SELAH CITY COUNCIL

5:30pm May 12, 2020

Selah City Council
Regular Meeting
Tuesday, May 12, 2020
5:30pm
Via Zoom

Mayor:	Sherry Raymond
Mayor Pro Tem:	Roger Bell
Council Members:	Russell Carlson
	Jacquie Matson
	Kevin Wickenhagen
	Clifford Peterson
	Christopher Lantz

CITY OF SELAH
115 West Naches Avenue
Selah, Washington 98942

City Administrator:	Donald Wayman
City Attorney:	Rob Case
Clerk/Treasurer:	Dale Novobielski

AGENDA

A. Call to Order –Mayor Raymond

B. Roll Call

C. Councilmember Absence – Motion to Excuse

D. Pledge of Allegiance

E. Invocation – Pastor

F. Agenda Changes **None**

G. Public Appearances/Introductions/Presentations **None**

H. Getting To Know Our Businesses **None**

I. Communications

1. Oral **None**
2. Written **None**

J. Proclamations/Announcements **None**

K. Consent Agenda

All items listed with an asterisk (*) are considered routine by the City Council and will be enacted by one motion, without discussion. Should any Council Member request that any item of the Consent Agenda be considered separately, that item will be removed from the Consent Agenda and become a part of the regular Agenda.

Monica Lake * 1. Approval of Minutes: April 28, 2020 Council Meeting
Dale N. * 2. Approval of Claims & Payroll

L. Public Hearings

Jeff Peters 1. Closed Record Public Hearing to Consider the Hearing Examiner's Recommendation Regarding Approval of the Preliminary Plat of "Hillside Estates" (PLP-2020-001) and Adopting Findings and Conditions of Preliminary Plat Approval.

M. General Business

1. New Business **None**
2. Old Business **None**

N. Resolutions

Jeff Peters 1. Resolution Approving the Preliminary Plat of "Hillside Estates" (PLP 2020-001) and Adopting Findings and Conditions of Preliminary Plat Approval.

O. Ordinances **None**

P. Public Appearances **None**

Q. Reports/Announcements

1. Departments
2. Council Members
3. City Administrator
4. Boards

Monica Lake a. Lodging Tax Advisory Committee Minutes – February 24, 2020

4. Mayor

R. Executive Session **None**

S. Adjournment

Next Regular Meeting: May 26, 2020

Each item on the Council Agenda is covered by an Agenda Item Sheet (AIS)

A yellow AIS indicates an action item.

A blue AIS indicates an information/non-action item.

CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY

Council Meeting	Action Item
5/12/2020	K – 1

Title: Approval of Minutes: April 28, 2020 Council Meeting

From: Monica Lake, Executive Assistant

Action Requested: Approval

Staff Recommendation: Approval of Minutes

Board/Commission Recommendation: Not Applicable

Fiscal Impact: N/A

Funding Source: N/A

Background / Findings & Facts: See Minutes for details

Recommended Motion: Motion to approve the Consent Agenda as read. (This item is part of the Consent Agenda)

City of Selah
Council Minutes
April 28, 2020

Regular Meeting
Electronically Via Zoom
115 West Naches Avenue
Selah, WA 98942

A. Call to Order — Mayor Raymond called the meeting to order at 5:30 pm.

B. Roll Call

Members Present: Kevin Wickenhagen; Jacquie Matson; Clifford Peterson; Roger Bell; Christopher Lantz; Russell Carlson

Members Absent:

Staff Present: Donald Wayman, City Administrator; Rob Case, City Attorney; Andrew Potter, Human Resources Manager; Monica Lake, Executive Assistant

C. Councilmember Absence – Motion to Excuse **None**

D. Pledge of Allegiance

Mayor Raymond led the Pledge of Allegiance.

E. Invocation

Council Member Wickenhagen gave the prayer.

F. Agenda Changes

Add: Resolution N – 2: Resolution temporarily suspending the requirements and enforcement of SMC 10.34.020 off-street parking spaces table 34-1 restaurant land uses for existing businesses who choose to expand or establish outdoor eating areas

G. Public Appearances/Introductions/Presentations **None**

H. Getting To Know Our Businesses **None**

I. Communications

1. Oral **None**

2. Written **None**

J. Proclamations/Announcements **None**

K. Consent Agenda

Executive Assistant Lake read the Consent Agenda.

All items listed with an asterisk (*) were considered as part of the Consent Agenda.

* 1. Approval of Minutes: April 14, 2020 Council Meeting

* 2. Approval of Claims and Payroll:

Payroll Checks Nos. 83477 – 83540 for a total of $239,160.82
Claim Checks Nos. 74744 – 74803 for a total of $164,242.62

Council Member Peterson moved, and Council Member Bell seconded, approval of the Consent Agenda as read. By voice vote, approval was unanimous.

L. Public Hearings **None**

M. General Business

1. New Business **None**

2. Old Business **None**

N. Resolutions

1. Resolution Establishing Promotional Requirements and Commercial Driver's License (CDL) Pay for Utility Workers

Human Resources Manager Potter addressed N – 1. He said that this was the official Resolution for the Mayor to sign as an amendment to the union contract, which was identical to the previous meeting's presentation. He went on to say that it would give fifty dollars per month to each CDL license holder who is also a Utility Worker in the Public Works Department, and to establish promotional requirements, being primarily based on longevity, to provide the City with a system to place Public Works employees as probationary level 1 or level 2, give them the ability to acknowledge previous experience, and clarify level 3 with the addition that a utility lead or foreman must maintain their CDL license.

Council Member Carlson moved, and Council Member Wickenhagen seconded, to Approve the Resolution Establishing Promotional Requirements and Commercial Driver's License (CDL) Pay for Utility Workers Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Peterson – yes; Council Member Bell – yes; Council Member Lantz – yes; Council Member Carlson – yes. By voice vote, approval was unanimous.

2. Resolution temporarily suspending the requirements and enforcement of SMC 10.34.020 off-street parking spaces table 34-1 restaurant land uses for existing businesses who choose to expand or establish outdoor eating areas

City Administrator Wayman said that this would temporarily suspend that portion of the Selah Municipal Code regarding off-street parking spaces for restaurants, to allow existing businesses who chose to expand or establish outdoor seating areas. He read aloud the resolution, then went on to say that there are a number of restaurants, taverns and diners with parking lots that could be safely and appropriately marked in accordance with the Resolution, and this would allow them to expand their footprint and fulfill the profit margins they are going to need once they start operating. He remarked that they anticipate that there will have requirements for social distancing to cut indoor seating by a third to a half, and this would provide an opportunity for businesses to utilize the space they have in parking. He gave a couple examples, adding that this would be a temporary set up situation where they can help themselves recover more quickly, to be reviewed at the end of September.

Council Member Wickenhagen expressed his appreciation to the administration and Mayor for thinking this up, as he appreciates doing anything they can do to help both the businesses and citizens.

Council Member Carlson agreed with Council Member Wickenhagen, and wondered if other businesses such as boutiques would benefit from this as well. He asked about restaurants where only parking is street parking.

City Administrator Wayman responded that if businesses like a floral shop or dry goods store want to do this he believes they could accommodate that as well, as states such as Texas and Georgia were already creating outdoor spaces for dry goods to be sold and retailers allowed operate on the outside of their premises. He said that there were two restaurants without space, and that while they couldn't use City right of way, there was the possibility of using part of the sidewalk providing a five foot right of way for pedestrians was maintained. He noted that establishments such as the Pastime or T&T would have to meet Liquor Control Board requirements, but the temporary suspension applied to parking space on their properties, not City right of way.

Council Member Bell liked Council Member Carlson's idea about other businesses, saying that he felt it would be appropriate to include any business that wants to set up outside even if it isn't necessary for their buildings, such as grocery stores or Helms Hardware, to create a sense of businesses being open and doing business for people to support.

City Administrator Wayman replied that their grocery stores and hardware stores are considered essential, so it would be more applicable to the nonessential shops. He added that the phased opening would allow retailers to open but have limited capacity for customers inside, and an outside presence could help with that.

Mayor inquired if they needed to come back with another resolution to add to this one.

City Administrator Wayman answered in the affirmative, saying that they could do so at the next Council Meeting, but he would like to talk with some retailers personally to get an understanding of what they need in order to come up with a measure to help them.

Council Member Peterson commented that he had been thinking about what they as the City could do to help businesses get back on their feet, and that he would support going out and looking at any of these type of temporary adjustments for any of businesses that that they could come up with.

Council Member Carlson clarified that if they move forward on this he would request that any business who decides to do this submit a written notice to the City so they could be monitored appropriately, and that any non-essential business who deems this useable he would consider.

City Administrator Wayman replied that he intended to have a meeting with all the restaurateurs and tavern owners to get an understanding of what they might want to do and how the City could help them. He went on to say that he discussed the potential of purchasing additional Ecology blocks to create safe seating areas with the Public Works Director with an eye towards leasing them out to create safe outdoor seating areas, as they could also be used for future projects.

Council Member Wickenhagen asked if he wanted a motion on this now or to wait for a future meeting.

City Administrator Wayman replied that he would prefer it now so he could present it to restaurants and allow them to begin planning.

Council Member Wickenhagen moved, and Council Member Matson seconded, to Approve the Resolution temporarily suspending the requirements and enforcement of SMC 10.34.020 off-street parking spaces table 34-1 restaurant land uses for existing businesses who choose to expand or establish outdoor eating areas. Roll was called: Council Member Wickenhagen – yes; Council Member Matson – yes; Council Member Peterson – yes; Council Member Bell – yes; Council Member Lantz – yes; Council Member Carlson – yes. By voice vote, approval was unanimous.

O. Ordinances **None**

P. Public Appearances **None**

Q. Reports/Announcements

1. Departments

Community Development Supervisor Peters said that Council would be receiving the application for Hillside Estates at the next meeting, and that a future planned development for seven lots associated with it would be going to the Hearing Examiner for an open record public hearing in May. He commented that the only other planning project coming to them would be the Selah School District Class 3 review for the relocation of five portables to various schools.

City Administrator Wayman remarked that he talked with Shane Backlund today, and they are planning a drive through high school graduation ceremony with a parade through town on a Saturday in early June. He added that they would have more details to follow, and would be glad to support it.

City Attorney Case said that they were waiting on the court to give them a hearing date on the merit appeal, and that on the money appeal he made the decision with council approval to dismiss it, which he communicated to both the court and the Owens attorney the dismissal.

City Administrator Wayman remarked that City Attorney Case has done an excellent job, and that it's good to have someone as thorough, intelligent and informed as him as their City Attorney.

Human Resources Manager Potter said that they have received five applications for the vacant Council position that closed last Friday, and as they are unaware of what the Governor intends meetings to be next month, he asked Council when they would like to conduct interviews and how much time for them.

City Administrator Wayman didn't think they would be able to do interviews efficiently without having the applicants in front of them, opining that the technological hoops would be onerous and maybe not workable. He recommended that they conduct them in person with the possible requirement of social distancing, scheduled no later than the second meeting in May to get a Council Member appointed.

Mayor Raymond commented that they have been having staff meetings in council chambers and all were separated.

Council was polled and were unanimous in their desire to conduct live meeting interviews.

City Administrator Wayman recommended that they wait to see what Governor Inslee decides to do.

Executive Assistant Lake reminded them of the OPMA requirements and limitations of the Council Chambers with regard to social distancing and recording.

Mayor Raymond acknowledged the reminder.

City Administrator Wayman said that they would experiment in Council Chambers.

Mayor Raymond agreed that they would work on it.

2. Council Members

Council Member Carlson commented that he didn't recall getting briefed on a dismissal of the appeal.

City Attorney Case replied that he had provided Council with a number of materials, including a prior Spokane case.

Council Member Carlson thought they had talked at the last meeting about still going forward due to limitations on timing.

City Attorney Case answered that he had filed the appeal because the time to do so was ticking away, but after doing some preliminary research he came to the opinion that the odds of prevailing were not worth the amount of time and expense it would cost the City to pursue it. He went on to say that although the Selah Municipal Code has a section in it that directs a judge to award money to the municipality, existing law from the State doesn't say that, and the City can't impose a requirement on a Superior Court judge if the State doesn't. He briefly explained the reasoning behind why he opted not to pursue the appeal, and that he planned to file the dismissal later that week or the next.

Council Member Carlson remarked that it made sense; his question was regarding the decision to let it go, as he hadn't recalled Council discussing that.

City Attorney Case responded that, in his opinion, it fell to him as the legal professional to advance or not advance as he saw fit, which was also why he brought Council into the loop the past couple meetings. He added that it's frustrating can't recover money but that's decision trial court judge issued, and that wound many diff ways that said city statute doesn't trump state law

City Administrator Wayman commented that all of Bob Noe's hours spent on the matter had been contained within his monthly stipend, although he kept separate hours and billings in case the City had prevailed. He went on to say that they aren't walking out with pockets raided, and that he agreed with City Attorney Case's analysis.

Council Member Carlson expressed his appreciation for the explanation. He said that graduation would be June 6 at 1pm, and that he had heard there are over three hundred seniors participating. He remarked that they had an LTAC meeting yesterday to bring them up to date with what was going on with activities, and that as they have nothing on books for community activities to spend LTAC funds on this year, the decrease in revenues will be matched by a decrease in expenditures. He reminded his fellow Council Members that he had brought up a discussion regarding background checks for Council Members for two meetings now, which he felt was very important.

Mayor Raymond responded that when they discussed the matter before it was pointed out that to be a Council Member a person needs to be a registered voter, and they can't be a felon.

Council Member Carlson replied that at the last meeting they had discussed having an executive session to discuss it further and have additional conversations.

City Administrator Wayman stated that would be City policy and not an individual person, and policy changes have to be discussed in the open.

Council Member Carlson said that he was okay with having a discussion in the open. He commented that the city of Vancouver currently has a policy in place regarding background checks, and that City Attorney Case was going to do some research on it. He felt that it comes down to whether they feel it's appropriate or not.

City Administrator Wayman responded that Council Members and the Mayor are not employees, they are elected officials of the City of Selah with two qualifications, residential and voting. He went on to say that currently those 2 qualifications are in concert with the vast majority of all municipalities within the State of Washington, and they would have to look hard to find a municipality doing increased things like background checks. He questioned what they were looking at, whether it was a full background check, what the threshold would be, and whether they would do a background investigation on those Council Members who ran and were elected to office. He pointed out that electing another Council Member is not like hiring a Parks and Recreation Director, and that in his opinion adding additional requirements would put the City in some sticky legal situations.

Council Member Carlson commented that, while he didn't feel it legal to do a background check for elected officials, if they were appointing someone to a position of authority as a Council Member he felt strongly that they should do a background check prior to appointment.

City Attorney Case said that he looked at the materials Council Member Carlson had sent him, and that while the City of Vancouver does this when there's an opening, the question was whether the Council Members here would like to join that minority or stay in the majority. He went on to say that if the answer was yes then they would need a debate to determine what exact type of background check they would be doing, and whether it would be categorically disqualifying or fodder for Council Members when casting their votes. He added that, while Council Member Carlson has taken the lead on the matter and expressed his desire to move forward with it, he believed that the rest of the Council would need to weigh in on the matter with a formal motion and vote.

City Administrator Wayman remarked that it's a privilege but also a burden to be a Council Member, and that Council needed to consider how would it impact their ability to attract high quality individuals when they know their background could be taken apart by six strangers and City staff.

Council Member Carlson referred to their discussion at the previous meeting, saying that they were told that it would be discussed in executive session at a future meeting. He went on to say that he would like a check done on what requirements they have, as if someone has a felony or misdemeanors recently that should be part of the discussion in his opinion. He added that he doesn't care if it gets good people disinterested, as from his perspective if he was applying for a position and they asked for a background check he would have no problem with it, and anyone who puts themselves through the process aren't doing for the money but out of the goodness of their hearts. He stated that he wants to make sure they are appropriately checked.

City Attorney Case replied that he follows what he was saying about hypotheticals but he views those as a second topic for consideration, as to him the most fundamental question was whether a majority of Council was interested in pursuing anything along these lines.

Council Member Matson felt that each Council Member should be asked the simple question of whether they wish to pursue the matter.

Executive Assistant Lake suggested they do a motion and second.

City Attorney Case concurred.

Council Member Carlson moved that they have a discussion and research on what sort of requirements would take place for doing a background check as an initial step to potentially apply this as a policy for appointed Council Members.

Mayor Raymond asked if there was a second to the motion. Hearing none, she stated that the motion failed due to lack of a second.

Council Member Carlson expressed his disappointment but understand that was how the process works.

Council Member Peterson said that he had spent the last several weeks staying home and following COVID briefings, and felt that one group left out of were city employees. He publicly thanked all City staff and employees for being part of what keeps them going every day. He added that he was very

appreciative of the Resolution passed today, and hoped that they could continue as a City to find more ways to help those adversely affected by the pandemic.

Council Member Matson had no report but echoed Council Member Peterson's words of appreciation for City staff, the Mayor, and City Administrator Wayman, for being as accommodating as they could for businesses and the community.

Council Member Wickenhagen said that the Yakima Valley Visitors and Convention Bureau has received notification that they don't qualify for Federal funding, which has put them in a bind and resulted in a good part of their staff being let go.

Council Member Bell echoed his fellow Council Members with regard to the work by City staff. He felt that they should do anything they could to help businesses recover, and that he was happy to see them doing what they could to assist. He gave a brief update on the Aquatic Center, saying that the project should be completed no later than June 1, and that the contractor has worked with the Public Works Director to determine the best route across the park to access the site and have laid plywood down to minimize the amount of damage done to the park. He thanked City Administrator Wayman and the staff for their assistance in helping the pool become a reality.

Council Member Lantz commented that with more time to roam outdoors he had noticed some utility work going on, and had people asking if was involved with the sewer problem from before or utility locates on Third Street.

City Administrator Wayman responded that it wasn't a City crew. He thought perhaps the power company or a cable company.

Community development Supervisor Peters said that is was one of the communication companies putting in fiber.

City Attorney Lantz thanked him for the answer.

City Administrator Wayman noted that they have added Eric Neumeyer as the lead at the Wastewater Treatment Plane, and he's doing a good job. He said that he got an email from the County Commissioners' office and Chris Wickenhagen from YVCOG, who would be coordinating how to roll out the opening of economies again.

3. City Administrator

City Administrator Wayman said that City staff is well, although they have had to deal with some consequences of the windstorm recently. He remarked that the recreation situation is shaky for the remainder of the year, as they were looking at the girls' youth softball being canceled and Little League as well, with sports for spring and into summer canceled for year. He went on to say that they are taking appropriate measures and communicating with those leagues, and that the Recreation personnel were staying busy with one person doing parks maintenance and other person to be cross trained at the treatment plant at level 1 certification. He finished by saying that the Selland planned development

would be coming up in front of the Hearing Examiner, and the plat would be coming to Council for a decision at the next meeting.

4. Boards **None**

5. Mayor

Mayor Raymond remarked that their community is so supportive of each other and the their businesses, and that as a business owner with two businesses she understands how some business owners are struggling and that the City would do whatever they could to get people into their businesses. She said that the Selah Downtown Association raised around eleven thousand eight hundred dollars selling Selah Strong t-shirts and sweatshirts, with the money raised to go back into the community to buy certificates that would be given to first responders. She noted that every day is a new day with new challenges and new rules.

R. Executive Session **None**

S. Adjournment

Council Member Wickenhagen moved, and Council Member Bell seconded, that the meeting be adjourned. By voice vote, approval was unanimous.

The meeting adjourned at 6:32pm.

Sherry Raymond, Mayor

Roger Bell, Council Member

Russell Carlson, Council Member

Jacquie Matson, Council Member

Kevin Wickenhagen, Council Member

Clifford Peterson, Council Member

Christopher Lantz, Council Member

ATTEST:

Dale E. Novobielski, Clerk/Treasurer

CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY

Council Meeting	Action Item
5/12/2020	K – 2

Title: Claims & Payroll

From: Monica Lake, Executive Assistant

Action Requested: Approval

Staff Recommendation:

Approval of Claims & Payroll as listed on Check Registers.

Board/Commission Recommendation: Not Applicable

Fiscal Impact: See Check Registers

Funding Source: See Check Registers

Background / Findings & Facts: See Check Registers

Recommended Motion: Motion to Approve the Consent Agenda as read. (This item is part of the Consent Agenda)

CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY

Council Meeting	Action Item
5/12/2020	L – 1

Title: Closed Record Public Hearing to Consider the Hearing Examiner's Recommendation Regarding Approval of the Preliminary Plat of "Hillside Estates" (PLP-2020-001) and Adopting Findings and Conditions of Preliminary Plat Approval.

From: Jeff Peters, Community Development Supervisor

Action Requested: Public Hearing - Closed Record

Staff Recommendation: Conduct Closed Record Public Hearing

Fiscal Impact: N/A

Funding Source: N/A

Background / Findings & Facts: The Hearing Examiner conducted an open record public hearing on March 30, 2020. On April 15, 2020, the Examiner issued his Findings and Conclusions recommending approval of the Preliminary Plat subject to nineteen conditions.

Recommended Motion: I move that the Council accept the Hearing Examiner's recommendation to approve the Preliminary Plat of Hillside Estates, and adopt the Hearing Examiner's Findings and Conclusions as its own.

