installed, prior to finalization of each phase.

- h. *Schools & Schoolgrounds/Safe Walking Conditions*: The property is located within the East Valley School District. The applicants are proposing sidewalks on one or both sides of the roadways throughout the subdivision. According to the 1996 Potter Gable Property Concept Plan, the area in the southwest corner of the site was set aside for a school site, noting that the district plans did not include a school at that location for 10-15 years. In this application, a letter from the East Valley School District was submitted. It stated that East Valley School District does not have a need, nor foresee a need for the property set aside in the Potter Gable Property Concept Plan. They willingly set aside any interest in that property. The agreement recognized that the plan is general and that some adjustments to the plan may be appropriate provided they are consistent with the intent of the agreement. The current parties in interest determined that the use of this area as a park instead of a school was still consistent with the agreement and was therefore allowed. The East Valley School District was notified of the proposal during the comment periods and no additional comments were received.

- i. *Fire Prevention Services*: The applicants are proposing to install fire hydrants in accordance with Yakima County standards for placement.

The Fire Marshal's Office provided the following comments:

- Fire Apparatus Access Roads (FAAR) (YCC 503.4): On FAARs with a width of less than 28 feet, no on-street parking is allowed. On FAARs with a width of less than 36 feet, parking on one side of the street is allowed. On FAARs with a width greater than 36 feet, parking on both sides of the street is allowed. A minimum width of 20 feet must be maintained at all times. (YCC 503.2.1)
- No Parking signs are required. (YCC 503.3) Roads or streets where on-street parking is reduced or is not allowed must be provided with approved signs denoting the parking restriction areas.
- Where parking is allowed on one side of a street or road, attempts should be made to locate NO PARKING signs on the same side of the street or road as the fire hydrants.
- Fire flow is required. A minimum of 1,000 gallons per minute is required. IFC Table B 105.1 (1). Details for signs can be found in IFC Appendix DI 03.6
- Fire Hydrants are required. Hydrants must be placed so as not to exceed an average spacing of 500 feet. A hydrant must be no farther than 600 feet from the exterior walls of each structure (IFC 507.5.1 Exception 1). On dead-end streets or roads, the spacing must be reduced by 50 feet. IFC Table CI 02.1 (d)

Due to the slopes in this area, the following plat note is required:

The maximum grades for individual driveways that are 50 feet in length or less shall be 12%. The maximum grades for driveways 51 feet or greater shall be as identified for fire apparatus access roads in YCC Title 13. The grade shall be measured from the edge of road right-of-way or private access easement at the center of the driveway to the garage slab. If there is no garage then it shall be measured to the grade of the building as defined in the residential code of YCC Title 13.

- j. *Irrigation Water Supplies*: Based upon the Yakima County Public Services GIS maps, the subject property is not located within an irrigation district. If it is determined that the site is within an irrigation district, irrigation distribution facilities shall be provided as required under RCW 58.17.310 and YCC 19.34.070(2)(d). A statement shall be placed on the face of the plat evidencing that the subdivision lies within the boundaries of an irrigation district and that irrigation water rights-of-way may be imposed by said irrigation district under RCW 58.17.310.

11. COMPLIANCE WITH DEVELOPMENT STANDARDS. The preliminary long plat application is to conform to all adopted County and State rules and regulations as set forth in Section 19.01.020 YCC.

- a. Zoning District Requirements. According to YCC Table 19.12.010-1 Lot Requirements, sites with both an area-wide public water supply and a regional sewer system are allowed to have a maximum density of 7 dwelling units per acre and a 7,000-sf minimum lot area for detached single-family dwellings. The minimum lot width in the-R-1 is 50 ft for new lots. Per Note 3 of that table, the minimum lot area may be reduced to 6,000 sf if it is allowed by the respective city's single-family residential zone, provided that park or recreational open space land is reserved. According to the application, the lots of this subdivision are proposed to be connected to Terrace Heights Water and Terrace Heights Sewer. The applicants are proposing to divide the 111.17-acre site into 305 single-family residential lots, which is a density of 2.74 dwelling units per acre. According to the site plan no lot will be less than 50ft in width.

Per Table 5-2 of Title 15 of Yakima's Municipal Code, 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 proposed development. The proposed density does not exceed the maximum allowed in the zoning district and the proposed lot sizes do not fall under the minimum allowed lot size. The development, as proposed, meets the requirements of Table 19.12.010-1.

Sitescreening: "When approving long subdivisions the Reviewing Official *may* require appropriate perimeter sitescreening and a property owners association or other entity for its perpetual maintenance." YCC 19.21.030(1)(emphasis added). This language appears oddly discretionary, and the applicant asserts that the proposed use is similar to neighboring uses, such that perimeter sitescreening is not necessary. Consistent with this perspective, perimeter sitescreening does not appear to serve the purposes of Ch. 19.21 YCC for undeveloped neighboring properties. However, when neighboring properties and in a different or a similar but less intensive use, perimeter sitescreening is appropriate under the chapter. In addition, the ordinance does not provide similar discretion where a development abuts a public street. As such, the applicants will be required to provide sitescreening along the street frontage of North 57th Street and Mill Boulevard, consistent with Standard A (Open Area Landscaping with Trees). YCC 19.21.030(2)(b)(i)(A)).

For all property lines that abut other R-1 parcels in subdivisions outside of the Yakima Ridge Phases, the project reflects a change in use of the subject property to a more intensive use. Chapter 19.31 YCC clearly contemplates sitescreening between R-1 lots under these circumstances. See Table 19.21-1. A perimeter planting strip complying with Standard C is appropriate accordingly. Owners of adjacent properties may enter into a written agreement to consolidate their perimeter plantings along shared boundaries. Therefore, instead of each property providing a separate planting strip, they

could provide one planting strip together, so long as the required planting type and width, as indicated in the table, is provided. Standard C is set out in YCC 19.21.030(2)(a)(iii).

All required sitescreening shall not interfere with sight distances and pedestrian and traffic safety and is to be located within the property boundaries of the site and not on any portion of a public or private street, dedicated right-of-way, access easement.

b. Comprehensive Plan Compliance:

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. The proposed project will transform the property into an urban development with a range of lot sizes that are within the allowed urban density and are connected to urban services. The proposed division has open space areas and pathways, as well as sidewalks along the roadways. This allows for the space sizes to be reduced to 6,000 sf, though the smallest size proposed is 6,923 sf. The proposed density is 2.74 dwelling units per acre. This will provide additional housing for the residents of Yakima County. As proposed, the development will extend and utilize existing public roadways, as well as establish new public roadways, all of which to serve this area.

- c. Critical Areas / Shoreline Review: According to Yakima County Critical Areas maps, there are two mapped Type 5 streams in the northwest and southeast portions of the site. Also mapped is an Oversteepened Slopes _Intermediate Risk geologic hazard in the northwest area and slightly in the northeast area. The proposed park areas in the northwest and northeast sections of the proposed development will largely be in the Oversteepened Slopes areas. According to YCC 16C.03.27, Oversteepened Slopes of intermediate risk do not have specific protection measures when within the boundary of a subdivision. Groundwork and residential construction in these areas will need to meet the requirements of the Building Division, which may require additional studies to be done. Regarding Type 5 streams, per Table 6-1, there are no buffer standards. Type 5 streams are not regulated through buffer requirements, however, activities such as clearing, grading, dumping, filling, or activities that restrict or block flow, redirect flow to a point other than the original exit point from the property or result in the potential to deliver sediment to a drainage way/channel, are regulated under clearing and grading regulations.