Record of all prior actions taken by the City Council and/or a City Board, City Committee, Planning Commission, or the Hearing Examiner (where applicable)

Date:	Action Taken:
3/30/2020	Hearing Examiner Open Record Public Hearing

NCW Development, LLC.
PLP-2020-001, SEPA-2020-001, CAO-2020-001, TCA-2020-001 & FLP-2020-001

List of Exhibits

Item	Exhibit
Planning Commission Findings of Fact, Conclusions, and Recommendation	1a
Applications:	
Preliminary Long Plat Application	1b
Preliminary Plat Map	2b
State Environmental Policy Review Application	3b
Critical Areas Application	4b
Transportation Capacity Analysis	5b
Comments:	
Comment Letters from public	1c
Review Letter from HLA Engineering, February 25, 2020	2c
Comment Letter from Yakima County Roads, March 3, 2020	3c
Comment Letter from State of WA Dep of Ecology, March 9, 2020	4c
Comment from Selah Fire Department regarding addressing	5c
Proposed Addressing	6c
Notices:	
Notice of Complete Application, Development Application & Environmental Review	1d
Affidavit of Publication from Yakima Herald Republic, February 21, 2020	2d
Affidavit of Mailing, February 21, 2020	3d
Notice of Critical Area Development	4d
Affidavit of Mailing, February 28, 2020	5d
Notice to Developer of Concurrency Analysis	6d
Notice of Procedural Error and Renotice of Application	7d
Affidavit of Mailing, March 11, 2020	8d
Declaration of Posting, March 17, 2020	9d
Notice of COVID-19 Public Hearing Procedures & Changes	10d
Affidavit of Mailing, March 23, 2020	11d
Notice of Determination of NonSignificance, March 25, 2020	12d
Notice of Critical Area Development, March 25, 2020	13d
Affidavit of Mailing, March 25, 2020	14d
Hearing Examiner:	
Issuance of Hearing Examiner's Recommendation	1e
Hearing Examiners Recommendation Report	2e

CITY OF SELAH COMMUNITY DEVELOPMENT

FINDINGS OF FACT, CONCLUSIONS & RECOMMENDATION

for

PRELIMINARY LONG PLAT & ENVIRONMENTAL REVIEW

Application PLP-2020-001 & SEPA-2020-001

APPLICANT:	NCW Development, LLC – Stephanie Flowers
APPLICANT ADDRESS:	P.O. Box 119, Wenatchee, WA 98807
PROJECT LOCATION:	Vicinity of W. Goodlander, Lander, and Speyers Roads, Selah, WA 98942.
NAME OF PLAT:	Hillside Estates
TAX PARCEL NUMBERS:	181435-22001, 181435-22002, & 181435-21015
DATE OF REQUEST:	February 14, 2020
DATE OF RECOMMENDATION:	March 30, 2020
STAFF CONTACT:	Jeff Peters, Supervising Planner

I. DESCRIPTION OF REQUEST:

On February 14, 2020, the City of Selah Planning Department received applications for a Preliminary Long Plat, State Environmental Policy Act Checklist, and Transportation Concurrency review from NCW Development, LLC. The developer is proposing a Preliminary Long Plat to subdivide 37.65 acres into 42 single-family lots with proposed lot sizes range from 0.18 - .079 acres. Additionally, the developer requested Environmental Review for the future development of a nine lot Planned Development of 3.5 acres which is proposed as Phase 2 of the overall project (subdivision plans for the Planned Development are not being reviewed at this time).

II. SUMMARY OF RECOMMENDATION:

The Administrative Official recommends **approval** of the Preliminary Plat, subject to conditions.

III. FACTS:

A. Statement of Cause:

Pursuant to SMC § 10.50, and Title 21, the applicant's statement in the Preliminary Long Plat application and Environmental Checklist dated February 14, 2020, requests this subdivision of land stating: This proposed plat will subdivide approximately 34.15 acres into 42 Single-Family lots. Lot sizes of approximately 5.44 acres to .18 acres. The lots will have frontage onto Lander Rd., which will be widened to include curb on both sides of the roadway and sidewalk on one side. The interior roads will be constructed using

EXHIBIT 10

the City of Selah 32 ft. Super Elevated Roadway Standard with lots constructed on only one side of the road, and the development will be provided with city utilities.

B. Comprehensive Plan.

The City of Selah's Comprehensive Plan and Future Land Use Map designates the subject property as suitable for Low Density Residential development. The Low Density Residential designation is characterized as "Low-density residential development, up to five dwelling units per acre. Clustering of dwelling units, within the permitted density range is encouraged to preserve open space, steep slopes, drainage ways, ect.... The predominant use will be low density residential; however, it is the intent and desire of Selah that its low-density neighborhoods develop with a mix of housing types including single-family, duplexes, townhouses, and multi-family dwellings...."

The proposed preliminary plat is consistent with the Comprehensive Plan's other provisions which encourage infill, recognize the need for public water and sewer, encourage disposal of surface drainage on-site, and encourage development consistent with the general land use pattern in the area.

The Goals and Policies that apply to this designation and proposed land use are as follows:

County Wide Planning Goals and Policies:
A.3.4: Urban growth will occur within UGAs only and not be permitted outside of an adopted UGA except for new fully contained communities.

B.3.1: Urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any needed public facilities that are provided by either public or private sources.

B.3.3: Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists and in areas planned for urban services within the next 20-years.

B3.5: New urban development should utilize available/planned urban services.

City of Selah Goals and Policies:
Objective 2.2.1.: Encourage economic growth while maintaining quality development and controlling the cost of public improvements in Selah's UGA.

Policy 1: Growth should be encouraged in natural drainage basins.

Policy 2: Encourage development to areas where infrastructure (water, sewer, stormwater, and streets) is either present, can be easily extended, or is planned to be extended.

Policy 3: Conserve land, energy and financial resources by minimizing urban sprawl.

Policy 4: Streets, water, sewer, and stormwater management extensions should be designed to provide service to the maximum area possible with the least length of extension, while also making economic development and job creation a priority.

Goal 5.1: Encourage the availability of affordable housing to all economic segments of the population, while maintaining the character of the community.
Objective 5.1.1: Investigate and re-evaluate development regulations, permit procedures and funding decisions to meet the growing population and economic needs of the City.

Policy 2: Amend zoning regulations to allow housing types and special needs housing in a manner that is consistent with state laws.

Goal 5.2: Promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Objective 5.2.1: Maintain and upgrade the character of existing residential neighborhoods.

Policy 2: Encourage new single-family development throughout low-density residential areas as redevelopment and infill construction at appropriate densities.

Objective HSG 5.2.2: Encourage new residential construction to be compatible with existing residential development.

Natural Environment/Critical Area Goals and Policies:
Goal 2.2: Development within natural drainage basins.

Policy 2: Encourage development to areas where infrastructure (water, sewer, stormwater, and streets) is either present, can be easily extended, or is planned to be extended.

Goal 2.3: Provide for the protection of significant natural features and the public health through land use policies.

Goal 1:8: Establish critical areas protection measures to protect environmentally sensitive areas, and protect people and property from hazards.

Policy 1: Use the best available science in a reasonable manner to develop regulations to protect the functions and values of critical areas.

Policy 2: Ensure proposed, and other development, and associated infrastructure are designated at a density, level of site coverage, and occupancy to preserve the structure, values and functions of the natural environment or to safeguard the public from hazards to health and safety.

C. Urban Area Zoning Ordinance.
The main purpose of the City of Selah's Zoning Ordinance Selah Municipal Code (SMC Title 10 is to implement the City of Selah's Comprehensive Plan and promote the general health, safety and welfare of the present and future inhabitants of Selah and its

Urban Growth Area. SMC § 10.02.030 further describes the purpose and goals and policies of the City's Zoning Ordinance.

Zoning of Subject Property and Purpose of Underlying Zoning District: The City of Selah's Zoning Map identifies that the subject and surrounding properties are zoned Residential, Single-Family (R-1). SMC § 10.12.010 indicates that the purpose of the R-1 zoning district is to provide for single-family residential development where urban governmental services are currently available or will be extended by the proponent to facilitate development at no public costs.

Specifically, the intent of this district is to:

(1) Provide for an orderly, phased transition from vacant or partially developed land to single-family residential development;
(2) Facilitate coordinated and collaborative public infrastructure investment;
(3) Require individual lot connections to municipal water and sewer systems;
(4) Require developments to meet the city's minimum urban development standards;
(5) Particular emphasis shall be given to ensuring that R-1 uses and land divisions will facilitate future urban development and extension of utilities.

D. Environmental Review.

This project underwent a State Environmental Policy Act review because it did not fall below the City of Selah's flexible threshold for SEPA, as established in Section 11.40.110 SMC. Furthermore, on March 25, 2020, the City of Selah completed its Environmental Review of the Preliminary Plat by issuing a Mitigated Determination of Non-Significance on the proposal, which was not appealed during the appeal period. The below conditions are required conditions of plat approval as required by the City of Selah's Mitigated Determination of Non-Significance dated March 25, 2020:

1. All site-specific impacts for construction of buildings, installation of utilities, dust control, and stormwater facilities are sufficiently addressed and/or mitigated through the implementation of the City of Selah's development standards. Compliance with all development standards are either required as a condition of approval as a part of the applicant's Class (3) zoning and/or building permit approval.

2. For Speyers Rd. and in accordance with the City's development standards for an Urban Minor Arterial roadway, the developer shall dedicate approximately 10 ft. of right-of-way along the subject properties frontage (equal a total of 60 ft. in width), and build a half street improvement which includes, curb, gutter, stormwater, sidewalks, and street lights.

3. Lander Rd. shall be dedicated and reconstructed with a total of 50-ft. of right-of- with 30-ft. of asphalt pavement, two 15-ft. wide lanes, curb, gutter (both sides), 6-ft. wide sidewalk on one side of the street, street lights, stormwater drainage, and no parking allowed as depicted upon the applicants Preliminary Plat. Additionally, where Lander Rd. has lots fronting on both sides of Lander Rd. sidewalks shall be installed on both sides of the street.

4. The applicant shall incorporate all recommended conditions of the December 2017 geotechnical report and Critical Area Substantial Development Permit into its construction documents.

5. NCW Development, LLC is required to submit a compliance report detailing how the December 2017 geotechnical report recommendations were incorporated into the grading, utility, streets, and final subdivision plans/construction documents which shall be reviewed and approved by the city prior to grading/building permit issuance.

   Prior to issuance of any permits for the subject developments, the applicant shall obtain a NPDES stormwater permit for the proposed development from the WSDOE and provide the City of Selah a copy of said permit.

E. Processing.

1. The applications for Preliminary Long Plat and Environmental Review were received on February 14, 2020.

2. The proposed plat is larger than nine lots, and is therefore being processed under the provisions of SMC § 10.50.020 & 11.40.

3. The applications were deemed complete for processing on February 17, 2020.

4. Pursuant to RCW Ch. 58.17, SMC § 10.50.025 - 026, the City of Selah Hearing Examiner is authorized to make a recommendation for approval or disapproval, with written findings of fact and conclusions to support the recommendation to the City Council on preliminary plats. Within ten working days of the conclusion of a hearing, unless a longer period is agreed to in writing by the applicant, the Hearing Examiner shall render a written recommendation which shall include findings and conclusions based on the record.

5. **Public Notice:** Public notice for this application and hearing was provided in accordance with: SMC Title 10.50, Subdivision Ordinance; SMC Title 10, Zoning Ordinance and SMC Title 21, Administrative Procedures and include the following actions and dates:

a. Date of Application:	February 14, 2020
b. Date of Developer's Notice of Complete Application:	February 17, 2020
c. Date of Notice of Application & Environmental Review :	February 21, 2020
d. Notice of Public Hearing	February 21, 2020
e. Date of Renotice of Application & Environmental Review	March 11, 2020
f. Date of Posting of Land Use Action Sign on the Property:	March 17, 2020
g. Date of Mailing of Notice of MDNS & CAO Decision:	March 25, 2020

6. **Public Comment:**
   Two public comments or inquiries were received during the open comment period for this proposal.

6. **City Departmental Review Comments:**
   a. Engineering: The subdivision should be served by both domestic water and sewer, and irrigation if irrigation water is available. The applicant's plat map appears to sufficiently provide for extension of both water, sewer and streets, however engineered plans will be required to be submitted and approved by the City of Selah's Public Works Director prior to construction.

b. Stormwater: Concerning the street improvements being made to the proposed road, all runoff from the road and sidewalks will be required to be retained and treated in accordance with the Stormwater Management Manual of Eastern Washington. The plans and calculations for the drainage shall be completed by a licensed engineer from the State of Washington.

As the development of this project will involve clearing of more than one acre, a Stormwater Site Plan shall be required. The major components of a Stormwater Site Plan are:

a. Drainage plans and calculations to be completed by a licensed engineer from the State of Washington;
b. A copy of the SWPPP or erosivity waiver; and
c. A stormwater maintenance agreement.

c. Yakima County Roads: "The Hillside Estates development consists of 51 residential lots with an expected increase of roughly 500 vehicles trips per day. Speyers road will be significantly impacted by this development. Currently, this section of roadway does not meet the Yakima County Roads standards for an urban minor arterial roadway. Therefore, mitigation for said impact will need to meet the transportation goals set forth within Yakima County's Horizon 2040 Comprehensive plan. Per the Horizon 2040 plan, Speyers Road should meet the level of service standards and development standards utilized within the Selah city limits for an urban minor arterial roadway with considerations for safety, mobility, economic development and alternative modes of transportation. It is of important note that this section of roadway is located within one mile of six schools and there are no pedestrian facilities in place outside of the city limits. The portion of Speyers road within the city limits has been identified as a walking route for these schools."

d. Washington State Department of Ecology: "If the 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."

FINDINGS:

1. The subject properties have a Comprehensive Plan Future Land Designation of Low Density Residential, and zoning district of Residential, Single-Family.

2. The subject property is currently unoccupied and fronts upon Lander and Speyers Roads.

3. Existing Conditions of Streets:

   a. Speyers Rd. is classified as an Urban Minor Arterial, which is located within the jurisdiction of Yakima County. In the vicinity of the subject developments Speyers Rd. is a two way, two-lane arterial approximately 50 to 60-feet-wide with one lane in each direction. Curbs, gutters, and six (6) foot sidewalks are absent for the subject property's street frontage.

   b. The Yakima County Engineer has identified that Speyers Rd will be significantly impacted by this development, and that this section of roadway does not meet the Yakima County Roads standards for an Urban Arterial roadway. Furthermore, it has been identified that mitigation is necessary to meet the level of service and development standards of Yakima County's Horizon 2040 Comprehensive Plan, and the City of Selah development standards for an Urban Arterial roadway.

   c. Therefore, in accordance with the City's development standards for an Urban Arterial roadway, the developer will be required to dedicate approximately 10 ft. of right-of-way along the subject properties frontage (equal a total of 60 ft. in width), and build a half street improvement which includes, curb, gutter, stormwater, sidewalks, and street lights.

   d. Lander Rd. is classified as a Collector Street, which is located within the City of Selah's jurisdiction. In the vicinity of the two developments Lander Rd. is currently a two–way, 32-foot roadway with no curb, gutter or sidewalk. The applicant has proposed to dedicate a total of 50-ft. of right-of-way for the reconstruction of Lander Rd. with 30-ft. of asphalt pavement, two 15-ft. wide lanes, curb, gutter, and 6-ft. wide sidewalk on one side of the street.

   e. Proposed Internal Roads: The applicant is proposing to dedicate four 45-foot wide internal Single Frontage unnamed roads and has indicated in their application that they plan on improving the streets by installing curb, gutter, sidewalk on one side, and a 32 ft. paved drive surface. This standard meets the City of Selah's new Local Access Street (Single Frontage) detail.

4. The subject property is located within a Critical Area Geologically Hazardous Area, and the applicant submitted a Critical Areas application on February 28, 2020. Additionally the required Critical Area decision was issued for this development on March 25, 2020, with the following conditions of approval:

   a. A Dust Control Plan shall be submitted to, and approved by, the Yakima Regional Clean Air Authority prior to any phase of work.

   b. The applicant shall submit stormwater plans incorporating runoff, flow control, and treatment BMP's consistent with the Eastern Washington Stormwater Manual to the City of Selah Public Works department for review and approval prior to start of construction.

   c. A Storm water pollution Prevention Plan (Erosion Sediment Control Plan) shall be submitted to, and approved by, the Washington State Department of Ecology prior to any phase of work.

d. All site-specific impacts for construction of buildings, installation of utilities, dust control, and stormwater facilities are sufficiently addressed and/or mitigated through the implementation of the City of Selah's development standards. Compliance with all development standards are either required as a condition of approval as a part of the applicant's Subdivision approval and/or building permit approval.

e. The applicant shall incorporate all recommended conditions of the December 2017 geotechnical report and Critical Area Substantial Development Permit into its construction documents.

f. NCW Development, LLC is required to submit a compliance report detailing how the December 2017 geotechnical report recommendations were incorporated into the grading, utility, streets, and final subdivision plans/construction documents which shall be reviewed and approved by the city prior to grading/building permit issuance.

g. Prior to issuance of any permits for the subject developments, the applicant shall obtain a NPDES stormwater permit for the proposed development from the WSDOE and provide the City of Selah a copy of said permit.

h. Any other state or local governmental permits not herein mention or required shall be complied with in their entirety.

5. Environmental Review was completed for this development with the issuance of a Mitigated Determination of Non-Significance on March 25, 2020, and the environmental determination was not appealed.

6. **ZONING ORDINANCE**

A) **Zoning:** The subject and surrounding properties are zoned R-1.

B) **Lot Coverage:** The maximum lot coverage permitted in the R-1 zoning district is 35% and all lots will comply with that limitation.

C) **Lot Size:** The preliminary plat indicates lot sizes that range from 7,840.8 to 34,412.4 square feet. SMC § 10.12 provides that the minimum lot size for a single-family dwelling provided with municipal water and sewage system is 8,000 square feet. Additionally, SMC § 10.12.030 requires that lots that have a 10 to 15% slope must have a minimum lot size of 8,000 to 10,000 sq. ft. All lots within this subdivision were found to meet the minimum required lot size given the slope of the lots.

D) **Lot Width:** SMC § 10.08.020 prescribes a minimum lot width of shall not exceed a maximum four to one (4:1) depth-to-width ration. SMC § 10.50.041 (e) (6) provides that "the size and shape of lots shall meet the minimum area and width requirements of the applicable zoning classification..." All lots within this subdivision meet these standards.

E) **Density:** With a density of about 1.11 dwelling units per gross residential acre, the proposed preliminary plat complies with the City of Selah's Comprehensive Plan Future Land Use Designation Low Density Residential requiring a maximum of five dwelling units per net residential acre.

F) **Building Heights:** SMC § 10.08.050 provides that the maximum building height is 35 ft. in the R-1 zoning district. The subject plat and SEPA application identify that all buildings will comply with this requirement.

G) **Building Setbacks:** SMC § 10.08.090 provides that minimum setbacks must be met per Table 8-3. All lots within the subject subdivision have sufficient area to comply with these requirements.

7. **SUBDIVISION ORDINANCE:**

As proposed, and with the recommended conditions, this preliminary plat meets all the design requirements of SMC Title 10 of the City's subdivision ordinance and development standards. The recommended conditions are intended to ensure consistency with the provisions of the City's subdivision ordinance for the following:

A) **Public health, safety, welfare:** The construction of new detached single-family dwellings which will complement adjacent uses will promote the public health, safety and general welfare insofar as there is a need in this community for single-family dwellings and insofar as this proposed preliminary plat would be required to comply with all applicable City development standards, and all conditions of approval specified by the City Council.

B) **Open spaces:** The proposed lots meet the minimum sizes required in the R-1 zoning district. Lot coverage of 35% or less in the R-1 zoning district will provide adequate light and air for future residents in accordance with the standards in the zoning ordinance without additional open spaces.

C) **Drainage systems:** The SEPA MDNS requires that drainage system facilities will be provided in accordance with state and local regulations.

D) **Streets, alleys, and other public ways:** In accordance with the applicant/developer's SEPA MDNS issued March 25, 2020, the developer was required to:

1. Improve Speyers Rd. in accordance with the City's development standards for an Urban Minor Arterial roadway, with the developer dedicating approximately 10 ft. of right-of-way along the subject properties frontage (equal a total of 60 ft. in width), and build a half street improvement which includes, curb, gutter, stormwater, sidewalks, and street lights.

2. Dedicate and reconstruct Lander Rd. with a total of 50-ft. of right-of- with 30-ft. of asphalt pavement, two 15-ft. wide lanes, curb, gutter (both sides), 6-ft. wide sidewalk on one side of the street, street lights, stormwater drainage, and no parking allowed as depicted upon the applicants Preliminary Plat. Additionally, where Lander Rd. has lots fronting on both sides of Lander Rd. sidewalks was required to be installed on both sides of the street.

Additionally, in accordance with the development standards of SMC § 10.50.041, the developer is proposing to dedicate four 45-foot wide internal Single Frontage unnamed roads and has indicated in their application that they plan on improving the streets by installing curb, gutter, sidewalk on one side, and a 32 ft. paved drive surface.

E) **Water supplies:** Public water is required to be used for domestic and fire flow purposes. An adequate water supply for this development is available from the City of Selah and the applicant has submitted a public water main extension that meets the requirements of SMC § 10.50.045. Furthermore, the water main will be installed, or financially secured, prior to the recording of this plat.

F) **Sanitary waste disposal:** Public sewer is required to service all lots. The City of Selah sewer mains in Speyers Rd. are capable of being extended to handle the demands of this development and will be installed, or financially secured, prior to the recording of this plat.

G) **Parks and playgrounds:** Volunteer Park is located within one mile from this development and is the closest city park to the subject property.

H) **Sites for schools:** The subject development is located within one mile from Selah Intermediate School, and Robert Lince Elementary School. No comments were received from the school district suggesting the need for an additional school at this location.

I) **Sidewalks:** Sidewalks are required and will be provided along this developments frontage and interior streets in accordance with SMC § 10.50.044.

J) **Serves the public interest and use:** This proposed 42-lot residential subdivision is consistent with neighboring land uses and better serves the needs of the City of Selah than the undeveloped status of the property.

8. **TRANSPORTATION CONCURRENCY:**

This application was reviewed and approved for consistency with SMC § 10.08.190 Transportation Capacity Management Ordinance on March 10, 2020. The development will not exceed the PM peak hour capacity of the City Arterial street system and reserve capacity exists on all impacted streets. This review does not include any site development or safety issues, which may be discussed at the project level or SEPA review. The review does not address intersection level of service.

9. **TIME LIMITATION:**

Upon preliminary plat approval, the applicant has five years from the date of preliminary approval to submit the final plat. Thereafter, 30 days prior to the expiration of preliminary approval the applicant must submit to the City Council a written request asking to extend the approval period for a maximum period of one year. Before the final plat can be recorded all required infrastructure must be engineered, completed and inspected or engineered and financially secured and receive final plat approval from the City Council.

IV. CONCLUSIONS:

1. This preliminary plat complies with the general requirements for subdivision approval as specified by SMC Ch. 10.50.

2. The proposed subdivision provides for the public health, safety and general welfare, as subject properties will be served by all appropriate public utilities and there is no known public health or safety issue associated with the subject property.

3. The proposed plat adequately provides for dedication of right-of-way for all required public roads as shown on the preliminary plat.

4. Based upon the applicant's Transportation Concurrency Application, this development will have "no measureable impacts to the surrounding transportation system.

5. This proposed plat serves the public use and interest.

6. The City of Selah Hearing Examiner has jurisdiction. (RCW Ch. 58.17, SMC § 10.50.025 - 026)

7. This recommendation is based upon a project narrative and site plan received February 14, 2020, and additional materials that have been secured from the applicant, their consultants, and other agencies.

8. A Determination of Nonsignificance (DNS) was issued on March 25, 2020. No appeals were submitted during the appeal period.

9. The subject property is located within a Critical Area Geologically Hazardous Area, and the applicant submitted a Critical Areas application on February 28, 2020. Additionally the required Critical Area decision was issued for this development on March 25, 2020.

10. This preliminary subdivision complies with the goals and objectives of the City of Selah's Comprehensive Plan, the intent and purpose of the R-1 zoning district, the provisions of the city's Zoning Ordinance, Subdivision Ordinance, Development Standards and Traffic Concurrency Ordinance.

11. During project review it has been found that this request is in compliance with SMC §10.50.020 for making a Determination of Consistency as follows:

    a. The proposed use is permitted within the R-1 zoning district.

    b. All necessary public facilities are available to serve this site.

    c. This proposal is consistent with existing development regulations for this location.

12. The proposed plat complies with the provisions of RCW 58.17.110 and SMC § 10.50.020, providing appropriately for: the public health, safety, and general welfare, open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.

V. RECOMMENDATION

The Planning Division recommends that the 42-lot subdivision known as Hillside Estates be approved subject to the following conditions:

1. In accordance with SMC § 10.50.041 and the applicant's preliminary plat, the applicant shall submit and gain approval of civil engineered plans which provide for design of all development standards, including but not limited to curb, gutter, sidewalk, street lighting, storm water, and street design.

2. Prior to final plat approval, the applicant shall submit an overall geotechnical analysis/study showing stability of the subject fill to the satisfaction of the City of Selah's Public Works Director. All lots shall require compaction reports prior to construction.

3. Prior to approval of the final plat, all approved improvements shall be constructed or financially secured according to the standards and requirements of the City of Selah Public Works Director.

4. All lots shall be served with public water from the City of Selah in accordance with SMC § 10.50.045. No individual domestic or irrigation wells shall be permitted for any of the lots.

5. All lots shall be provided with public sewer service in accordance with SMC § 10.50.045.

6. Easements for new and/or future utilities shall be a minimum of 16-feet in width and meet the requirements of SMC § 10.50.045.

7. In accordance with City of Selah Standard Detail ST-3B, the application/developer shall record a covenant/plant restriction on the south side of Lots 1 – 5, south side of lots 7 – 33, and north side of road D restricting the subject hillsides as non-buildable and non-further sub-dividable.

8. All conditions of City of Selah SEPA-2020-001 dated March 25, 2020 are hereby incorporated as conditions of this subdivision approval, and shall be complied with in their entirety.

9. All conditions of City of Selah CAO-2020-001 dated March 25, 2020 are hereby incorporated as conditions of this subdivision approval, and shall be complied with in their entirety.

10. All public and private utilities shall be located underground, with the exception of telephone boxes and such similar structures.

11. All public and private utilities to be located within public road rights-of-way must be installed or financially secured prior to final plat approval.

12. Fire hydrants shall be placed at the locations specified by the City of Selah Public Works and Selah Fire Department. All lots must be provided with adequate fire flow.

13. All permits required by the Yakima Regional Clean Air Authority shall be obtained. The developer shall designate during working hours a responsible party to serve as contact for suspected air quality violations.

14. A final binding stormwater/drainage control plan for the entire development and public streets shall be submitted and approved by the City's Public Works Department prior to construction of improvements for any area of the development. This drainage plan shall also ensure that the improvements to Speyers Rd. and the subject development reduces or eliminates flooding on N. 14th St.

15. All addresses shall be as specified in Exhibit "A" of this report. All addresses must be clearly shown on the face of the final plat as required by RCW 58.17.280.

16. This plat shall be subject to the following notes, which must be placed on the face of the plat:

a. The addresses shown on this plat are accurate as of the date of recording, but may be subject to change. The City of Selah Building Codes Division is responsible for the confirmation or reassignment of addresses at the time of building permit issuance.

b. 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.

17. Irrigation approval, if any is required, shall be shown on the face of the final plat.

18. All other requirements of the zoning and subdivision ordinance, although not specifically set forth herein, shall be complied with in their entirety.

19. Upon preliminary plat approval, the applicant has five years to submit the final plat. Thereafter, 30 days prior to the expiration of said approval the applicant must submit to the City Council a written request asking to extend the approval period for a maximum period of one year.

Appendix "A" - Addressing

Lot #	proposed address
1	1414 Huntington
2	1412 Huntington
3	1410 Huntington
4	1408 Huntington
5	1406 Huntington
6	1404 Huntington
7	1418 Hillside
8	1416 Hillside
9	1414 Hillside
10	1412 Hillside
11	1410 Hillside
12	1408 Hillside
13	1406 Hillside
14	1404 Hillside
15	1420 Horizon
16	1418 Horizon
17	1416 Horizon
18	1414 Horizon
19	1412 Horizon
20	1410 Horizon
21	1408 Horizon
22	1406 Horizon
23	1404 Horizon
24	1418 High Canyon
25	1416 high Canyon
26	1414 High Canyon
27	1412 High Canyon
28	1410 High Canyon
29	1408 High Canyon
30	1406 High Canyon
31	1404 High Canyon
32	1402 High Canyon
33	1400 High Canyon
34	710 Lander
35	712 Lander
36	714 Lander
37	716 Lander
38	718 Lander
39	803 Hilltop
40	805 Hilltop
41	807 Hilltop
42	809 Hilltop

Preliminary Long Plat Application

***FILING FEE $400 Plus $40** Per lot if more than one parcel*

City of Selah Planning Department

222 S Rushmore Road Selah, WA 98942
Phone: 509-698-7365 Email: brandy.tucker@selahwa.gov

INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable.
This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV – CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	NCW Development, LLC - Stephanie Flowers						
	Mailing Address:	PO Box 119						
	City:	Wenatchee	St:	WA	Zip:	98807	Phone:	(509)662-7119
	E-Mail:	StephanieF@sellandconstruction.com						
2. Applicant's Interest in Property:	Check One:	■ Owner	☐ Agent	☐ Purchaser	☐ Other _____			
3. Property Owner's Information (If other than Applicant):	Name:							
	Mailing Address:							
	City:		St:		Zip:		Phone:	( )
	E-Mail:							

4. Subject Property's Assessor's Parcel Number(s): 181435-22001, 181435-22002, 181435-21015

5. Legal Description of Property. (if lengthy, please attach it on a separate document)
See attached documents

6. Property Address: Not yet Established

7. Property's Existing Zoning: (Circle all that apply)
LDSF R■ R-2 R-3 B-1 B-2 M-1 M-2

8. Type Of Application: (Check All That Apply)
☑ Preliminary Long Plat ☑ Environmental Checklist (SEPA Review) ☐ Other:_____
☐ Other:_____ ☐ Other:_____ ☐ Other:_____

PART II – SUPPLEMENTAL APPLICATION & PART III – REQUIRED ATTACHMENTS

9. SEE ATTACHED SHEETS

PART IV – CERTIFICATION

10. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Property Owner's Signature — **Date** 1-29-2020

Applicant's Signature — **Date** 1-29-2020

FILE/APPLICATION(S)# FLP-2020-001

DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:
1/30/2020	BT	2,440 w	26599

Received
JAN 30 2020
By BT
City of Selah
Planning Dept.

EXHIBIT
1b

Supplemental Application For:

PRELIMINARY LONG PLAT

PART II - APPLICATION INFORMATION

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

2. SURVEYOR AND/OR CONTACT PERSON WITH THEIR CONTACT INFORMATION:
John Shea - JUB Engineers, Inc, 2810 W. Clearwater Ave, Ste 201, Kennewick, WA 99336, 509-783-2144, jshea@jub.com

3. NAME OF SUBDIVISION: Hillside Estates

4. NUMBER OF LOTS AND THE RANGE OF LOT SIZES: ~~51~~ 42 0.18 acres - 0.79 acres

5. SITE FEATURES:

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

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

C. Is the property in a 100-Year Floodplain or other critical area as mapped by any local, state, or national maps or as defined by the Washington State Growth Management Act or the Yakima Municipal Code? Critical Areas

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

☑ Electricity ☑ Telephone ☐ Natural Gas ☑ Sewer ☐ Cable TV ☑ Water _____ ☐ Irrigation _____

7. OTHER INFORMATION:

A. Distance to Closest Fire Hydrant: 600 ft

B. Distance to Nearest School (and name of school): 1,700. Selah Intermediate School

C. Distance to Nearest Park (and name of park): 4,000 ft. McGonagle Park

D. Method of Handling Stormwater Drainage: On-Site Infiltration

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

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

PART III - REQUIRED ATTACHMENTS

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

2. TRAFFIC CONCURRENCY

3 ENVIRONMENTAL CHECKLIST (required):

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

_____ 1/29/2020

Property Owner Signature (required) **Date**

Parcel Number: 181435-21015 View Map (//www.yakimap.com/servlet/com.esri.esrimap.Esrimap?name=YakGISH&Cmd=Search&TAB=TabAssessor&SEARCH_BY=Parcel&SearchTextParcel=181435-21015) | Property Tax (https://yes.co.yakima.wa.us/ascend/externalsearch.aspx?parcel_number=181435-21015&result_type=2) | View Web Version (AssessorAPI/Property_Search.html?pn=181435-21015) | Print Page

Situs Address: Goodlander Rd/Mcgon
Property Use: 91 Undeveloped Land
Tax Code Area: 400
Property Size: 4.74
Neighborhood: 4213
Owners: Ncw Development Llc
Abbreviated Legal Description:
Section 26 Township 14 Range 18 Quarter SW: W1/2 NW1/4 NE1/4 NW1/4 EX TH PT LY NW'LY OF FOL LN BEG 1030.6 FT W OF NE COR NW1/4, TH N 58^ 00' 00" W 100 FT, TH S 32^ 00' 00" W 92.7 FT, TH S 57^ 20' 00" W 124.2 FT, TH S 65^ 41' 00" W TO W LN OF SD SUBD & END OF SD LN EX BEG NE COR NW1/4, TH N 89^ 10' 35" W 973.53 FT TO TRUE POB, TH S 00^ 02' 05" E 30 FT, TH N 89^ 10' 35" W 36.69 FT, TH S 26^ 30' 00" W 51 FT, TH N 63^ 30' 00" W 45.93 FT, TH N 26^ 30' 00" E 51.56 FT, TH N 57^ 10' 35" W 18.11 FT, TH S 89^ 10' 35" E 92.75 FT TO TRUE POB.

Utility Information: *(indicates utility is available at parcel boundary)*

Gas:	Yes	**Electricity:**	Yes
Water:	Public	**Sewer/Septic:**	Public

Site Information:

Property Type:	Residential	**Zoning:**	R1
Street Type:	Dead-End	**Street Finish:**	Paved/Asphlt
Traffic:	Light	**Side Walk:**	Yes
Curbs:	Yes	**Location:**	Road-Frntage

Details for Land Record #1

Land Flag:	MDL	**Soil Class:**	
Calc CU:	No	**Water Source:**	Public
Sewer Source:	Public	**Flood Plain:**	No
Lot Shape:	Irregular	**Topography:**	Sloping
Land View:	Excellent View	**Landscaping:**	None
Value Method:	Sq-Feet	**Lots:**	0
SquareFeet:		**Acre(s):**	4.740

Excise Transactions on Parcel Number 181435-21015

Excise #	Grantor Name	Excise Date	Sale Price	Document Type	Portion (Y/N)	Parcel(s) Sold
428658	Goodlander Holding Llc	Nov 30, 2012	$0	Statutory Warranty Deed	No	28

Segregations or Mergers on Parcel Number 181435-21015

Seg/Merge #	Seg/Merge Type	Status Date	Status	Parcel Involvement
SM080119	Long Plat	Jun 24, 2008	Completed	Child

Tax Breakdown Information*

Details for Tax Year 2020

District	Regular Rate	Regular Value	Regular Tax	Excess Rate	Excess Value	Excess Tax
County Ems	0.21308552	$83,500	$17.79	0.00000000	$83,500	$0.00
County Flood Control	0.07748694	$83,500	$6.47	0.00000000	$83,500	$0.00
Selah City	2.61189779	$83,500	$218.09	0.00000000	$83,500	$0.00
Selah Park And Recreation	0.00000000	$83,500	$0.00	0.00012072	$83,500	$0.01
Selah Parks And Recreation Bond	0.00000000	$83,500	$0.00	0.24632814	$83,500	$20.57
Selah School	0.00000000	$83,500	$0.00	1.54266690	$83,500	$128.81
Selah School Bonds	0.00000000	$83,500	$0.00	2.17419249	$83,500	$181.55
State School Levy	2.06205763	$83,500	$172.18	0.00000000	$83,500	$0.00
State School Levy Part 2	1.11858386	$83,500	$93.40	0.00000000	$83,500	$0.00
Yakima County	1.43558517	$83,500	$119.87	0.00000000	$83,500	$0.00
Yakima Valley Regional Library	0.41164661	$83,500	$34.37	0.00000000	$83,500	$0.00

**Please Note: These are not guaranteed tax amounts and are only provided for convenience. Tax amounts above may have rounding errors and are only provided as an indication of what taxes would be if the parcel were taxed at current values for the full tax year. In addition no assessments are included in these lists and may be included in the property tax bill. If you want exact tax amounts please view this property on the County Treasurer Tax Portal (https://yes.co.yakima.wa.us/ascend/externalsearch.aspx?parcel_number=181435-21015&result_type=2).*

Value Breakdown Information

Select Language

Parcel Number: 181435-22001 View Map (//www.yakimap.com/servlet/com.esri.esrimap.Esrimap?name=YakGISH&Cmd=Search&TAB=TabAssessor&SEARCH_BY=Parcel&SearchTextParcel=181435-22001) | Property Tax (https://yes.co.yakima.wa.us/ascend/externalsearch.aspx?parcel_number=181435-22001&result_type=2) | View Web Version (AssessorAPI/Property_Search.html?pn=181435-22001) | Print Page

Property Use: 91 Undeveloped Land
Tax Code Area: 400
Property Size: 20.31
Neighborhood: 4213
Owners: Ncw Development Llc
Abbreviated Legal Description:
N1/2 NW1/4 NW1/4 EX TH PT LY NE'LY OF FOL LN BEG 1030.6 FT W OF NE COR NW1/4 TH N 58 D W 416.26 FT TO TRUE POB OF DESC LN,TH S 0 D 49'E 362.69 FT,TH N 65 D 41'E TO E LN OF N1/2 NW1/4 NW1/4 & END OF SD LN

Utility Information: *(indicates utility is available at parcel boundary)*

Gas:	No	**Electricity:**	No
Water:	None	**Sewer/Septic:**	None

Site Information:

Property Type:	Residential	**Zoning:**	R1
Street Type:	Easement	**Street Finish:**	Dirt
Traffic:	Light	**Side Walk:**	No
Curbs:	No	**Location:**	Interior

Details for Land Record #1

Land Flag:	R	**Soil Class:**	
Calc CU:	No	**Water Source:**	
Sewer Source:		**Flood Plain:**	No
Lot Shape:	Irregular	**Topography:**	Steep
Land View:	No View	**Landscaping:**	None
Value Method:	Acres	**Lots:**	0
SquareFeet:		**Acre(s):**	20.310

Excise Transactions on Parcel Number 181435-22001

Excise #	Grantor Name	Excise Date	Sale Price	Document Type	Portion (Y/N)	Parcel(s) Sold
428658	Goodlander Holding Llc	Nov 30, 2012	$0	Statutory Warranty Deed	No	28
394784	Evolution Land Enterprises Llc	Jul 18, 2007	$1,000,000	Statutory Warranty Deed	No	3
394787	Evolution Land Enterprises Llc	Jul 18, 2007	$0	Statutory Warranty Deed	No	5
394786	Sellland Bradley & Sharon	Jul 16, 2007	$0	Statutory Warranty Deed	No	5
378168	Hedges, R Wendell	Oct 21, 2005	$400,000	Statutory Warranty Deed	No	4

Tax Breakdown Information*

Details for Tax Year 2020

District	Regular Rate	Regular Value	Regular Tax	Excess Rate	Excess Value	Excess Tax
County Ems	0.21308552	$162,500	$34.63	0.00000000	$162,500	$0.00
County Flood Control	0.07748694	$162,500	$12.59	0.00000000	$162,500	$0.00
Selah City	2.61189779	$162,500	$424.43	0.00000000	$162,500	$0.00
Selah Park And Recreation	0.00000000	$162,500	$0.00	0.00012072	$162,500	$0.02
Selah Parks And Recreation Bond	0.00000000	$162,500	$0.00	0.24632814	$162,500	$40.03
Selah School	0.00000000	$162,500	$0.00	1.54266690	$162,500	$250.68
Selah School Bonds	0.00000000	$162,500	$0.00	2.17419249	$162,500	$353.31
State School Levy	2.06205763	$162,500	$335.08	0.00000000	$162,500	$0.00
State School Levy Part 2	1.11858386	$162,500	$181.77	0.00000000	$162,500	$0.00
Yakima County	1.43558517	$162,500	$233.28	0.00000000	$162,500	$0.00
Yakima Valley Regional Library	0.41164661	$162,500	$66.89	0.00000000	$162,500	$0.00

**Please Note: These are not guaranteed tax amounts and are only provided for convenience. Tax amounts above may have rounding errors and are only provided as an indication of what taxes would be if the parcel were taxed at current values for the full tax year. In addition no assessments are included in these lists and may be included in the property tax bill. If you want exact tax amounts*

Select Language

Property Detail Lookup

Parcel Number: 181435-22002 View Map (//www.yakimap.com/servlet/com.esri.esrimap.Esrimap?name=YakGISH&Cmd=Search&TAB=TabAssessor&SEARCH_BY=Parcel&SearchTextParcel=181435-22002) | Property Tax (https://yes.co.yakima.wa.us/ascend/externalsearch.aspx?parcel_number=181435-22002&result_type=2) | View Web Version (AssessorAPI/Property_Search.html?pn=181435-22002) | Print Page
Situs Address: Selah Lp/12Th St
Property Use: 91 Undeveloped Land
Tax Code Area: 400
Property Size: 12.60
Neighborhood: 4213
Owners: Ncw Development Llc
Abbreviated Legal Description:
Section 35 Township 14 Range 18 Quarter NW: S1/2 NW1/4 NW1/4, EX BEG SW COR SD SUBD, TH N 415 FT, TH S 60^30'E 210.5 FT, TH N 28^16'13"E TO S R/W LN OF CO RD [SELAH LOOP ROAD (AKA SPEYERS ROAD)], & EX W 400 FT OF S 330 FT OF SE1/4 NW1/4 NW1/4, & EX 60 FT RD SD R/W, & EX S 60 FT OF E 206 FT OF SE1/4 NW1/4 NW1/4: ALSO W 34 FT OF E 240 FT FT OF SW1/4 NW1/4 LY N'LY OF CO RD R/W

Utility Information: *(indicates utility is available at parcel boundary)*

Gas:	Yes	**Electricity:**	Yes
Water:	None	**Sewer/Septic:**	None

Site Information:

Property Type:	Residential	**Zoning:**	R1
Street Type:	Two-Way	**Street Finish:**	Paved/Asphlt
Traffic:	Medium	**Side Walk:**	No
Curbs:	No	**Location:**	Road-Frntage

Details for Land Record #1

Land Flag:	R	**Soil Class:**	
Calc CU:	No	**Water Source:**	
Sewer Source:		**Flood Plain:**	No
Lot Shape:	Irregular	**Topography:**	Steep
Land View:	No View	**Landscaping:**	None
Value Method:	Acres	**Lots:**	0
SquareFeet:		**Acre(s):**	12.600

Excise Transactions on Parcel Number 181435-22002

Excise #	Grantor Name	Excise Date	Sale Price	Document Type	Portion (Y/N)	Parcel(s) Sold
428658	Goodlander Holding Llc	Nov 30, 2012	$0	Statutory Warranty Deed	No	28
404741	Goodlander Holding Llc	Apr 22, 2008	$0	Quit Claim Deed	Yes	1
394787	Evolution Land Enterprises Llc	Jul 18, 2007	$0	Statutory Warranty Deed	No	5
394784	Evolution Land Enterprises Llc	Jul 18, 2007	$1,000,000	Statutory Warranty Deed	No	3
394786	Sellland Bradley & Sharon	Jul 16, 2007	$0	Statutory Warranty Deed	No	5
378168	Hedges, R Wendell	Oct 21, 2005	$400,000	Statutory Warranty Deed	No	4
		Dec 18		Statutory Warranty		

Select Language

912.017.002

Received

OCT 2017

By

City of Selah
Planning Dept.

stewart title

SUBDIVISION GUARANTEE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Guarantee No.: G-0000-469480989 **Fee:** $300.00

Order No.: 239255 **Dated:** September 06, 2017

Stewart Title Guaranty Company (the "Company"), guarantees the County of Yakima and any City within which said subdivision is located in a sum not exceeding $1,000.00 that, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the subdivision, the only parties having any record title interest in said land whose signatures are necessary, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map as referred to in the guarantee.

Signed under seal for the Company, but this Guarantee is to be valid only when it bears an authorized countersignature.