The project site, as well as the UGA in this area, does not have any Upland Wildlife Habitat Conservation Areas mapped. WDFW's comments would be seen as best available science that can be utilized in decision making on critical area decision-making. However, upon review of history of this particular site, this area has been set aside for full development since 1995. It is not clear on the record that the rezone or the associated concept plan agreement was subject to review pursuant to a Critical Areas

Ordinance, but in any case, while the subject parcels may possess features that would have warranted inclusion in an Upland Wildlife Habitat Conservation Area in the past based on WDFW's assessment, they were not so included in the County's mapping effort. Since the properties were not mapped as habitat conservation areas, they do not fall within definition of a critical area in YCC 16C.02.122 on that basis.

In addition, the County's approach to conservation areas appears to identify areas of high biodiversity for long-term species survival. The method for identifying such areas is described in 16C.11.050(2). It focuses on large habitat areas that are most remote from human development and uses publicly owned lands as much as possible. Such features do not appear to embrace lands such as the subject property. The original development agreement did not call for strict habitat retention. It did, however, state that the property is to provide natural open areas. The proposal provides that the parks, Tract A, Tract B, and the Drainage Tract are primarily in a natural state. This will also require natural vegetation to be reestablished in those areas.

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:

The area in which the plat is proposed is zoned as Single-Family Residential (R-1). The intent of the R-1 zoning district is to, in part, locate low-density residential development, up to seven dwelling units per acre, in areas served by public water and sewer systems. According to the application, single-family residences are proposed to be constructed. Single-family residences are considered Type 1 allowed uses in the R-1 zoning district (YCC Table 19.14-1). According to YCC 19.30.030(1)(d), single-family residences are generally not subject to project review by the Administrative Official, provided all applicable standards of Title 19 are met and/or when categorically exempt from environmental review. As conditioned, the proposed subdivision will satisfy applicable criteria necessary for final plat approval and meet compliance with the Yakima County Code Title 19.

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

The maximum allowed density in the R-1 zoning district is 7 dwelling units per acre, with a minimum lot size of 7,000 sf and a minimum lot width of 50 ft. According to the application, the site is about 111.17 acres in size and a total of 305 residential lots are proposed. The spaces are between 6,923 sf and 52,983 sf in size, as allowed through the reductions of Note 3 under YCC Table 19.12.010-1. The proposed 305 units in a 111.17-acre site results in a density of 2.74 dwelling units per acre. According to the site plan, no

lot is less than 50ft 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:
As demonstrated in the findings above, the provision of public facilities and services needed to serve the subdivision will be recommended conditions of approval.
- d. The characteristics of the development, such as development standards:
As conditioned, the character of the development will be consistent and compatible with applicable development standards and the purpose and intent of the R-1 zoning district.

IV. CONCLUSIONS.

1. The application materials and received comments include evidence and analysis that supports a conclusion that the proposed subdivision, if appropriately conditioned, is consistent with YCC 19.34.050(5) and the general development standards in Title 19 YCC as well as with the Potter Gable Property Concept Plan.
2. Except, as otherwise expressly provided, County officials are authorized by YCC 19.30.100 to impose conditions on an approval to assure compliance with Title 19 YCC and other relevant provisions of Yakima County Code. This recommendation contains a set of proposed conditions that largely serve this purpose. The conditions reflect analysis in the staff report and comments received both from internal agencies and public comments. Any approval should include those conditions. Similarly, conditions that mitigate for material impacts to avoid the necessity for preparation of an environmental impact statement identified in the Findings should also be included in the approval.
3. The Findings above and these Conclusions support a recommendation for approval of the LSP2024-00002 application.

V. RECOMMENDATION.

Based on the findings, analysis, and conclusions above, the application by Joseph Calhoun, with HLA Engineering and Land Surveying, Inc., on behalf of Cascade Property Ventures, LLC for a 305-lot Subdivision, as described in application LSP2024-00002/SEP2024-00029, should be APPROVED, SUBJECT TO THE CONDITIONS BELOW.