Countersigned by:

Authorized Countersignature

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Matt Morris
President and CEO

Denise Carraux
Secretary

Valley Title Guarantee
502 N 2nd Street
PO Box 1625
Yakima, WA 98907
Agent ID: 470006

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.

In writing this company please address it at P.O. Box 2029, Houston, Texas 77252, and refer to the printed Serial Number.

SUBDIVISION GUARANTEE

Prepared by:
Valley Title Guarantee
502 N 2nd Street
PO Box 1625
Yakima, WA 98907

Order Number: 239255

Guarantee No.: G-0000-469480989

Effective Date: September 06, 2017 at 8:00 AM

Premium: $300.00
Sales Tax: $24.60
Total: $34.00

OWNERS: NCW Development, LLC, a Washington limited liability company, f/k/s Selland Development Management, LLC.

LEGAL DESCRIPTION:

SEE EXHIBIT A ATTACHED HERETO

SUBJECT TO:

1. General Taxes for the year 2017 in the amount of $2,010.62, of which the first half has been paid, leaving an unpaid balance of $1,005.31, which does not become delinquent until November 1, 2017.
   Parcel No: 181435-22001 Levy Code: 400

2. General Taxes for the year 2017 in the amount of $1,714.89, of which the first half has been paid, leaving an unpaid balance of $857.45, which does not become delinquent until November 1, 2017.
   Parcel No: 181435-22002 Levy Code: 400

3. General Taxes for the year 2017 in the amount of $1,033.15, of which the first half has been paid, leaving an unpaid balance of $516.58, which does not become delinquent until November 1, 2017.
   Parcel No: 181435-21015 Levy Code: 400

4. General Taxes for the year 2017 in the amount of $0.00 reflecting a less than $500.00 market value.
   Parcel No: 181435-21009 Levy Code: 400

5. Unpaid local improvement assessments, and/or irrigation assessments, if any, levied by the City of Selah, Washington. Inquiry should be made at the office of said City Treasurer relative to said charges.

6. Deed of Trust to secure an indebtedness of $750,000.00, and any interest, advances or other obligations secured thereby;

Dated:	May 13, 2008
Recorded:	May 30, 2008
Auditor's File No:	7614063
Grantor:	Goodlander Holdings LLC
Trustee:	Washington Trust Bank
Beneficiary:	UPF, Incorporated

   Modification of Deed of Trust recorded July 31, 2008, under Auditor's File No. 7621875.
   Assumption and Release Agreement recorded January 8, 2013, under Auditor's File No. 7788665.

Modification of Deed of Trust recorded May 25, 2016, under Auditor's File No. 7909829.

7. Unrecorded leasehold estate, if any.

8. Perpetual easement with the right to place, construct, operate and maintain, inspect, reconstruct, repair, replace and keep clear, telephone and telegraph lines with wires, cables, fixtures and appurtenances attached thereupon, (across, over and/or under said premises), together with the right of full and free ingress and egress for all purposes herein mentioned, and to remove at any time any or all of the poles and/or wires, cables, fixtures and appurtenances from said property, with the understanding that grantee shall be responsible for all unnecessary damage caused by the exercise of the rights and privileges herein granted; as contained in instrument,
   Recorded: September 22, 1948
   Auditor's File No: 1225386
   In favor of: The Pacific Telephone and Telegraph Company

9. Easement affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument,
   Recorded: March 22, 1978
   Auditor's File No: 2497198
   In favor of: The City of Selah, Grantee
   As follows: A non-exclusive easement for ingress and egress and utilities
   Said easements are also delineated on the face of surveys recorded in Book 18 of Surveys, Page 28 and under Auditor's File No. 7019456, respectively, records of Yakima County, Washington.

10. Terms, conditions, obligations and easements as setforth in that certain unrecorded "Easement Agreement" submitted with the application dated December 11, 2000, wherein R. Wendell Hedges is grantor, and T W Wireless, L.L.C., a Delaware limited liability company is grantee. Said agreement affects a portion of the South half of the Southwest quarter of Section 26 described herein.

11. Matters, if any, as disclosed on the face of Survey recorded July 25, 1997 under Yakima County Auditor's File No. 7019456, as attached.

12. Matters, if any, as disclosed on the face of Survey recorded February 3, 1977 in Volume 18, Page 28 under Yakima County Auditor's File No. 2449572, as attached.

13. Easement for irrigation delivery affecting a portion of said premises located in the South half of the Northwest quarter of the Northwest quarter of Section 35, Township 14 North, Range 18, E.W.M., in favor of Bert Snodgrass, et. ux., as disclosed by Yakima County Superior Court Case No. 96-2-01674-7. Exact location does not appear in said case.

14. Easement affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument,
   Recorded: September 12, 1996
   Auditor's File No: 3152568
   For: The purpose of constructing, reconstructing, repairing and maintaining a water pipe line to be constructed by, through or under the above described property, together with ingress thereto and egress therefrom for the purpose of enjoying said easement, and also granting to the grantee and to those acting under said grantee the use of such additional area immediately adjacent to said easement as shall be required for the construction of the water pipe line in the above described easement.
   In favor of: City of Selah

15. Easement or right-of-way for electric transmission and distribution line disclosed by instrument,
    Recorded: November 1, 1929
    Auditor's File No: 511542
    Grantee: Pacific Power & Light Company, a corporation
    Affects: A portion of said premises located in the Southwest quarter of the Northwest quarter of Section 35, Township 13 North, Range 18, E.W.M., and other property.

16. Easement or right-of-way for electric transmission and distribution line disclosed by instrument,
    Recorded: May 22, 1963
    Auditor's File No: 1952293
    Grantee: Pacific Power & Light Company, a corporation
    Said easement being a correction of instrument recorded march 13, 1962, under Auditor's File No. 1898983, records of Yakima County, Washington.

17. Easement or right-of-way for electric transmission and distribution line disclosed by instrument,
    Recorded: September 20, 1973
    Auditor's File No: 2331745
    Grantee: Pacific Power & Light Company, a corporation

18. Conditions and reservations contained in deed from the Selah Valley Company, recorded in Volumes 38, 50 and 85 of Deeds, Pages 458, 273 and 314, respectively, records of Yakima County, Washington, as follows:

    Right-of-way for construction and maintenance of all laterals, flumes and waste ditches of the Selah Valley Company heretofore or hereafter constructed over and across the said land for the irrigation of other lands with the right and permission to enter upon said lands for the survey, location, construction, enlargement and repair of said lateral, flumes and waste ditches. No irrigation water shall be allowed to run to useless waste upon said land and there shall be constructed and maintained at the cost of the owners, such ditch or ditches, as may be necessary to carry the surplus water after the irrigation of lands, if any back into some laterals of the irrigation system, provided always that said laterals may be reached by gravity flow by a ditch from the lowest point of said land within a distance not exceeding one-half mile, and the right-of-way can be obtained without expense to the owner. The owner waives any and all claims for loss or damage by reason of any break, leakage or overflow of said canal or any of its laterals.

19. Covenants, conditions, restrictions, easements and other matters, if any, as reserved and delineated on the face of said Plat, as attached.

20. Covenants, conditions and restrictions as provided in a declaration,
    Recorded: June 4, 2008
    Auditor's File No: 7614453, as attached.
    Amended and Restated Declaration of Covenants, Conditions and Restrictions for Valhalla Heights Subdivision recorded January 11, 2010, under Auditor's File No. 7679089.

21. Valhalla Heights Water System Reimbursement Agreement recorded November 17, 2016 and July 27, 2017, under Auditor's File Nos. 7928456 and 7952634.

22. Easement for ingress and egress, maintenance of a roadway for access and placement of utilities recorded July 5, 2006, under Auditor's File No. 7515855.

23. Declaration of Covenant Requiring Future Sewer Conneciton recorded August 18, 2006, under Auditor's File No. 7523235.

24. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff vs. (numerous named defendants), notice of which is given by Lis Pendens recorded under Yakima County Auditor's File No. 2479271, being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)

A. NOTE: 24 MONTH CHAIN OF TITLE
During the previous 24 months, the following Deeds have been recorded affecting the ownership to the property described herein:

There are no conveyances of title during said period.

B. NOTE: Weed District No. 2 assessments for the year 2017, in the amount of $7.30, which has been paid.
Affects: Parcel No: 181435-22001

C. NOTE: Horticulture Pest & Disease Control assessment for the year 2017, in the amount of $1.00, which has been paid.
Affects: Parcel No: 181435-22001

D. NOTE: Weed District No. 2 assessments for the year 2017, in the amount of $7.23, which has been paid.
Affects: Parcel No: 181435-22002

E. NOTE: Horticulture Pest & Disease Control assessment for the year 2017, in the amount of $1.00, which has been paid.
Affects: Parcel No: 181435-22002

F. NOTE: Weed District No. 2 assessments for the year 2017, in the amount of $7.15, which has been paid.
Affects: Parcel No: 181435-21015

G. NOTE: Horticulture Pest & Disease Control assessment for the year 2017, in the amount of $1.00, which has been paid.
Affects: Parcel No: 181435-21015

H. NOTE: Horticulture Pest & Disease Control assessment for the year 2017, in the amount of $1.00, which has been paid.
Affects: Parcel No: 181435-21009

I. NOTE: General taxes for the year 2017 in the amount of $901.99, which has been paid.
Parcel No: 181426-33500 Levy Code: 400

J. NOTE: Weed District No. 2 assessments for the year 2017, in the amount of $7.19, which has been paid.
Affects: Parcel No: 181426-33500

K. NOTE: Horticulture Pest & Disease Control assessment for the year 2017, in the amount of $1.00, which has been paid.
Affects: Parcel No: 181426-33500

SUBDIVISION GUARANTEE

Order Number: 239255

Guarantee No.: G-0000-469480989

This Guarantee and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of or opinion as to the sufficiency or effect of the matters shown, or opinion as to the marketability of title to the land.

EXHIBIT "A"
LEGAL DESCRIPTION

The West half of the Northwest quarter of the Northeast quarter of the Northwest quarter; and the North half of the Northwest quarter of the Northwest quarter, Section 35, Township 14 North, Range 18, E.W.M.,

EXCEPT that portion of the above described property located in said Sections 26 and 35, described as follows:

Beginning at the Northeast corner of the Northwest quarter of Section 35, Township 14 North, Range 18, E.W.M.;
thence North 90°00' West, along the North line thereof, 1030.60 feet;
thence North 58°00' West 130.00 feet;
thence South 32°00' West 30.00 feet, to the true point of beginning;
thence continuing South 32°00' West 55.96 feet;
thence South 57°20' West 115.27 feet;
thence South 65°41' West 104.75 feet;
thence North 0°49' West 294.28 feet, to a point bearing North 58°00' West from the true point of beginning;
thence South 58°00' East 266.90 feet, to the true point of beginning.

AND EXCEPT beginning at the Northeast corner of said Northwest 1/4:
thence North 89° 10' 35" West 973.53 feet to the East line of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 35 and the true point of beginning;
thence South 00° 02' 05" East along said East line 30.00 feet;
thence North 89° 10' 35" West 36.69 feet;
thence South 26° 30' West 51.00 feet;
thence North 63° 30' 00" West 45.93 feet;
thence North 26° 30' 00" East 51.56 feet;
thence North 57° 10' 35" West 18.11 feet to the North line of said Section;
thence South 89° 10' 35" East along North line 92.75 feet to the point of beginning.

AND

The South half of the Northwest quarter of the Northwest quarter of Section 35, Township 14 North, Range 18, E.W.M.,

EXCEPT that portion described as follows:

Beginning at the Southwest corner of the said subdivision;
thence North 415 feet;
thence South 60°30' East 300 feet;
thence South 40°30' East 200 feet;
thence South 56°30' East 100 feet;
thence South 69°00' East 173 feet to the South line of said subdivision;
thence West along the South line of said subdivision 637 feet to the point of beginning,

AND EXCEPT the West 400 feet of the South 330 feet of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 35,

AND EXCEPT that portion of said premises for Selah Loop (Speyers) Road,

AND EXCEPT the South 60 feet of the East 206 feet of the South half of the Northwest quarter of the Northwest quarter of said Section 35,

AND EXCEPT THAT portion of the Norwest 1/4 of the Northwest 1/4 of Section 35, Township 14 North, Range 18, E.W.M.,

lying Southerly of the Southerly right-of-way line of Selah Loop (Speyers) Road and Easterly and Northerly of the following described line:
Commencing at the Southwest corner said subdivision;
thence North along the West line said subdivision, 415.0 feet;
thence South 60° 30' East, 210.5 feet to a point hereafter known as Point "A";
thence North 28° 16' 13" East to the South right-of-way line said road and the point of beginning;
thence South 28° 16' 13" West to the forementioned Point "A";
thence South 60° 30' East, 89.5 feet;
thence South 40° 30' East, 200.00 feet;
thence South 56° 30' East, 100.00 feet;
thence South 69° 00' East, 173.0 feet to the South line of said subdivision.

AND

The West 34 feet of the East 240 feet, as measured along the North line of that portion of the Southwest quarter of the Northwest quarter lying Northerly of the Northerly right of way line of Selah Loop (Speyers) Road, in Section 35, Township 14 North, Range 18, E.W.M.

AND Tract "A" Vahalla Heights Phase 1, according to the Plat thereof recorded June 4, 2008 under Auditor's File No. 7614452, records of Yakima County, Washington.

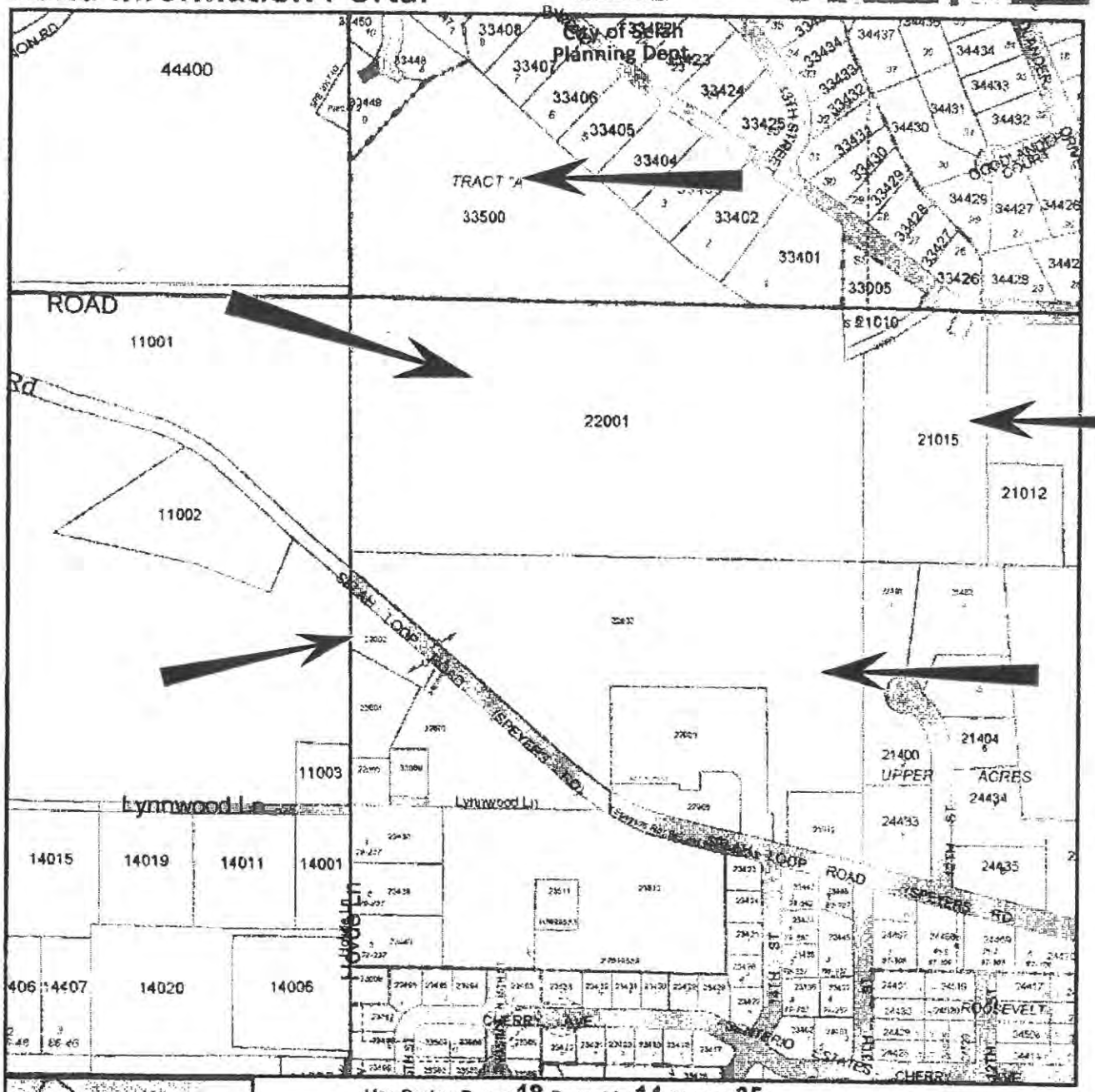
Received

Yakima County GIS - Washington

Land Information Portal

[Print Map]
[Close Map]

Yakimap.com



Map Center: Range:18 Township:14 Section:35

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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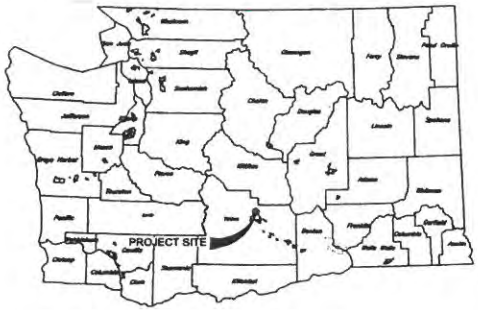
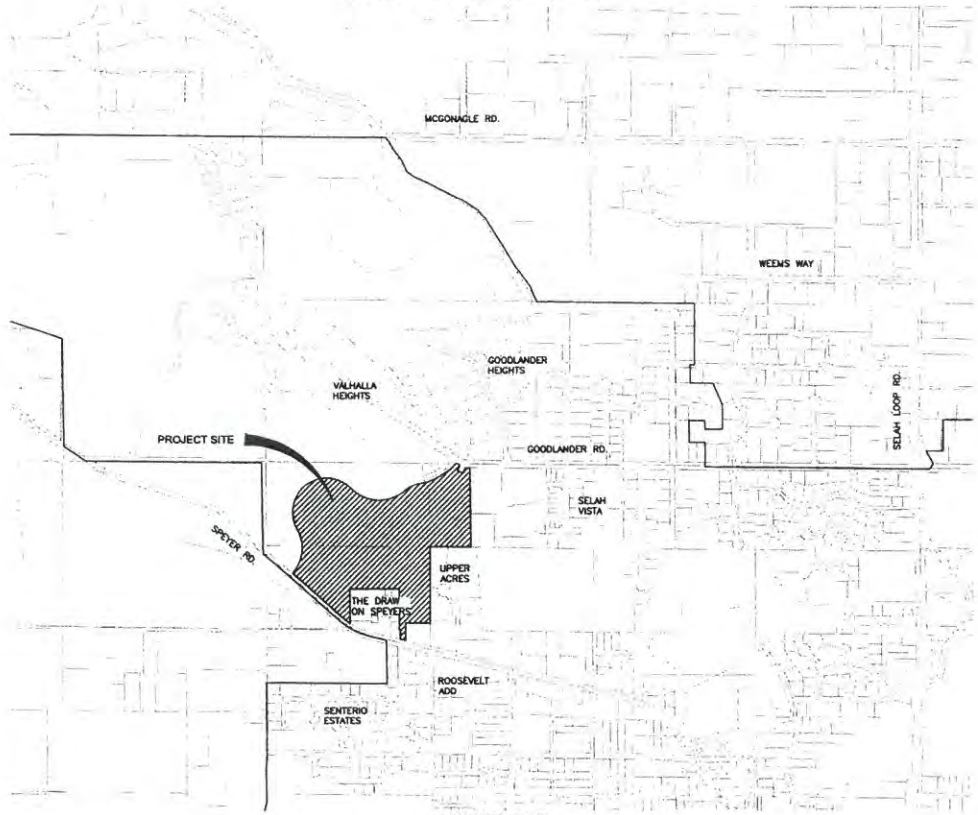
Printed On: 9/7/2017 4:23:32 PM

HILLSIDE ESTATES PRELIMINARY PLAT

SELAH, WA

JANUARY 2020





VICINITY MAP

PROJECT NO. 30-19-065

N

0 500

SCALE IN FEET

EXHIBIT

26

tabbies

SHEET INDEX

C-001	COVER SHEET
C-100	OVERALL SITE PLAN
C-101	OVERALL UTILITY PLAN
C-201	ROAD A PLAN AND PROFILE
C-202	ROAD B PLAN AND PROFILE
C-203	ROAD C PLAN AND PROFILE
C-204	ROAD D PLAN AND PROFILE
C-205	ROAD E PLAN AND PROFILE
C-206	LANDER ROAD
C-207	LANDER ROAD
C-501	ROAD SECTIONS

CONTACTS
OWNER:
NCW DEVELOPMENT LLC
PO BOX 119
WENATCHEE WA 98807
STEPHANIE FLOWERS
509.662.7119

ENGINEER:
DARRAL MOORE
JUB ENGINEERS, INC.
509.783.2144

Received

FEB 14 2020

By _____
City of Selah
Planning Dept.

J-U-B ENGINEERS, INC.

2810 West Clearwater Avenue, Suite 201, Kennewick, WA 99336
p 509 783 2144 f 509 736 0790 w www.jub.com

OTHER J-U-B COMPANIES THE LANGDON GROUP GATEWAY MAPPING INC.

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

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

PRELIMINARY PLAN

NOT FOR CONSTRUCTION

J-U-B SHALL RETAIN ALL RIGHTS OF OWNERSHIP, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE BASE DRAWING FILES RELATED TO THESE DRAWINGS, WHICH CONSTITUTE ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

REVISION

HILLSIDE ESTATES
SELAH, WA

COVER SHEET

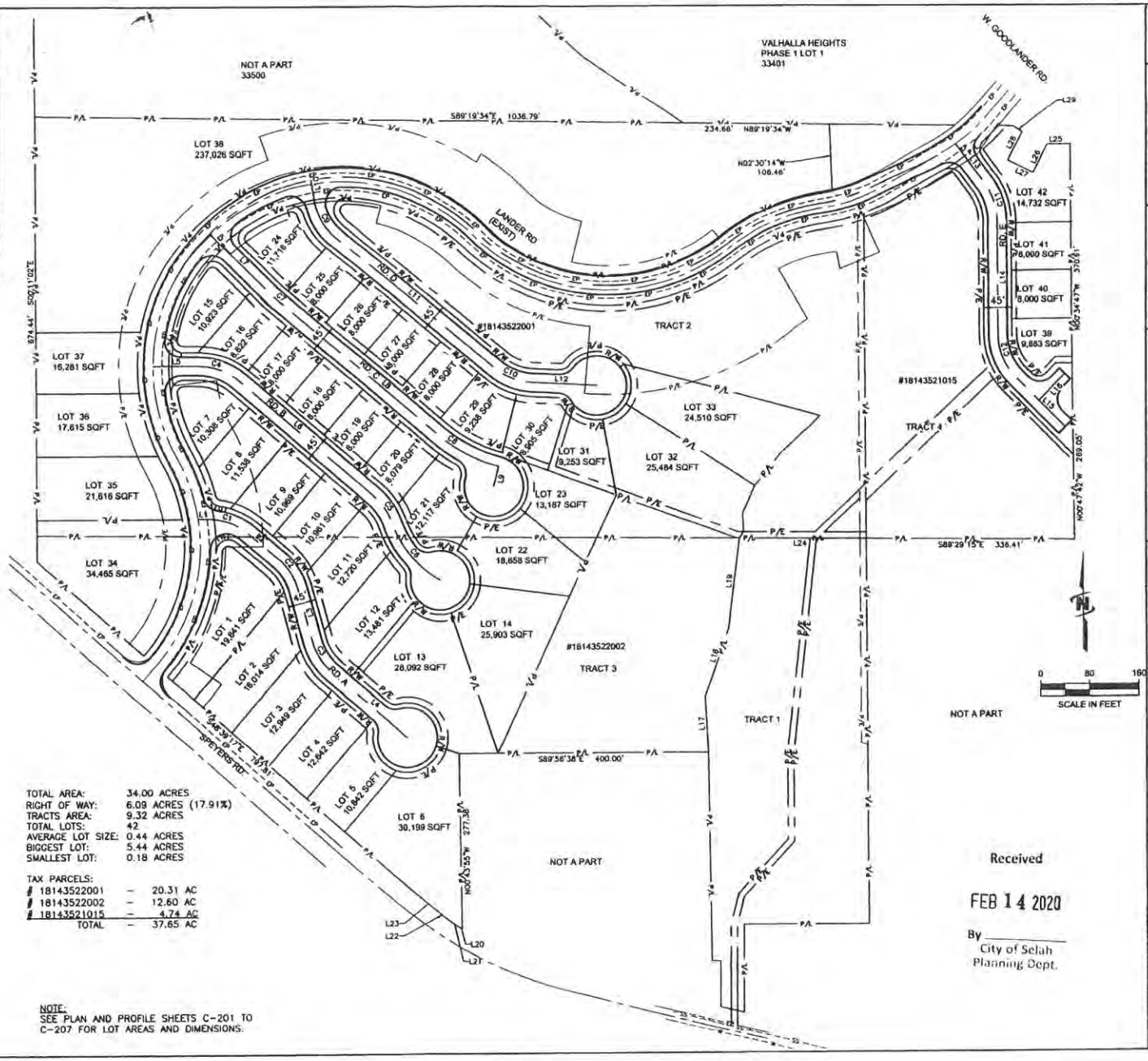
FILE : 30-19-065_C-001
JUB PROJ. #: 30-19-065
DRAWN BY: JBC
DESIGN BY: DSM
CHECKED BY: DSM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 1/29/2020

SHEET NUMBER:
C-001

Plot Date: 2/13/2020 10:01 AM Plotted By: Jason Cushing
Date Created: 1/29/2020 \\PWFILES\PWLA\P\PROJECT\JUB\30-19-065 - HILLSIDE ESTATES SELAH, WA\CADD\SESTD\C-001.DWG

CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	68.58'	100.00'	35.70'	39°17'36"	S69°11'54"E	67.24'
C2	59.48'	100.00'	30.65'	34°04'39"	S32°30'46"E	58.60'
C3	57.91'	100.00'	29.79'	33°10'50"	S32°03'52"E	57.11'
C4	70.50'	100.00'	36.76'	40°23'31"	S69°44'51"E	69.05'
C5	52.80'	100.00'	27.03'	30°15'06"	S34°25'33"E	52.19'
C6	122.04'	172.50'	63.70'	40°32'04"	S39°34'01"E	119.51'
C7	23.72'	240.00'	11.87'	5°39'44"	S46°43'14"E	23.71'
C8	109.53'	240.00'	55.74'	26°08'58"	S62°37'35"E	108.59'
C9	70.84'	100.00'	36.98'	40°35'13"	S29°15'30"E	69.37'
C10	65.81'	100.00'	34.14'	37°42'16"	S68°24'14"E	64.63'
C11	62.60'	100.00'	32.37'	35°52'07"	S18°30'51"E	61.59'
C12	78.35'	100.00'	41.31'	44°53'33"	S23°01'33"E	76.36'
C13	100.49'	100.00'	54.93'	57°34'45"	N26°47'23"E	96.32'
C14	100.90'	100.00'	55.21'	57°48'34"	N28°40'28"E	96.67'
C15	114.08'	1000.00'	57.10'	6°32'10"	N3°02'16"E	114.01'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S88°50'41"E	18.00'
L2	S49°33'06"E	62.54'
L3	S15°28'27"E	83.74'
L4	S48°39'17"E	160.23'
L5	S89°56'37"E	72.07'
L6	S49°33'06"E	282.60'
L7	S43°53'22"E	134.41'
L8	S49°33'06"E	334.79'
L9	S14°17'56"W	32.50'
L10	S8°57'53"E	31.31'
L11	S49°33'06"E	334.79'
L12	S87°15'22"E	103.56'
L13	S36°28'54"E	79.72'
L14	S0°34'47"E	190.36'
L15	S45°28'20"E	111.87'
L16	S44°31'40"W	60.00'
L17	N3°11'55"W	89.21'
L18	N19°15'19"E	114.41'
L19	N7°02'51"E	145.03'
L20	S60°10'13"E	3.38'
L21	S55°49'09"E	30.37'
L22	S51°12'33"E	11.03'
L23	S50°58'59"E	51.52'
L24	N89°31'49"W	204.80'
L25	S89°14'37"W	37.66'
L26	S26°29'59"W	51.00'
L27	N63°30'01"W	45.93'
L28	N26°30'01"E	51.56'
L29	N57°10'36"W	18.11'



TOTAL AREA: 34.00 ACRES
RIGHT OF WAY: 6.09 ACRES (17.91%)
TRACTS AREA: 9.32 ACRES
TOTAL LOTS: 42
AVERAGE LOT SIZE: 0.44 ACRES
BIGGEST LOT: 5.44 ACRES
SMALLEST LOT: 0.18 ACRES

TAX PARCELS:
18143522001 – 20.31 AC
18143522002 – 12.60 AC
18143521015 – 4.74 AC
TOTAL – 37.65 AC

NOTE:
SEE PLAN AND PROFILE SHEETS C-201 TO C-207 FOR LOT AREAS AND DIMENSIONS.

Received
FEB 14 2020
By _____
City of Selah
Planning Dept.

J-U-B ENGINEERS, INC.
2810 W. Clearwater Ave.
Suite 201
Kennewick, WA 99336
Phone: 509.783.2144

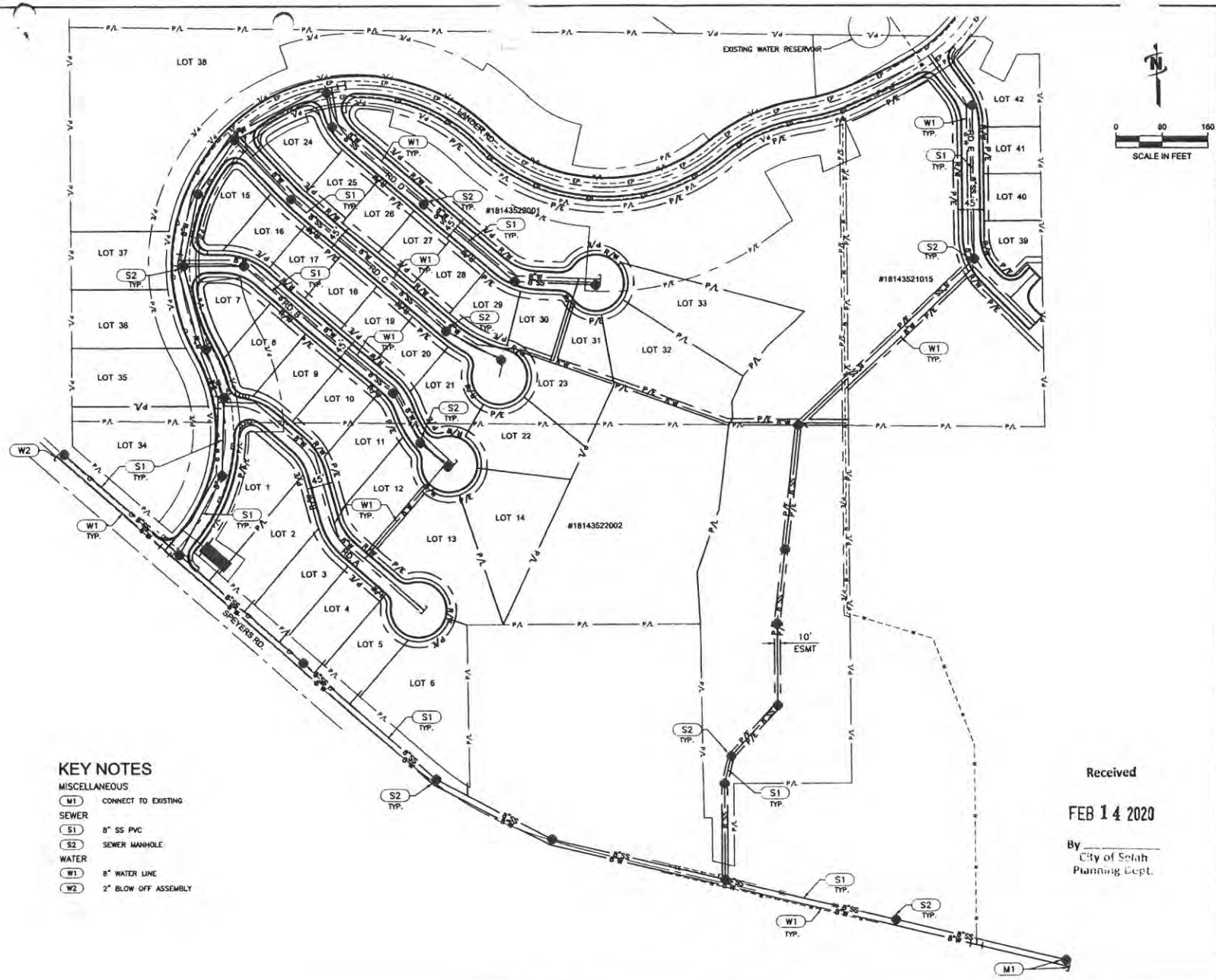
PRELIMINARY PLANS

NOT FOR CONSTRUCTION

HILLSIDE ESTATES
SELAH, WA

OVERALL SITE PLAN

SHEET NUMBER:
C-100



KEY NOTES

MISCELLANEOUS

- M1 CONNECT TO EXISTING

SEWER

- S1 8" SS PVC
- S2 SEWER MANHOLE

WATER

- W1 8" WATER LINE
- W2 2" BLOW OFF ASSEMBLY

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PRELIMINARY PLANS

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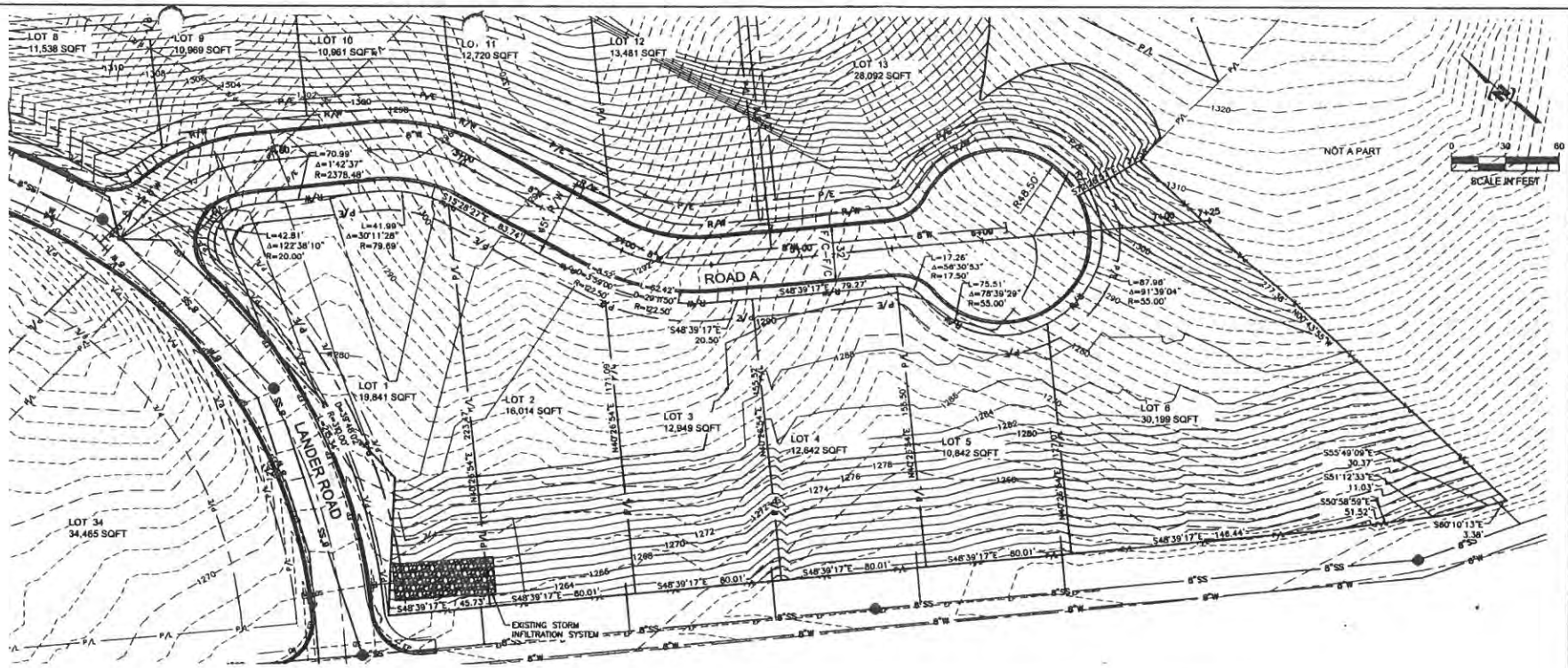
REVISIONS

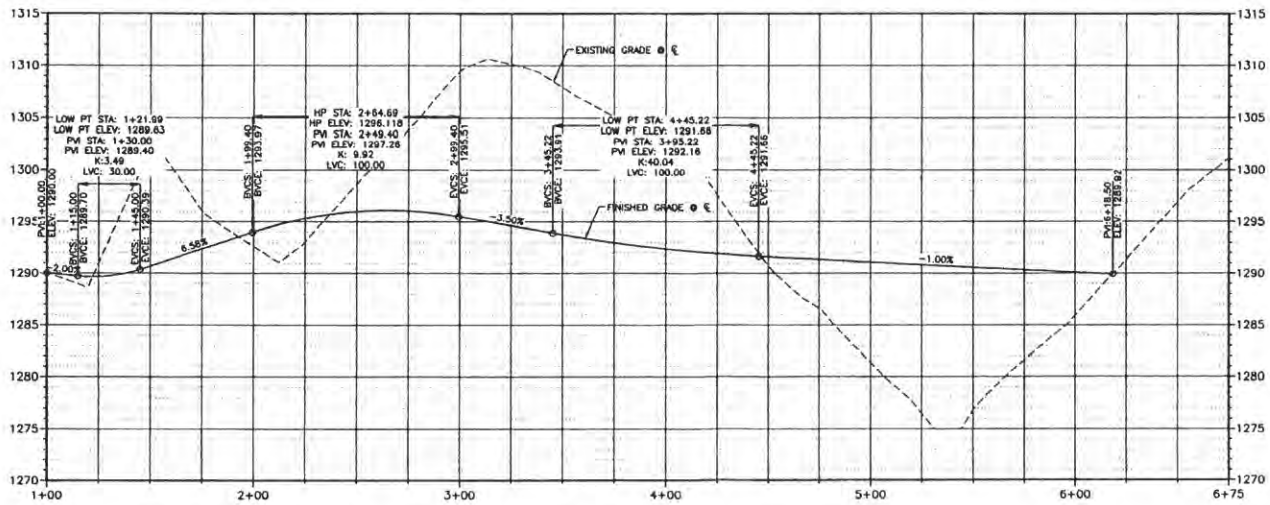
HILLSIDE ESTATES
SELAH, WA

OVERALL UTILITY PLAN

FILE: 30-19-065_C-101
J-U-B PROJ # 30-19-065
DRAWN BY: JGC
DESIGN BY: DBM
CHECKED BY: DBM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 2/10/2020

SHEET NUMBER:
C-101





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Suite 201
Kennewick, WA 99336

PRELIMINARY PLANS

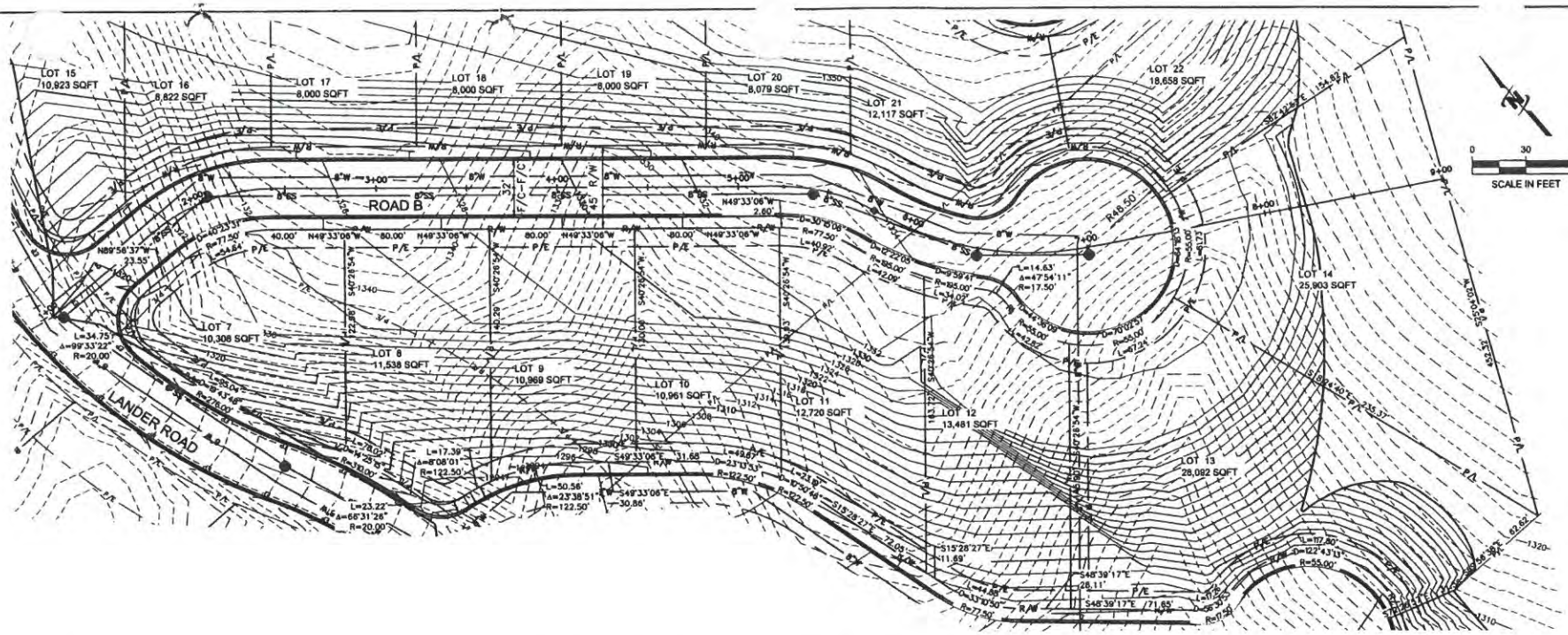
NOT FOR CONSTRUCTION

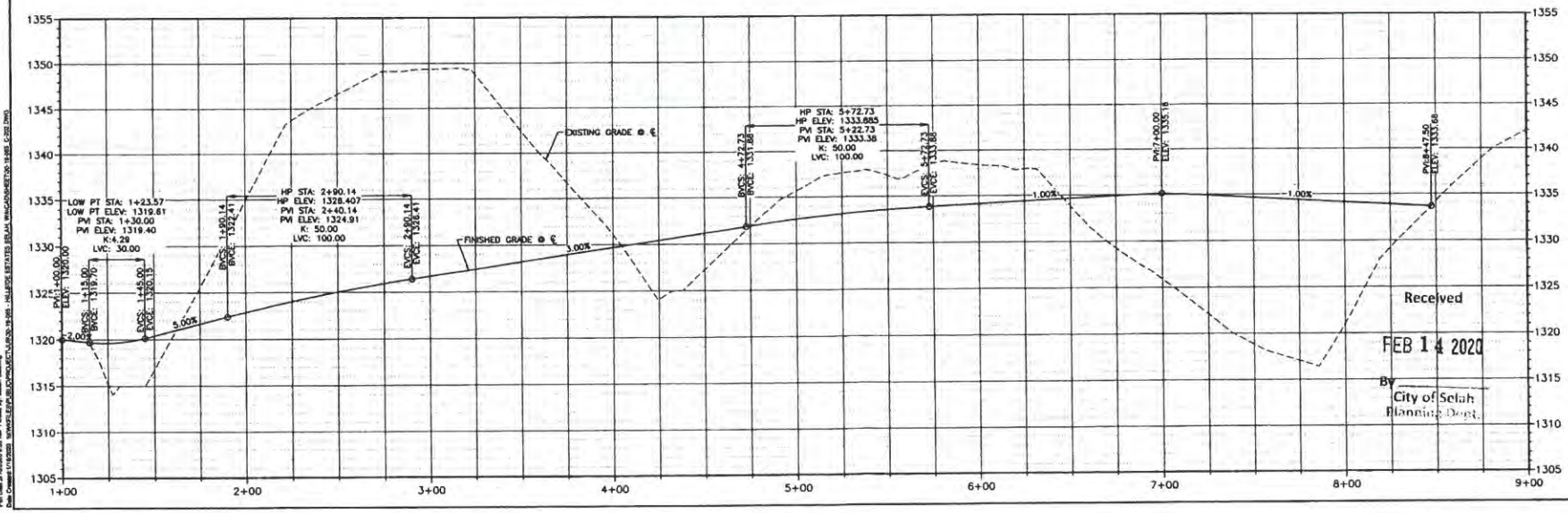
HILLSIDE ESTATES
SELAH, WA

ROAD A PLAN AND PROFILE

FILE: 30-19-065_C-201
JUB PROJ. #: 30-19-065
DRAWN BY: JOC
DESIGN BY: DSM
CHECKED BY: DSM
ONE INCH
AT FULL SIZE, IF NOT OF INCH, SCALE ACCORDIGLY
LAST UPDATED: 2/10/2020