VI. CONDITIONS.

The following conditions must be obtained within five (5) years of the date of the decision. Please note that the decision, including the following conditions and time limit, pertains to this subdivision authorization only, and does not include timelines associated with other permits (for example, building permits). Failure to comply with all conditions will result in

the expiration of the decision. Each phase is to be developed as an independent planning unit with safe and convenient circulation and with facilities and utilities coordinated with requirements established for the entire subdivision. The following conditions are required for each Phase:

Conditions that must be met prior to ground disturbance:

1. All development activity shall be consistent with the site plan submitted with the application and as modified by these conditions and will comply with mitigation measures identified in the MDNS issued under File Number SEP2024-00029.
2. The applicant shall apply for a grading permit and obtain the permit for site preparation. Contact the Building and Fire Safety Division at (509) 574-2300 for the necessary grading applications.
3. The applicant shall construct the public roadways in accordance with Ch. 19.23 YCC and accepted engineering practices. The proposed roadways shall be compliant with Title 13 YCC (International Fire Code). Prior to construction of the roadways in each phase, the applicants shall provide complete engineering for the proposed roadway, receive approval from the Yakima County Engineer and undergo a preconstruction meeting.
4. Plans for road improvements shall be submitted to the County Engineer, who shall review them for conformance with conditions of preliminary subdivision approval and other adopted county standards as of preliminary division of land approval (YCC 19.34.060(2)). Approval shall be given by the signature of the County Engineer on the improvement plans. Improvements shall be designed by or under the direct supervision of a licensed engineer where required by statute (Chapters 18.08, 18.43, and 18.96 RCW). The licensed engineer shall certify same by seal and signature. All construction plans shall comply with Title 19 YCC and other relevant portions of the Yakima County Code and in addition to the above certification shall contain the following:
 - a. Subdivision name;
 - b. Name, mailing address, and telephone number of engineer preparing the plan; and
 - c. Date (month and year).
4. The applicants are responsible for the design and construction of all water system improvements needed to serve the development.
5. The development of additional supply capacity will be needed to serve the total number residences for all the proposed phases. Contact the Yakima County Utilities Division for more information at (509)574-2300. A minimum fire flow of 1,000 gallons per minute is required. IFC Table B 105.1 (I).

6. The applicants will need to provide Project Reports for the water storage and pumping facilities required to serve the project as required by the Yakima County Utility Division and the Washington State Department of Health. Project reports will need to be reviewed and approved by those agencies prior to final design.
7. All water system engineering design plans and specifications must be prepared at the developer's expense and stamped by a professional engineer who is licensed in the State of Washington. Plans and specifications will need to be submitted to Yakima County for review and approval.
8. A Water Extension Agreement between the applicant and the County. The agreement will set forth the terms and conditions for extending the water system.
9. The applicant shall submit a Stormwater Plan to the Yakima County Water Resources 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 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. The Stormwater Plan must contain a temporary sediment and erosion control plan (TESC).
10. The applicants shall submit a Stormwater Pollution Prevention Plan (SWPPP) for construction to the Yakima County Water Resources Division. An Erosivity Waiver in lieu of a construction SWPPP may satisfy this requirement for those qualifying projects.
11. The applicants shall submit to the Yakima County Water Resources Division a copy of the Washington State Department of Ecology (DOE) Industrial Stormwater Permit and Construction Stormwater Permit or notification from the DOE that a permit is not necessary.

The following conditions must be met prior to subdivision finalization.

12. Prior to recording the final plat for each phase, all required improvements for that phase will be built, bonded or escrowed.
13. Per YCC 19.34.060(3), permanent control monuments shall be set at all lot comers, block comers, angle points, points of curves in streets and centerlines of new right-of-way, points of intersection and under the requirements of Chapter 58.09 RCW, and at intermediate points as the County Engineer requires.
14. The constructed roadways must be certified to meet the public roadway standards of YCC 19.23 and AASHTO by the applicant's engineer of record and approved by the Yakima County Engineer prior to being recommended for acceptance into the County Roadway

System. Roadway and infrastructure elements must be constructed concurrently with the development, except that, in the discretion of the County Engineer, Mill Boulevard need not be fully constructed until either the phases including lots to the north of that street are being finalized or the street is being connected to other off-site elements of the local transportation network.

15. The applicants shall dedicate the amount of right of way (ROW) required by County Roads for the proposed public roads. Roadway ROW shall be of sufficient width to contain the entire roadway including surface, drainage, slopes and utilities.
16. The applicants shall submit Road Naming Applications with the Roads Department for the proposed unnamed roadways. The approved road names shall be shown on the face of the final plat. Please contact the Roads Department at (509) 574-2300 for the necessary application.
17. All prior dedications of public road right-of-way, public road deeds, and public road grants shall be shown on the face of the final plat.
18. On roads with a width of less than 28 feet, no on-street parking is allowed. On Fire Apparatus Access Roads (FAARs) with a width of less than 36 feet, parking on one side of the street is allowed. On FAARs with a width greater than 36 feet, parking on both sides of the street is allowed. A minimum width of 20 feet of clearance on FAARs must be maintained at all times. No Parking signs are required. Roads or streets where on-street parking is reduced or is not allowed shall be provided with approved signs denoting the parking restriction areas. Where parking is allowed on one side of a street or road, attempts should be made to locate NO PARKING signs on the same side of the street or road as the fire hydrants.
19. All lots must be served with public sewer via the Terrace Heights Sewer District. All applicable fees must be paid, easements provided, and lines installed to each of the lots according to the requirements of the sewer service provider prior to final plat approval. Prior to final plat approval, the applicant or developer shall provide written verification from Terrace Heights Sewer to the Planning Division that this condition has been met.
20. All lots must be served with public water from the Yakima County Terrace Heights Water System prior to final plat approval. All applicable fees must be paid, easements meeting the requirements of YCC 19.25.050 be provided, and lines installed to each of the lots prior to final plat approval. Construction must be according to the requirements of Terrace Heights Water. Prior to final plat approval, the applicant/develop shall provide written verification by the Terrace Heights Water to the Planning Division that this condition has been met.

21. Fire Hydrants are required. Hydrants shall be placed so as not to exceed an average spacing of 500 feet. A hydrant must be no farther than 600 feet from the exterior walls of each structure. On dead-end streets or roads, the spacing shall be reduced by 50 feet. IFC Table C102.1(d).
22. All easements for sewer, water, electric, gas, telecommunications, irrigation and similar utilities shall be shown on the final plat. Easements shall be reserved for and granted to all utilities and to their respective successors and assigns for serving all lots within a subdivision and other property with utility services and granting the right to enter upon the lots at all times to install, lay, construct, renew, operate, and maintain underground conduit, cables, pipe, and wires with necessary facilities and other equipment.
23. New or expanded utility easements shall serve each interior lot along the property boundary and be located along those lot frontages within the subdivision and development proposal that abuts public roads to minimize the burden of the easement on the servient landowners.
24. Utility easements are to be located outside the dedicated road rights-of-way unless otherwise approved by the County Engineer. Utility easements along lot frontages adjacent to public rights-of-way shall have a minimum width of eight feet and utility easements not located adjacent to public rights-of-way shall have a minimum width of 16 feet.
25. All stormwater generated within the plat shall be retained on site and natural drainages must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found in YCC 12.10.
26. At the time the final plat is to be recorded all property taxes and special assessments shall be paid for the full year (RCW 84.56.345).
27. All parties with an ownership interest in the property (including contract sellers or purchasers, etc.) the must sign the final plat. All required signatures shall be in permanent black ink (YCC 19.34.070(2)(c)).
28. The Final Subdivision Application shall consist of:
 - a. A survey of the final plat meeting the requirements of YCC 19.34.070 and consisting of the original Mylar (or equivalent material, paper or other form acceptable to the County Auditor) and five paper copies (YCC19.34.070(4));
 - b. A current Subdivision Guarantee (title report), which cannot be more than 60 days old (YCC 19.30.060(8)); and
 - c. The final plat recording fee (YCC 19.34.070(4)).
29. 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 conditions are required for the specified phase:

30. Prior to finalization of Phase 4, the applicants shall ensure that the BPA powerline easement within Tract A is of sufficient width based on BPA requirements.
31. The applicants shall ensure that Tract A contains a pedestrian and bike pathway to connect that which was required for the BPA tract of Phase 2. Prior to ground disturbance of Phase 4, the applicants shall obtain all necessary BPA reviews and approvals for such use. BPA documentation shall be submitted to the Planning Division. Prior to finalization of Phase 4, the pathway must be established, if BPA approval was received.
32. Prior to finalization of Phase 7, the applicants shall ensure that access easements and walkways are established to provide the northwestern park with access from the roadways where street parking is allowed.
33. Prior to ground disturbance of Phases 8, 9, 10, 11, 12, or 13, lots above elevation 1420 will require design and construction of a water storage reservoir, booster station and transmission main for an upper pressure zone. Contact the Yakima County Utilities Division for information at (509)5742300.
33. Prior to finalization, the applicants shall ensure that Tract B of Phase 8 is established as both a drainageway and a walkway to continue that which was dedicated in Phase 2 and Phase 3. The easement shall be of a width for construction, or maintenance, or both, as will be adequate for the purpose. The width must be able to convey the 100-year, 24-hour storm. The drainage easement must also accommodate a 10-foot-wide pathway for pedestrians in addition to the width needed to convey the 100-year, 24-hour storm. The standards of YCC 12.10.230 shall be met.
34. Prior to finalization, the applicants shall ensure that the Drainage Tract of Phases 7, 11, 12, and 13 is established as both a drainageway and a walkway. The easement shall be of a width for construction, or maintenance, or both, as will be adequate for the purpose. Width must be able to convey the 100-year, 24-hour storm. The drainage easement must also accommodate a 10-footwide pathway for pedestrians in addition to the width needed to convey the 100-year, 24-hour storm. The standards of YCC 12.10.230 shall be met.
35. Prior to finalization of Phase 11, the applicants shall ensure that access easements and walkways are established to provide the northeastern park with access from the roadways where street parking is allowed.

36. Tract A of Phase 4, Tract B of Phase 8, and the Drainage Tract of Phases 7, 11, 12, and 13, shall be deeded to and maintained by a Homeowners Association or other legally and financially responsible entity acceptable to Yakima County. The private Homeowners Association or other entity will be responsible for the maintenance and operation of the walkways and the drainage facilities in perpetuity and for assuring any public access to walkways or trails in accordance with the Potter-Gable Agreement. Drainage impoundment and conveyance must be protected by recording the deed. The deed must then be filed separately and identified on the face of the plat as dedicated with the Auditor's File Number prior to final plat approval.
37. The applicants shall convey the parks of Phases 4, 7, 8, 10, and 11 to a Homeowners Association or other responsible entity as a condition of final subdivision approval. Any acquisition of the land required for parks or recreational areas, other than streets and alleys, shall be deeded to the Homeowners Association or responsible entity by owner as a condition of final approval of the subdivision.
- a. Covenants shall provide perpetual maintenance of park areas dedicated to or operated by parties other than a local government. The covenants shall establish a fund for park area maintenance and require the owners in the development to pay annually into such fund. Covenants shall be approved by the County prior to finalization of the plat.
38. The applicants shall ensure that the parks of Phases 4, 7, 8, 10, and 11; Tract A of Phase 4; Tract B of Phase 8; and the Drainage Tract of Phases 7, 11, 12, and 13 are primarily in a natural habitat state. This requires natural vegetation to be reestablished in those areas. Contact J. Shah, with WDFW, at (509)952-8147 for information regarding seeds and plantings appropriate for these areas.
39. The applicants shall provide sitescreening along the perimeter of the development prior to the finalization of Phases 4, 5, 6, 7, 8, 9, 10, and 11 as follows:
- a. Along the street frontage of North 57th Street and Mill Boulevard, a minimum six-foot wide planting area of Standard A (Open Area Landscaping with Trees) is required (YCC 19.21.030(2)(b)(i)(A)). If a fence is provided, landscaping must be placed on the exterior (street side) of the fence.
- b. For the perimeter of the residential development that is not along the public roadway, a planting strip in accordance with YCC Table 19.21-I shall be provided along all property lines that abut other R-1 parcels outside of the Yakima Ridge Phases, except that no planting strip will be required where outside parcels abut parks, recreational areas, or drainage ways within the development. The owners of adjacent properties may enter into a written agreement to consolidate their perimeter plantings along shared boundaries. Therefore, instead of each property providing a separate planting strip, they could provide one planting strip together, so long as the required planting