SHEET NUMBER:
C-201





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Kennewick, WA 99336
Phone: 509.783.2144

PRELIMINARY PLANS

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BOOKS OF DRAWINGS
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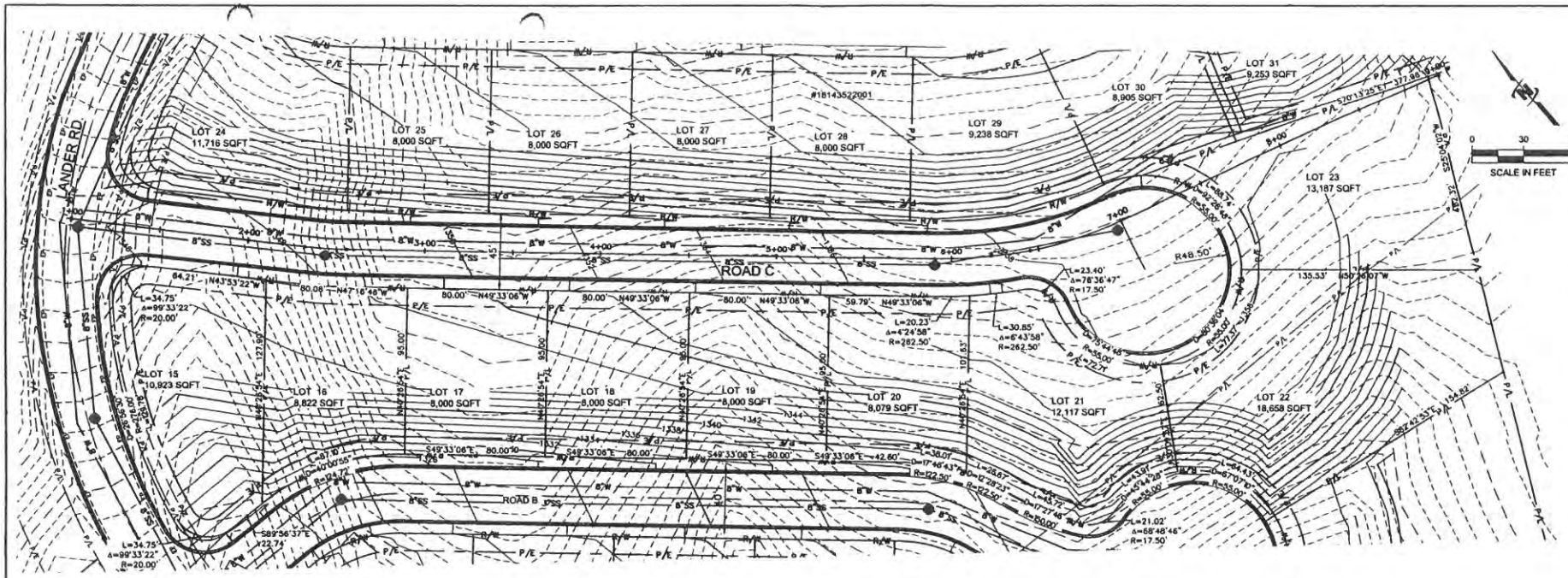
REVISIONS

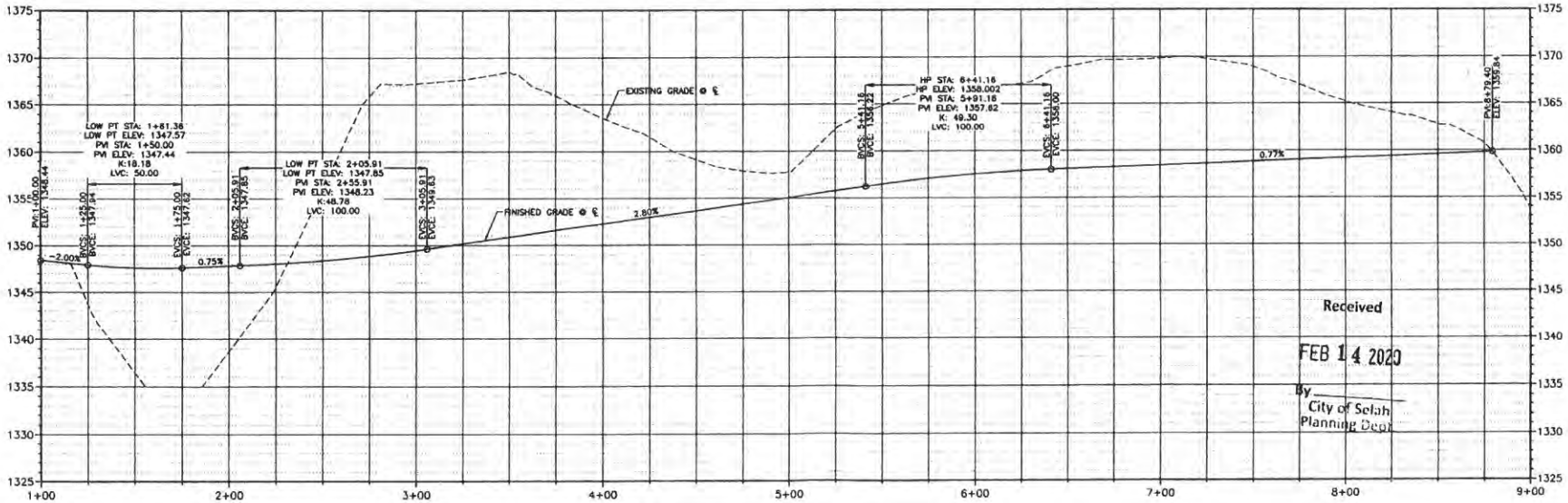
HILLSIDE ESTATES
SELAH, WA

ROAD B PLAN AND PROFILE

FILE: 30-19-065_C-202
J-U-B PROJ. #: 30-19-065
DRAWN BY: JGC
DESIGN BY: DSM
CHECKED BY: DSM
ONE INCH
AT FULL SIZE, IF NOT ON INCH, SCALE ACCORDING
LAST UPDATED: 2/14/2020

SHEET NUMBER:
C-202





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Suite 201
Kennewick, WA 99336

PRELIMINARY PLANS

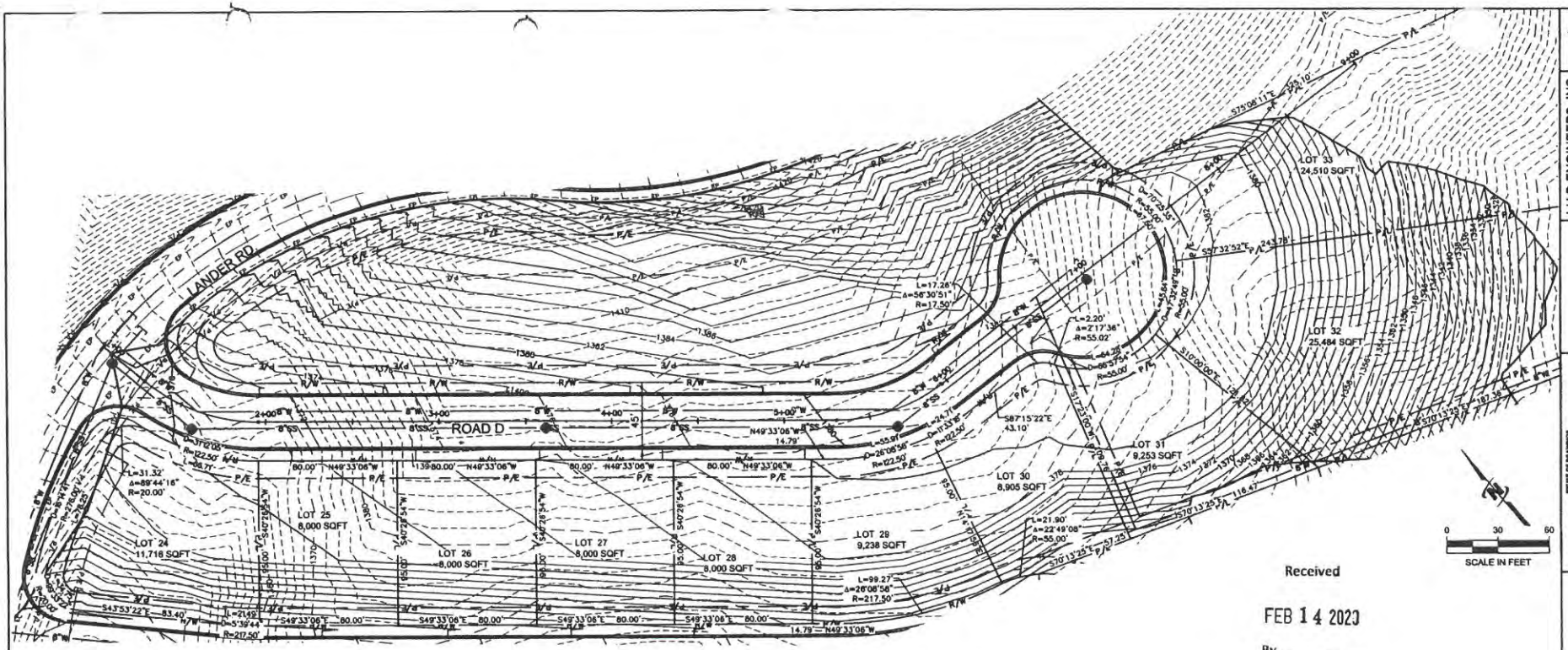
NOT FOR CONSTRUCTION

HILLSIDE ESTATES
SELAH, WA

ROAD C PLAN AND PROFILE

FILE: 30-19-060_C-203
AJB PROJ #: 30-19-060
DRAWN BY: JGC
DESIGN BY: DSM
CHECKED BY: DSM
CADD SHEET
AT FULL SIZE, IF NOT THIS SCALE ACCORDS
LAST UPDATED: 2/10/2020

SHEET NUMBER:
C-203



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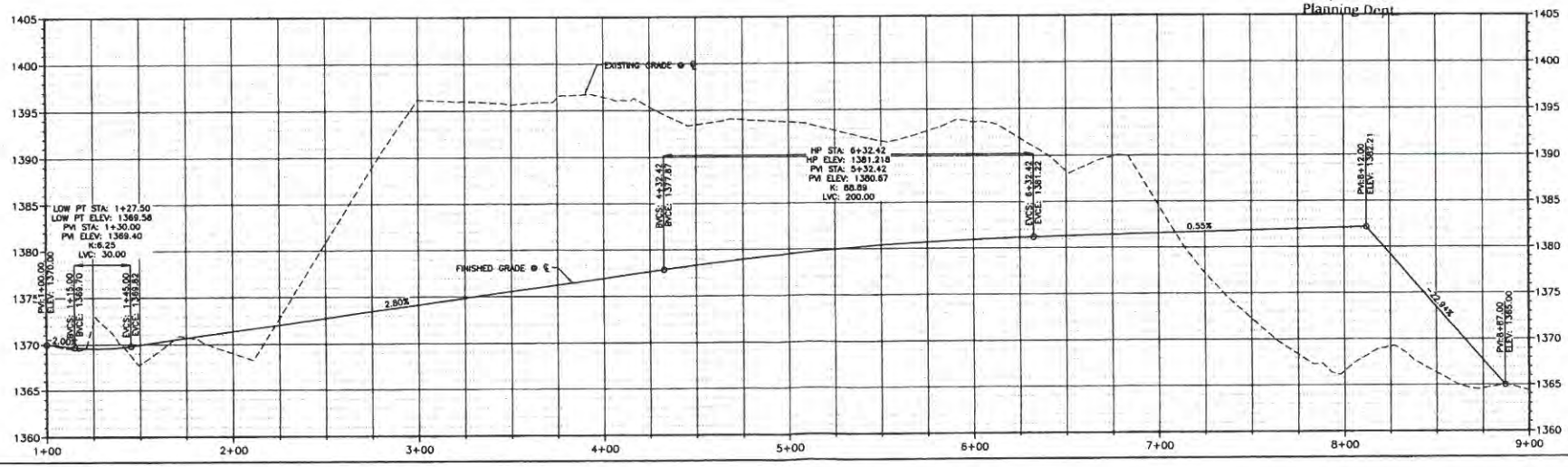
Planning Dept.



J-U-B ENGINEERS, INC.
2810 W. Clearwater Ave.
Suite 201
Kennewick, WA 99336
Phone: 509.783.2144

PRELIMINARY PLANS

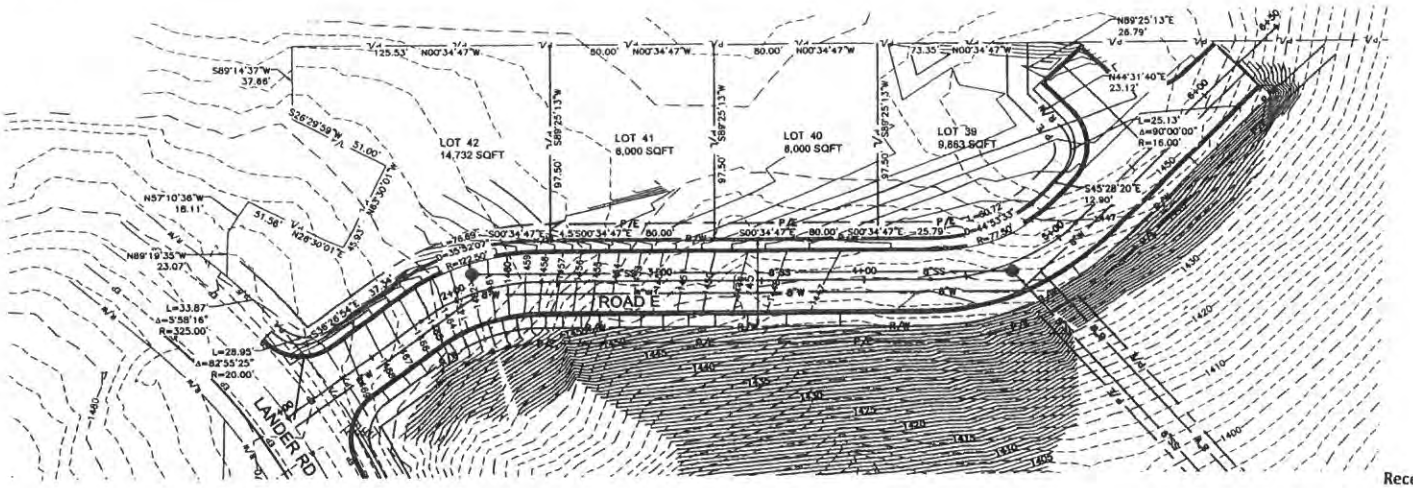
NOT FOR CONSTRUCTION

HILLSIDE ESTATES
SELAH, WA

ROAD D PLAN AND PROFILE

FILE: 30-19-065_C-204
J-U-B PROJ. #: 30-19-065
DRAWN BY: JDC
DESIGN BY: DBM
CHECKED BY: DBM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDING
LAST UPDATED: 2/13/2020

SHEET NUMBER:
C-204



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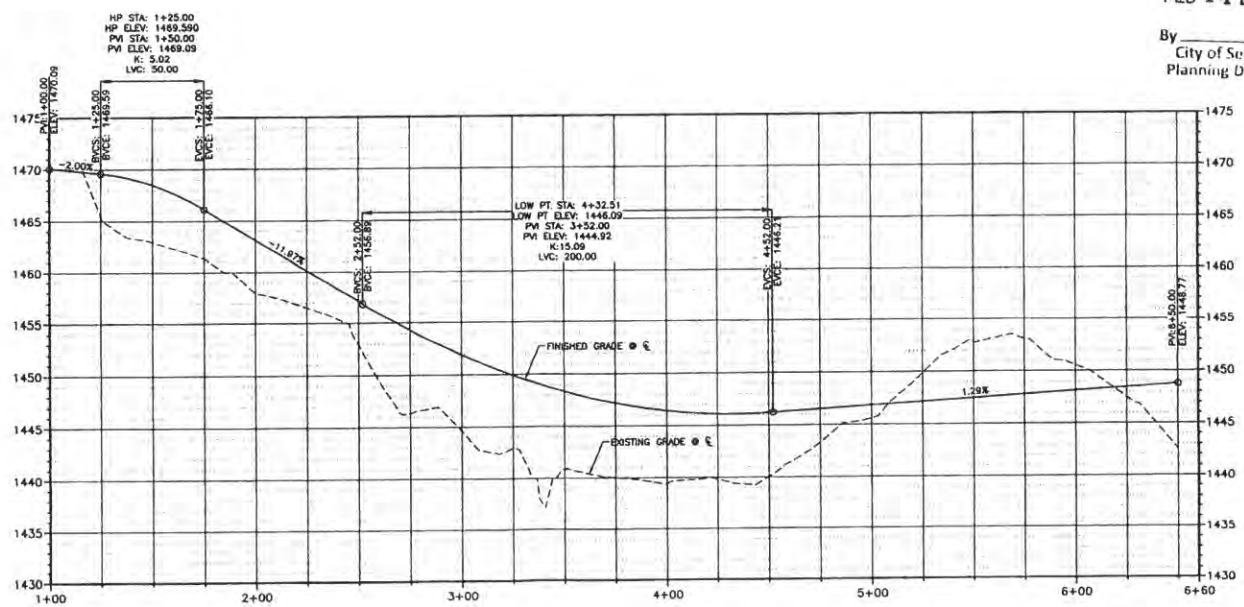
Planning Dept.



J-U-B ENGINEERS, INC.
2810 W. Clearwater Ave.
Suite 201
Kennewick, WA 99336

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

HILLSIDE ESTATES
SELAH, WA

ROAD PLAN AND PROFILE

SHEET NUMBER:
C-205

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FEB 14 2020
By:
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2810 W. Clearwater Ave.
Suite 201
Kennewick, WA 99336
Phone: 509.783.2144

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

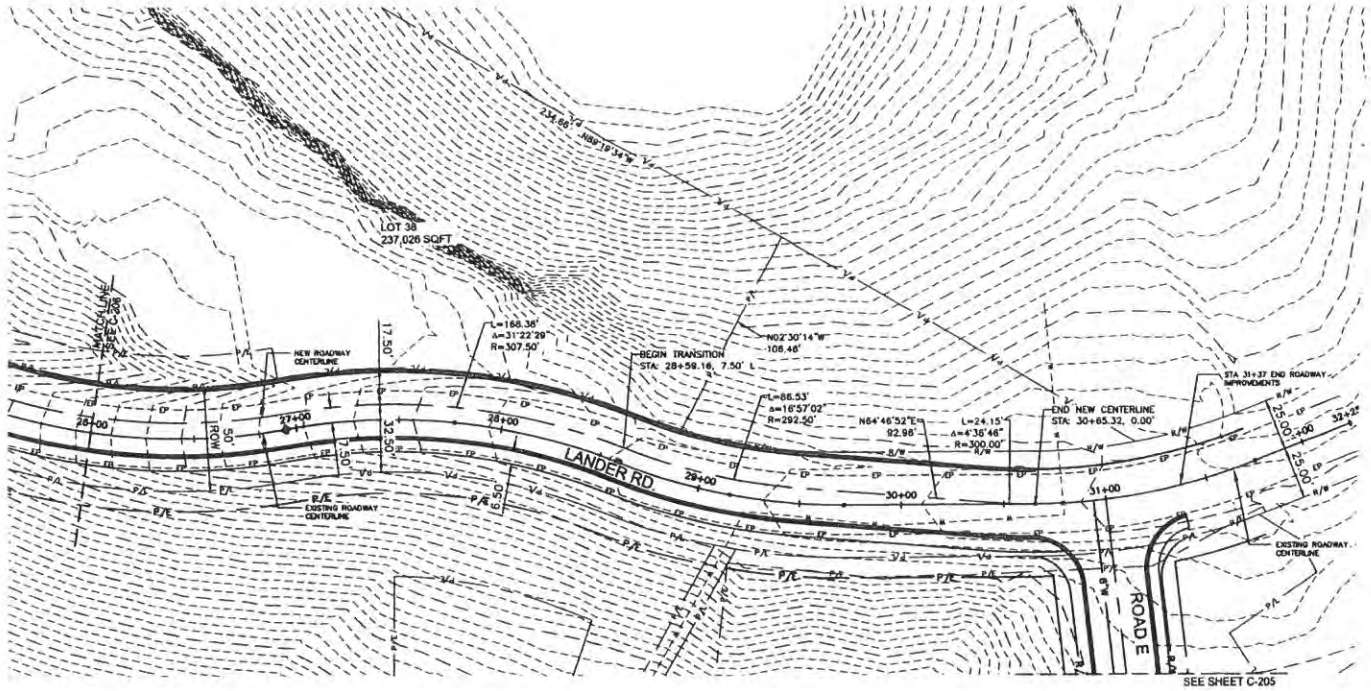
REVISION

HILLSIDE ESTATES
SELAH, WA

LANDER ROAD

FILE: 30-19-083_C-207
JUB PROJ #: 30-19-083
DRAWN BY: JOC
DESIGN BY: DGM
CHECKED BY: DGM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 01/02/2020

SHEET NUMBER:
C-206



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FEB 14 2020

By _____
City of Selah
Planning Dept

J-U-B ENGINEERS, INC.
2810 W. Clearwater Ave.
Suite 201
Kennewick, WA 99336
Phone: 509.783.9164

PRELIMINARY PLANS

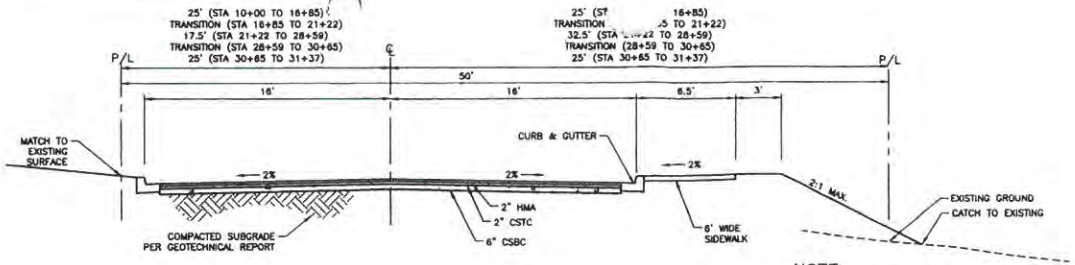
NOT FOR CONSTRUCTION

HILLSIDE ESTATES
SELAH, WA

LANDER ROAD

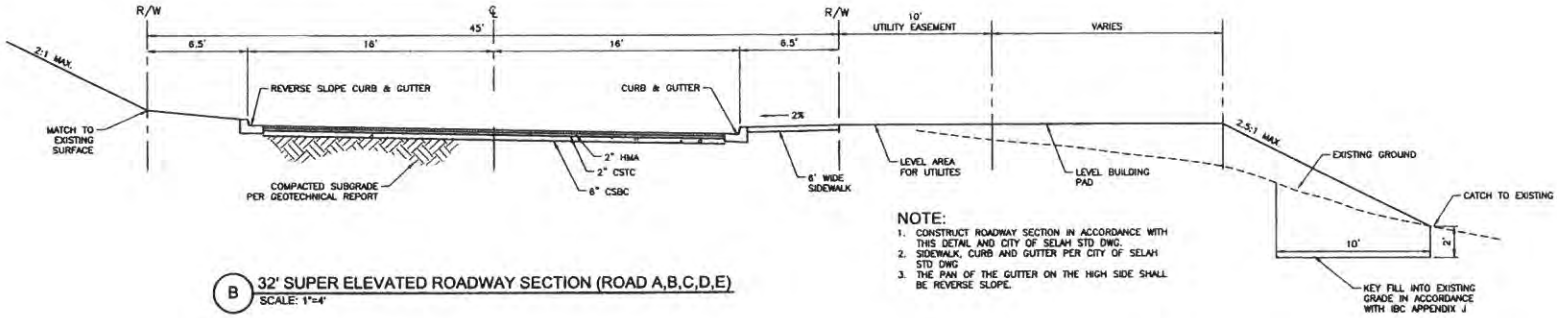
FILE: 30-19-063_C-207
JUB PROJ. #: 30-19-063
DRAWN BY: JDC
DESIGN BY: DGM
CHECKED BY: DGM
ONE INCH
AT FULL SIZE, IF NOT OF INDICATED SCALE ACCORDIN
LAST UPDATED: 3/10/2020

SHEET NUMBER:
C-207



NOTE:
1. CONSTRUCT ROADWAY SECTION IN ACCORDANCE WITH THIS DETAIL AND CITY OF SELAH STD DWG.
2. SIDEWALK, CURB AND GUTTER PER CITY OF SELAH STD DWG.

A 32' ROADWAY SECTION - LANDER
SCALE: 1"=4'



NOTE:
1. CONSTRUCT ROADWAY SECTION IN ACCORDANCE WITH THIS DETAIL AND CITY OF SELAH STD DWG.
2. SIDEWALK, CURB AND GUTTER PER CITY OF SELAH STD DWG
3. THE PAN OF THE GUTTER ON THE HIGH SIDE SHALL BE REVERSE SLOPE.

B 32' SUPER ELEVATED ROADWAY SECTION (ROAD A,B,C,D,E)
SCALE: 1"=4'

Received
FEB 14 2023
By _____
City of Selah
Planning Dept.

J-U-B ENGINEERS, IN

J-U-B ENGINEERS, INC.
2810 W. Clearwater Ave.
Suite 201
Kennewick, WA 99336
Phone: 509.783.2144

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

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REVISION

HILLSIDE ESTATES
SELAH, WA

ROAD SECTIONS

FILE : 30-19-063_C-501
JUB PROJ. # : 30-19-063
DRAWN BY: JOC
DESIGN BY: DGM
CHECKED BY: DGM
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 2/13/2020

SHEET NUMBER:
C-501

ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

RCW Chapter 43.21C

SEPA-2020-001

PURPOSE OF CHECKLIST

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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 you 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 non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project", "applicant", and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

. BACKGROUND INFORMATION (To be completed by the applicant.)

1. **Name Of Proposed Project (If Applicable):**
   Hillside Estates Subdivision

2. **Applicant's Name & Phone:**
   NCW Development, LLC

3. **Applicant's Address:**
   P.O. Box 119, Wenatchee, WA 98807

4. **Contact Person & Phone:**
   Stephanie Flowers - 509-662-7119

5. **Agency Requesting Checklist:** City of Selah

6. **Proposed Timing Or Schedule (Including Phasing, If Applicable):**
   Summer 2020 - Phase 1 will include Hillside Estates (Long Plat). Phase 2 of the Hillside Estates (Planned Development), accessed of Speyers Road, will begin immediately after approval.

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:**
   DOE Stormwater Permit
   Yakima Regional Clean Air Permit
   Geo Hazard Report

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By
City of
Planning

EXHIBIT
3b

A. BACKGROUND INFORMATION (To be completed by the applicant.)

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:

No

10. List any government approvals or permits that will be needed for your proposal, if known:

DOE Stormwater
Yakima Regional Clean Air

11. Give a brief, but 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.):

Total project is: 37.65 Acres developed into 51 residential lots.
Phase 1 consists of 42 lots and approximately 34.15 acres
Phase 2 consists of 9 lots and approximately 3.5 acres.
Phase 1 will include road improvements to Lander Road. Lander Road will be widened to include curb on both sides of the roadway and sidewalk on one side. The interior roads for Phase 1 will be constructed using the City of Selah 32' Super Elevated Roadway Standard with lots constructed on only one side of the road.
Phase 2 will include a road section designed to meet the requirements of the City of Selah Planned Development code.

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:

Project is located between W. Goodlander Road and Speyers Road along Lander Road.
Phase 1 - Accessed of Lander Road.
Phase 2 - Accessed of Speyers Road, near the intersection of Speyers Rd. and N 14th St.

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By _____
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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

EARTH

1. **General description of the site (✓ one):**
   ☐ flat ☐ rolling ☐ hilly ☑ steep slopes ☐ mountainous ☐ other:_____

2. **What is the steepest slope on the site (approximate percent slope)?**
   100%

3. **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.**
   Sand, gravel, clay.
   No Agricultural

4. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**
   No.

5. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**
   Approximately 10,000 cubic yards of fill will be needed for this project. Source not yet known.

6. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**
   Erosion could occur as a result of clearing, construction.

7. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
   35%

8. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**
   Silt fences, inlet protection, water trucks

AIR

1. **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.**
   Construction equipment during construction, normal residential traffic upon completion.

2. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**
   No

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3. **Proposed measures to reduce or control emissions or other impacts to air, if any:**
   Water trucks will be used to reduce dust emissions.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

SURFACE WATER

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.**
   No

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.**
   No

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.**
   N/A

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 floodplain? 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

GROUND WATER

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

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.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

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.**
   Stormwater will be collected in catch basins and infiltrated into the ground

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.

4. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**
   Stormwater will be retained on site.

LANTS

1. **Check (✓) types of vegetation found on the site:**

Deciduous Trees:	Evergreen Trees:	Wet Soil Plants:	Water Plants:	Other:
☐ Alder	☐ Fir	☐ Cattail	☐ Milfoil	☑ Shrubs
☐ Maple	☐ Cedar	☐ Buttercup	☐ Eelgrass	☑ Grass
☐ Aspen	☐ Pine	☐ Bullrush	☐ Water Lily	☐ Pasture
☐ Other	☐ Other	☐ Skunk Cabbage	☐ Other	☐ Crop Or Grain
		☐ Other		☐ Orchards, vineyards, or other permanent crops
				☐ Other types of vegetation

2. **What kind and amount of vegetation will be removed or altered?**
   All existing vegetation will be removed.

3. **List threatened or endangered species known to be on or near the site.**
   None.

4. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**
   Residential landscaping will be installed by homeowner.

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5. **List all noxious weeds and invasive species known to be on or near the site.**
   None.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

ANIMALS

1. **List any birds or 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:
   fish: bass, salmon, trout, herring, shellfish, other:
   songbirds

2. **List any threatened or endangered species known to be on or near the site.**
   None

3. **Is the site part of a migration route? If so, explain.**
   Pacific flyway

4. **Proposed measures to preserve or enhance wildlife, if any:**
   None

5. **List any invasive animal species known to be on or near the site.**
   None

ENERGY AND NATURAL RESOURCES

1. **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.**
   Electric, natural gas

2. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**
   No

3. **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:**
   None.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

ENVIRONMENTAL HEALTH

1. **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.

2. **Describe any known or possible contamination at the site from present or past uses.**
   None known

3. **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.**
   None.

4. **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.**
   None.

5. **Describe special emergency services that might be required.**
   None.

6. **Proposed measures to reduce or control environmental health hazards, if any:**
   None.

NOISE

1. **What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?**
   General traffic noise

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.**
   Construction noise in the short term.
   Residential traffic long term.

3. **Proposed measures to reduce or control noise impacts, if any:**
   Construction will be limited to normal working hours.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

LAND AND SHORELINE USE

1. **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.**
   Proposed site is undeveloped. Residential to the north, east, and south. Undeveloped to the west.

2. **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?**
   No

3. **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:**
   No.

4. **Describe any structures on the site.**
   No existing structures on site.

5. **Will any structures be demolished? If so, what?**
   No

6. **What is the current zoning classification of the site?**
   R-1

7. **What is the current comprehensive plan designation of the site?**
   R-1

8. **If applicable, what is the current shoreline master program designation of the site?**
   N/A

9. **Has any part of the site been classified as a critical area by the city or county? If so, specify.**
   Yes, Yakima County has designated a majority of the site as a Critical Area - Geologically Hazardous Area for steep slops and erosion hazards.

10. **Approximately how many people would reside or work in the completed project?**
    Phase 1 - 42 residential homes
    Phase 2 - 9 residential homes

11. **Approximately how many people would the completed project displace?**
    None.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

LAND AND SHORELINE USE

12. **Proposed measures to avoid or reduce displacement impacts, if any.**
N/A

13. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**
Project is consistent with zoning

14. **Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:**
None.

HOUSING

1. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**
51 residential homes, middle income.

2. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**
None.

3. **Proposed measures to reduce or control housing impacts, if any:**
None.

AESTHETICS

1. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**
Approximately 35 feet. Exterior will be non-reflective NW materials

2. **What views in the immediate vicinity would be altered or obstructed?**
None.

3. **Proposed measures to reduce or control aesthetic impacts, if any:**
None.

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Planning Dept.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

LIGHT AND GLARE

1. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**
   Typical residential lighting.

2. **Could light or glare from the finished project be a safety hazard or interfere with views?**
   No.

3. **What existing off-site sources of light or glare may affect your proposal?**
   None.

4. **Proposed measures to reduce or control light and glare impacts, if any:**
   None.

RECREATION

1. **What designated and informal recreational opportunities are in the immediate vicinity?**
   None.

2. **Would the proposed project displace any existing recreational uses? If so, describe.**
   No.

3. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**
   None.

HISTORIC AND CULTURAL PRESERVATION

1. **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 located on or near the site? If so, specifically describe.**
   No.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

HISTORIC AND CULTURAL PRESERVATION

2. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are 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.**
   No.

3. **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.

TRANSPORTATION

1. **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.**
   Site is served by W. Goodlander, Speyers Road, and Lander Road.

2. **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?**
   Bus stop approximately 1,500 feet southeast of site.

3. **How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**
   At least 2 car garage and driveway included with each house, plus street parking.

4. **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).**
   Six new residential streets will be constructed to serve the new residential homes.

5. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**
   No.

6. **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 non-passenger vehicles). What data or transportation models were used to make these estimates?**
   472 vehicle trips per day per ITE model.
   Peak 7-8 AM and 5-6 PM.

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By _____
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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

TRANSPORTATION

7. **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.

8. **Proposed measures to reduce or control transportation impacts, if any:**
   None.

PUBLIC SERVICES

1. **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:**
   Yes, for 51 residential homes.

2. **Proposed measures to reduce or control direct impacts on public services, if any.**
   None.

UTILITIES

1. **Check (✓) utilities currently available at the site:**

   ☐ **electricity** ☐ **natural gas** ☐ **water** ☐ **refuse service** ☐ **telephone**

   ☐ **sanitary sewer** ☐ **septic system** ☐ **other**_____

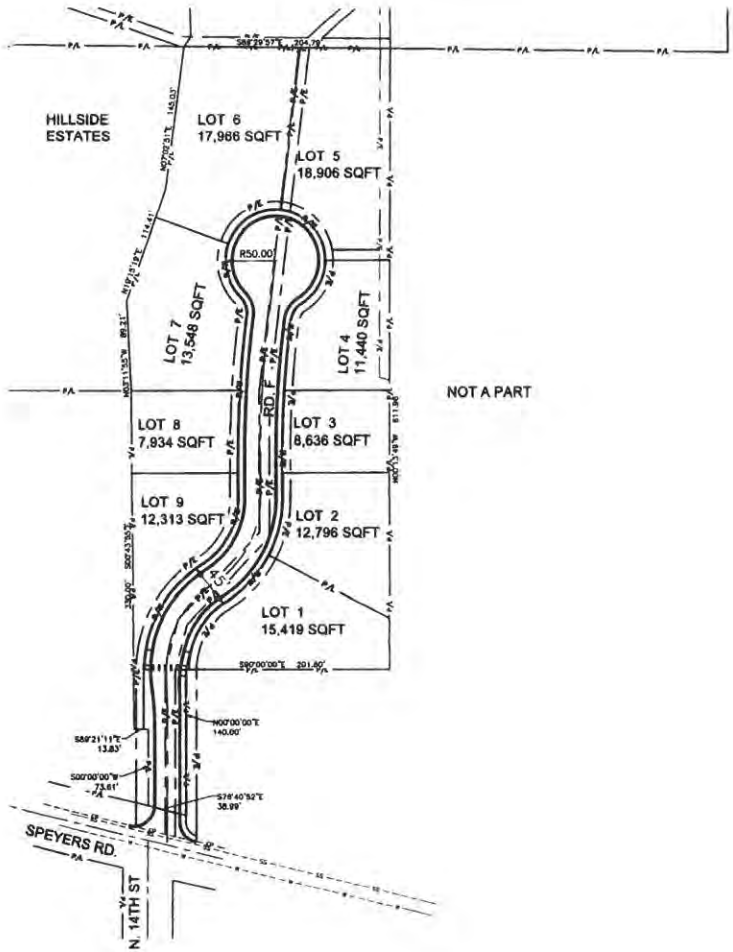
2. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**
   Electric - Pacific Power
   Water & Sewer - City of Selah
   Telephone - Frontier
   Fiber - Charter
   Gas - Cascade Natural Gas

C. SIGNATURE (To be completed by the applicant)

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.

	1/30/2020
Property Owner or Agent Signature	**Date Submitted**
Stephanie Flowers	Project Manager, Selland Construction/NCW Development
Name of Signee	**Position and Agency/Organization**

PLEASE COMPLETE SECTION "D" ON THE NEXT PAGES IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW



TOTAL AREA:	3.57 ACRES
RIGHT OF WAY:	0.70 ACRES (19.61%)
TOTAL LOTS:	9
AVERAGE LOT SIZE:	0.32 ACRES
BIGGEST LOT:	0.43 ACRES
SMALLEST LOT:	0.18 ACRES

JUB
J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
2810 W. Clearwater Ave.
Suite 201
Kennewick, WA 99336
Phone: 509.783.2144
www.jub.com

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

HILLSIDE PUD
SELAH, WA

OVERALL SITE PLAN

SHEET NUMBER:
C-100

GENERAL APPLICATION FORM

For Land Use Actions

FINAL
Revised 10/01/15

Received
FEB 27 2020
City of Selah
Planning Dept.

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)

Zoning District: _____ Date: _____ By _____
Receipt #: _____ Reviewed By: _____
Proposed Land Use: _____ Project #: _____
Case #(s): _____

CHECK ALL THAT APPLY AND ATTACH THE APPROPRIATE SUPPLEMENTAL FORM(S)

Zoning

- ☐ Type 1
- ☐ Type 2
- ☐ Type 3
- ☐ Type 4
- ☐ Reduce Resource Setback
- ☐ Accessory Dwelling Unit
- ☐ Minor Rezone
- ☐ Major Rezone
- ☐ Admin. Adjustment
- ☐ Variance
- ☐ Modification
- ☐ Non-Conforming Use
- ☐ Interpretation
- ☐ Dairy
- ☐ Mining
- X R-1

Subdivision

- ☐ Exemption (SSE)
- ☐ Short Subdivision
- ☒ Subdivision (Long)
- ☐ Binding Site Plan
- ☐ Alteration/Vacation
- ☐ *Amendment
- ☐ Sub Variance

Shoreline

- ☐ Shoreline Substantial Dev.
- ☐ Shoreline Conditional Use
- ☐ Shoreline Variance
- ☐ Shoreline Exemption
- ☐ Shoreline Non-Conforming
- ☐ Shoreline Minor Revision

Critical Areas

- ☒ CA Standard Development
- ☐ CA Adjustment
- ☐ CA Reasonable Use Except.
- ☐ CA Minor Revision
- ☐ CA Non-Conforming Use

Other

- ☐ Environmental Checklist
- ☐ Appeal - HE ☐ BOCC ☐
- ☐ Development Agreement
- ☐ Plan/Dev. Reg. Map Ad.
- ☐ Plan/Dev. Reg. Text Ad.

Parcel Number(s): A. 181435-22001 B. 181435-22002 C. 181435-21015

Subject Property Address: Not yet established

Are you requesting the Optional Consolidated Permit Review Process as provided under YCC 16B.03.060? Yes ☐ No ☒

* In accordance with YCC16B.04.020(2)(a) please submit verification with your Short Subdivision Amendment or Subdivision Amendment that the majority of those persons having an ownership interest in the lots, tracts, parcels, or portion thereof to be revised or altered has signed the proposed application.

Applicant Information: (Please check the box indication the primary contact person)

By signing this form, 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) in land use and hereby give Yakima County permission to enter my property during the course of this review to inspect my property as needed. **Additionally, I hereby agree to pay all additional fees associated with the processing of this application including Hearing Examiner Fees, Transportation Fees or any other fees that may be associated with the proposed project.**

(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 In Blue or Black Ink and Original Signatures only.**

☐ **Property Owner:** NCW Development, LLC - Stephanie Flowers
Day Phone: (509) 662 7119 Company (if any) _____
Mailing Address: PO Box 119 City: Wenatchee State: WA ZIP: 98807
E-mail Address: stephanie-f@selland construction.com
Signature: [signature] Date: _____

☐ **Applicant/Agent** (*if different*): _____
Day Phone: ( ) _____ Company (if any) _____
Mailing Address: _____ City: _____ State: ____ ZIP: _____
E-mail Address: _____
Signature: _____ Date: _____

If there are additional owners, provide an attachment in the same format and with the same decl

EXHIBIT
tabbies
4b

FINAL
Revised 10/01/15

NARRATIVE FORM

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

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.

Please see SEPA and Preliminary Plat submitted.
Project consists of approximately 50 residential

lots, road construction, grading, installation of utilities and stabilization. Site is 37.65 acres and consists of steepened slopes. See GeoTech Report completed by Northern Geotech on December 2017 for slope analysis and evaluation. Roads will be constructed per City of Selah road standards as approved.

Please use additional pages as needed

CRITICAL AREAS, SHORELINE, & FLOODPLAIN
SITE PLAN SUBMITTAL CHECKLIST

Form # PLN 011-SC3-A
Revised 7-1-16

Received
FEB 27 2020
By
City of Selah
Planning Dept.

Planning Division
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

This supplemental checklist is a required submittal for your flood plain or critical areas proposal. Check the box beside those items you have included on your site plan. Cross through the entire line of an item if you think it does not apply. The Administrative Official may require additional information.