type and width, as indicated in the table, is provided. The agreement shall be recorded and enforceable on both parties under Section 19.21.020(S). In the R-I zoning district, YCC Table 19.21-1 requires a Standard C Visual Screen.

- c. All required sitescreeening shall not interfere with sight distances and pedestrian and traffic safety and shall be located within the property boundaries of the site and not on any portion of a public or private street, dedicated right-of-way, or access easement.

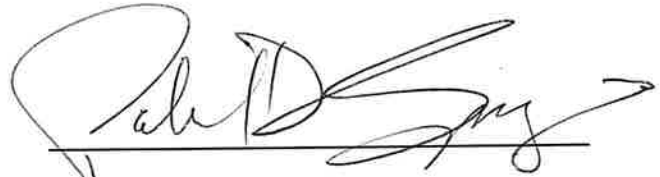
The subdivided property will be subject to the following notes. which must be placed on each final plat by the surveyor:

1. Purchasers and lessees are hereby notified that the Lots of this phase are provided domestic water via the Yakima County Terrace Heights Water System. Individual wells may not be installed on any of these lots.
2. Purchasers and lessees are hereby notified that the Lots of this phase are provided sewage disposal via the Terrace Heights Sewer District. Individual sewage disposal systems may not be installed on either/any of these lots.
3. The maximum grades for individual driveways that are 50 feet in length or less shall be 12%. The maximum grades for driveways 51 feet or greater shall be as identified for fire apparatus access roads in YCC Title 13. The grade shall be measured from the edge of road right-of-way or private access easement at the center of the driveway to the garage slab. If there is no garage then it shall be measured to the grade of the building as defined in the residential code of YCC Title 13.
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. Natural drainageways must not be altered or impeded.
5. Natural Resources Conservation Service soils data, as depicted by the Yakima County GIS Department, indicate 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.
6. Yakima County has in place an urban and rural addressing system per YCC Chapter 13.26. Determination of street names and address numbers for developed residential and commercial lots within this plat are at the discretion of the Yakima County Public Services Department upon issuance of an eligible building permit.

The following note is also required on the plat of Phase 4.

7. The Bonneville Power Administration (BPA) imposes certain conditions on the portions of those properties encumbered by its high voltage transmission line right-of-way. BPA does not allow structures to be built within the right-of-way, nor does it allow access to be blocked to any transmission facilities. Any activity that is to occur within the right-of-way needs to be permitted by BPA prior to installation or construction. Information regarding the permitting process for proposed uses of the right-of-way may be addressed to BPA Real Estate Field Services at (406) 751-7820.

DATED THIS 20TH DAY OF AUGUST 2025

A handwritten signature in black ink, appearing to read "Patrick D. Spurgin", written over a horizontal line.

PATRICK D. SPURGIN
HEARING EXAMINER *PRO TEM*