A sample site plan is available for your assistance. For additional information or assistance, please contact the Public Services Department at (509) 574-2300

	Yes	No	Required Site Plan Information:
1	☒	☐	All required items on the Site Plan Minimum Requirements Submittal Checklist.
2	☒	☐	Boundary and area of 100 year floodplain, and floodway, if delineated. The location of floodplains and floodways can be found on the website www.yakimap.com.
	☒	☐	*Floodplain*
	☒	☐	*Floodway*
3	☒	☐	The location of all wetlands located within 200 feet of the project area along with vegetative buffer(s). A formal delineation (see Critical Areas Report Bulletin) of all wetland areas may be required.
4	☒	☐	Boundary of vegetative buffer, as determined by Natural Resource Planner. Refer to the Critical Areas Ordinance, Yakima County Code Title 16C.06.16 for more information.
5	☒	☐	Location of all vegetation found near a stream or wetland.
6	☒	☐	Channel Migration Zones (CMZ), or the areas within which a river channel is likely to move over a period of time (see Natural Resources Planner).
7	☒	☐	Existing and proposed use areas. (Ex: yard, garden, dog house, gazebo, parking/storage, etc.)
8	☒	☐	Any proposed filling and excavation in the floodplain.
9	☒	☐	Existing and proposed land contours. The contours shall be at intervals sufficient to accurately determine the existing character of the property, slopes, and the extent of proposed change to the land.
10	☒	☐	Area where development could occur without a Shoreline Variance or Critical Areas Adjustment. (if applicable)
11	☒	☐	Mitigation areas for impacts associated with the proposed project.(if applicable)

By signing this form you are certifying that the above information is attached and accurate.

Signature: _____ Date: 2/27/20

SHORELINE & CRITICAL AREAS
Application for Permit
Standard Development

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901

Form # PLN ENR 001-F2-A
Revised 7-1-16

(FOR STAFF USE ONLY)

PROJECT & CASE #s: _____

DATE: _____

REVIEWED BY: _____

REVIEW LEVEL: 1 2 3 (w/other hrg.)

GENERAL REVIEW TYPE
- ☐ SMP EXEMPTION
- ☐ CAO PERMIT (can by review level 1 or 2)
- ☐ SMP SUBSTANTIAL DEVEL. PERMIT

SPECIAL REVIEW TYPE
- ☐ CAO ADJUSTMENT
- ☐ SMP CONDITIONAL USE PERMIT
- ☐ SMP VARIANCE
- ☐ MODIFICATION OF PERMIT
- ☐ OTHER _____

RELATED FILES/COD:

PROPERTY INFORMATION

Parcel Number(s):
A. 181435-22001 **Zone:** R-1
B. 181435-22002 **Zone:** R-1
C. 181435-21015 **Zone:** R-1
D. _____ **Zone:** _____

Is there shared ownership of these parcels, or are multiple property owners parties to this development project? **YES** ☐ **NO** ☒

Property Address: Not yet established

Nearest Community: Selah, WA

Shoreline Jurisdiction? **YES** ☐ **NO** ☒

If YES, list the Environment: _____

PROJECT DESCRIPTION: **(i.e: Al's Market expansion, 5 bank barbs, residence addition, new shop, etc.)**

Approx. 50 Lot subdivision. Improvements include grading, utilities, road construction and site stabilization.

Have you completed your pre-application meeting with natural resources staff (required)? **YES** ☒ **NO** ☐
City of Selah

Circle the critical areas are present on your property: (Determined at the above meeting)

Geologic Hazard (circled) FEMA Floodplain Wetland Stream, Pond, or Other Habitat Area

SHORELINE & CRITICAL AREAS
Submittal Checklist

Form # PLN ENR 001-SC1- A
Revised 7-1-16

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

(For staff use only)

APPLICANT: NCW Development, LLC	**PROJECT #:**
PHONE: 509 662-7119	**CASE #:**
PROJECT DESCRIPTION (from application form):	**INTAKE:**
HILLSIDE ESTATES	**DATE:**

NOTE: Your application will not be placed on the review work list until all applicable items have been submitted.

NOTE: It is recommended that construction plans not be submitted until after Planning permits are obtained since your permit may be denied or changes may be require to the construction plans, resulting in wasted or additional consultant and permit fee costs.

SEE INSTRUCTIONS ON PAGE 2

Required Items (supplied by applicant)	INTAKE STAFF COMMENTS (reviewed by Staff)	Intake Verification
1. Pre-Application Meeting and Site Visit to review application materials with Planner		☐
2. Complete Shoreline/Critical Areas Application Form • Did the property owner of record sign? (YES) NO • Is there a contact phone number listed? (YES) NO	**List other related applications (zoning, subdivision, etc.):**	☐
3. Complete Shoreline/Critical Areas Questionnaires • Is questionnaire for floodplains, wetlands, streams, and ponds needed? YES NO • Is Geologic Hazards questionnaire needed? YES NO • Are all questions answered? YES NO • Did the property owner of record sign? YES NO		☐
4. Determine if Special Review Criteria Responses are needed • Is response for SMP Variance needed? YES NO • Is response for SMP Conditional Use needed? YES NO • Is response for CAO Adjustment needed? YES NO		☐
5. Complete written description of the project.		☐
6. Proposed Mitigation for Shoreline/Critical Areas Impacts		☐
7. Site Plan/Cross-Sections • Are all Site Plan Requirements met? YES NO • Are all structures shown? (see air photos) YES NO • Are all Critical Areas present shown? YES NO • Have reproducible copies been provided? YES NO		☐
8. Staff consultation to determine if project is exempt from SEPA	Exempt from SEPA? YES NO **SEPA file #:**	☐
9. Appropriate fees paid		☐

By signing this form you are certifying that the above information is attached and accurate.

Landowner/Representative Signature: [signature] Date: 2/27/20

NOTE: *Representatives must be listed on the Application Form, with their signature.*

Shoreline & Critical Areas Questionnaire

For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas

Yakima County Public Services
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Form # PLN ENR 001-Q1 A
Revised 7-1-16

INSTRUCTIONS

NOTE: *If your project involves Agricultural Activities on designated Rural or Agriculture lands, consult with a natural resources planner.*

Consult with a Natural Resources Planner BEFORE using this application form. **Read this questionnaire BEFORE** designing your project so that you can design the project to meet the standards. If you have designed the project without consideration of the legal requirements, then the review process will be much more difficult, take much more time, and will likely need costly changes to the plans. A project that clearly meets all the standards is much easier and less time consuming for your project reviewer to approve. *Please consider* if you will be able to prepare the application yourself or whether you will need to work with a **private consultant**.

IMPORTANT: Please understand that many projects require that a critical areas study performed by qualified professional be submitted to identify the critical area. There are some instances where staff can easily perform the identification, and help you avoid a report, but that is not always the case.

Please note that you probably will not need to submit all pages – only those that apply. There are 5 required pages. Supplemental pages may be needed. The Natural Resources Planner assisting you will help you determine which pages to remove, and will help with answering questions.

The questions are designed to help you and the application reviewer understand how your project meets the legal requirements in the Critical Area Ordinance (CAO) and Shoreline Master Program (SMP). In filling out this questionnaire, be sure to refer to the appropriate sections of the CAO. If you are within Shoreline jurisdiction, you should also refer to the SMP. You can obtain a copy of the SMP in our offices. You can obtain a copy of the CAO in our offices, or access it on the internet at:

http://www.co.yakima.wa.us/cmrs ***(choose 'County Code)***

The questionnaire is organized around groups of questions concerning different subjects, which are clearly labeled. All applications are required to answer the questions regarding whether the **Use is Allowed** and for meeting the **General Standards**. The questions on the supplemental must be answered when different subjects apply to the project (for example: filling, roads, utilities, etc). There are seven (7) questions on the first page of the questionnaire used to determine which of the supplemental sheets to fill out. If you answer **YES** to one of these questions, then that sheet of questions applies to the project and you must include it. If there is a sheet of questions which do not apply to your project, you may remove that sheet from the questionnaire.

Each group of questions relates to a particular subject and is headed by a shaded box. The box asks if all the standards for that subject are met. Circle either the YES or NO answer based on the questions under the shaded box. If you answer NO in the shaded box, you will need to modify your plans or apply for an adjustment or variance of the standard – a separate application. The **questions under the shaded box** help you determine if you are meeting the standards. The questions are arranged in nested order – meaning that when questions are indented under another question, they are related to **just** that question. If you need help understanding the layout of the questionnaire, or need help with specific questions, contact your Natural Resources Planner. If you wish to fill out the questionnaire digitally, contact a staff person for a MS Word version.

Shoreline & Critical Areas Questionnaire

For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas

(Required Page – Allowed Uses and General Standards)

Project description (from application form): HILLSIDE ESTATES

Owner Name: NCW Development, LLC **Phone #:** 509 662-7119

(Be sure to sign this form on last page.)

REQUIRED

For Staff Reference

Project #: _____ Case #: _____

NOTE: ***If you answer NO to the questions in the shaded boxes of the questionnaire, you will need to either change your plans to conform to the requirement, or obtain an Adjustment or Variance from the standard that is not met. Such reviews require separate forms and materials to be prepared, and may delay the project.***

QUESTION SHEETS TO INCLUDE IN THIS QUESTIONNAIRE

All projects must answer questions on the 5 REQUIRED sheets regarding **Allowed Uses and General Standards**. Answer the questions below to determine what supplemental sheets you also need to fill out. If you answer **YES**, then that sheet of questions must be included. If there is a supplemental sheet of questions which do not apply to your project, you may remove that sheet from the questionnaire.

- **Suppl. A - Does your proposal disturb land or water areas; or revegetate critical areas?** **NO** **YES**
- **Suppl. B - Does your proposal include work on a transportation facility?** **NO** **YES**
  *[**EXAMPLES** include driveways, parking areas, roads, bridges, etc.]*
- **Suppl. C - Does your proposal include work on utilities?** **NO** **YES**
  *[**EXAMPLES** include sewer/septic, water, electrical, communication, etc.]*
- **Suppl. D - Does your proposal include in-channel work, bank stabilization, or flood protection?** **NO** **YES**
  *[**EXAMPLES** include bank barbs, weirs, groins, jetties, dikes/levees, large wood, etc.]*
- **Suppl. E - Does your proposal include excavation on land or dredging in water?** **NO** **YES**
  *[**NOTE**: Be sure to consider the material excavated for foundations and crawl spaces.]*
- **Suppl. F - Does your proposal include placing fill material on the land or in the water so it elevates the surface?** **NO** **YES**
  *[**NOTE**: Be sure to consider the material excavated for foundations and crawl spaces.]*
- **Suppl. G - Does your proposal involve gravel mining?** **NO** **YES**

I certify that the pages indicated above are filled out and attached as part of this application:

LANDOWNER'S SIGNATURE: Stephanie Flowers DATE: 2/27/20

Shoreline & Critical Areas Questionnaire

For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas

Required Page – Allowed Uses and General Standards

REQUIRED

1. Is the proposed use either an **Allowed Use** or an existing **Non-Conforming Use?** **YES NO**
(See YCC 16C.06.10; 16C.05.32.020; 16C.05.36.020; 16C.06.11(23); & SMP Sections 9 & 15)

(A) What is/are the existing use(s) of the property?
Vacant Land, covered in grass & shrubs

(B) What will the use(s) be after the project?
Hillside Estates Subdivision - Residential building lots

(C) Does the project include an activity that is a **Prohibited Use** that will be located within a stream, wetland, vegetative buffer, floodplain, or floodway? *(See YCC 16C.06.10)* **YES NO**

Prohibited uses include:

- Storage/handling of dangerous/hazardous materials
- Storage/handling of waste materials
- Draining/filling a wetland (except under certain cases)
- Excavation to obtain fill
- Wells that are shallow or uncased
- Mine tailings, spoilage, mining waste
- Confined Animal Feeding Operations
- Automobile wrecking yards
- Vehicle and material storage within a floodway
- Dwellings/residences in a floodway
- Waste disposal facilities (includes stormwater wells/ponds, but doesn't include filtration swales)
- Construction or storage of objects in a floodway that can float or move during a flood
- Structures and fill in a floodway, except in certain circumstances
- Damming a watercourse in a floodway, except in certain circumstances
- New and expanded Mobile Home Parks in the floodplain

(D) Does the project involve **changing from one use-type to another**? **YES NO** Zoned R-1
(See YCC 16C.06.11(23)) (Examples include residential to commercial, agriculture/vacant to residential, commercial to recreation, etc.)

If YES:

(i) How will the conversion reduce impacts to the critical area or shoreline?

(ii) How will the conversion restore/enhance the critical area or shoreline functions and values?

(E) Is the project within Shoreline Jurisdiction? **YES NO**

[NOTE: Please consult with a Natural Resources Planner for assistance on Shoreline matters. The Shoreline Master Program regulations apply in Shoreline jurisdiction.]

If YES:

(i) What Shoreline environment is it in?

(ii) Is the project an allowable use for the Shoreline environment? **YES NO**

(iii) Does the project meet the special requirements for the applicable uses and activities listed below? Circle all appropriate uses and activities *and provide a written response to standards*.

Agriculture	**Aquaculture**	**Forestry**	**Mining**	**Recreation**
Commercial	**Industrial**	**Residential**	**Transportation**	**Utilities**
Filling	**Excavation/Dredging**		**Signs**	**Shore Stabilization**

(F) If this project qualifies for an **exemption**, please list it: _____

TABLE OF USES AND CRITICAL AREAS – ***Get assistance from your Natural Resources Planner to fill out the table on the next page using the instructions near the top.***

N/A No work near/in streams or pond

Shoreline & Critical Areas Questionnaire

For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas

Required Page – Allowed Uses and General Standards

		Water Related Natural Features on or Adjacent to Property								
	Features of the proposed project	FEMA Flood-plain	FEMA Flood-way	Channel Migr. Zone	Flood channel or swale	River/stream channel & side channel	Lake/ Pond	Wetlands/wet areas (incl. w/in swale or flood channel)	In buffer of stream or wetland: (list distance)	Clearing riparian vegetation – trees or shrubs
X										
	Instructions: (1) Mark the natural features existing on-site or near the site using the shaded row above. ***Get assistance from staff*** to ID some features. (2) Mark the proposed project parts using the shaded column to the left. (3) For each project part, fill in the table based on whether it is within or crosses the natural feature. Use an 'X' in the appropriate boxes. (4) ***Be sure*** that the listed natural features and project parts are ***shown on the site plan***.									
	Structure/Utility									
	Home/Office/Busin.									
	Garage/Shop/Shed									
	Deck/porch/patio									
	Barn/processing bld									
	Utility lines									
	Propane Tank									
	Septic tank/drainfd									
	Well/Pumphouse: (Indicate depth and if cased)									
	Stormwater facil.									
	Signs									
	Other:									
	Yard/Grounds									
	Lawn/mowed area									
	Gardens									
	Playset/Gazebo									
	BBQ/Picnic area									
	Excavated areas									
	Filled areas									
	Vegetation Planting									
	Cleared areas/ vegetation removal									
	Ditch/berm/dike									
	Animal pen/corral									
	Pasture/farm area									
	Fences									
	Other:									
	Access									
	Driveway/Road									
	Bridge/culvert									
	Trail/Path/Sidewalk									
	Parking areas									
	Other:									
	In-Water/ On-Bank Work									
	Bank Barb/Weir									
	Bank Armoring									
	Revegetation									
	Dock/water access									
	Other:									

Shoreline & Critical Areas Questionnaire

For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas

Required Page – Allowed Uses and General Standards

REQUIRED

2. Does the project meet the **General Standards** *(see YCC 16C.06.11)*, the **Vegetative Buffer Standards** *(see YCC 16C.06.12-.16; & SMP 15)*, and the **General Critical Areas Protective Measures** for subdivisions (see *YCC 16C.03.27(3)*)? YES NO

(A) **Water Dependancy** - Are parts of the project particularly dependant or related to the water? *(See YCC 16C. 06.12-.16)* YES NO

(i) If YES, which ones?

(B) Will all **Non-Water Oriented** parts of your project meet the vegetative buffer and setbacks in YCC 16C.06.16? YES NO

[NOTE: The questions below cover common project elements to consider.]

(i) Does your vegetation management zone (a width around the structure) for Wildland-Urban fire protection meet the buffer requirements? YES NO

(ii) Does your septic tank/drainfield, well and well house, power poles, and all utility lines meet the buffer requirements? YES NO

(iii) Does your driveway/access road meet buffer requirements? YES NO

(iv) Do your yard, outdoor use areas, landscape features, recreation facilities, etc. meet buffer requirements? YES NO

(v) Do the construction areas for the items above meet buffer requirements? YES NO

(C) Are the critical area features marked on the ground? YES NO

(D) How will you protect ***other*** riparian vegetation (water loving plants growing because there is a stream or wetland nearby) on the property?

No stream or wetland w/in grading limits.

(E) How will you avoid disrupting fish habitat and wildlife habitat?

N/A

(F) Can you avoid critical areas by placing the project away from them? YES NO

(G) Can you reduce the size of the project (amount of fill, size of structures, etc.)? YES NO

(H) Describe how you are minimizing the amount of disturbance on the property.

Minimizing grading- avoiding irrigation drainage easement.

(I) Are you obtaining a local/federal/state/or tribal stormwater permit? YES NO
(If not or if you are exempt from them, you must meet the CAO's stormwater standards.)

(J) Describe your erosion control measures and your stormwater runoff control measures.

Dust Control, silt fence, strawwattles.
BMP's will be adjusted as necessary during construction

(K) Are chemicals, nutrients, wastes, or toxins currently present on the site, or used during development, construction, or operation of the property? YES NO

Shoreline & Critical Areas Questionnaire

For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas

Required Page – Allowed Uses and General Standards

REQUIRED

(L) Will the project change or cross a stream channel or wetland? **YES NO**

(i) If YES, describe what changes are proposed?

(M) Will the project change or cross the floodplain, floodway, or any flood overflow channels?

(i) If YES, describe what changes are proposed? NO

(N) Is the project near an eroding bend in a stream or near a Channel Migration Zone (for larger streams)? **YES NO**

(O) Will there be a well used? **YES NO**

(i) If YES, provide details on the depth and casing/lining? (If existing, provide the well log.)

(P) Does the project include the subdivision of land? **YES NO**

(i) If YES, are the lots configured to protect critical areas as required by 16C.03.27(3)? (For example critical area lots, building envelopes, lot size, restoration of degraded areas, etc.) **YES NO**

3. For proposals that involve **disturbing** land or water ~~areas~~, or **replanting** critical area vegetation, does the project meet the **Reclamation standards?** **YES NO** **NONE PROPOSED** ___ *(See YCC 16C.06.23)*

SUPPL. A

(A) Will there be disturbances in the water or wetlands? **YES NO**

(B) Will there be disturbances on land? **YES NO**

(C) When will you restore disturbed areas? As soon as construction is complete and weather allows.

(D) How will you restore disturbed areas (if you have prepared a restoration plan, just refer to it)?

Hydroseed as appropriate. Existing topsoil will be stockpiled & reused!

(i) Will you need to add fill to ensure that vegetation has a growing medium? **YES NO**

(E) Describe how you will make the final site topography stable.

Slopes will meet recommendations as stated in Geotech Report. Stormwater BMP stabilization & hydroseeding utilized. Grading methods (cross tracking) help minimize sloughing.

(F) What plants will you use to re-vegetate the different areas of the site?

Lots Re-vegetated by home owners. If necessary, a native grass seed mix will be used on slopes.

(G) Describe what mitigation you are proposing to compensate for impacts to the critical areas or shorelines? (If you need assistance, contact a natural resources planner.)

N/A.

Shoreline & Critical Areas Questionnaire

For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas

Supplemental Page -- Transportation

SUPPL. B

1. For proposals that include establishing a **transportation facility**, does the project meet the **Roads and Railroads standards?** YES NO
(See YCC 16C.06.17; 16C.05.36.010(7) & (2); SMP 15.09)
(Examples include driveways and parking areas.)

(A) Why do you need to locate the transportation facility in the critical area or shoreline?

N/A

(B) Describe the ways you could place the facility further away from or outside of the critical area or shoreline? Subdivision plan has been revised to avoid drainage area.

(C) Will fill be used to elevate the facility, or will it be constructed at grade? BOTH

(D) Will any fill used in the facility include construction waste or other debris? YES NO

(E) Is the facility located in any designated floodplain or floodway area, or in a flood overflow channel? YES NO

(i) If YES, has a floodway been defined at this location? YES NO
(See YCC 16C.05.36.010(7) & (2A/B/G)

(F) Does the project involve a bridge or other crossing over a stream or wetland? YES NO
If YES:

(i) Is there a way to provide access without using a new crossing (to a different road, etc.)? YES NO

(ii) Is there an existing crossing nearby? YES NO

(iii) Describe how the crossing location was chosen to use the most direct route, and have the least impact possible?

(iv) Will the crossing constrict the stream channel (the width between the channel banks) or impede the stream flow? *(See YCC 16C.06.17(5))* YES NO

(v) Will the crossing constrict the width of any defined floodway? YES NO
(See YCC 16C.05.36.010(7 & 2B))

(vi) Describe how have you have designed your crossing's approaches to allow high floodwaters to pass around them without destroying the crossing or approaches (using a road dip, returning to grade quickly, extra culverts, etc.)? *(See YCC 16C.06.17(3 & 10))*

(vii) Is the crossing a culvert? YES NO
If YES:

(a) Does the culvert parallel the stream's flow and match the channel bed? YES NO

(b) Does the culvert provide for a natural material channel bottom (arch pipes, squash pipes, open bottom)? YES NO

Shoreline & Critical Areas Questionnaire

For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas

Supplemental Page -- Utilities

SUPPL. C

1. For proposals that include **Utilities or Transmission Lines**, does the project meet the **Utility standards?** **YES** **NO**
(See YCC 16C.06.18; 16C.05.32.010; 16C.05.36.010(2); SMP 15.10; SMP 15.06; SMP 15.07)
(Examples include sewer/septic, water, electrical, communication, etc.)

(A) Why do you need to locate the utility facility in the critical area or shoreline?
Utilities located w/in Roads that are cut/fill.

(B) Describe the ways you could place the facility further away from or outside of the critical area or shoreline?

(C) Will the utility result in elevated ground or structures that can block/divert flood flows?

(D) Where will excess material that is displaced by lines and bedding material, or foundations be deposited? ***[NOTE: That location may also require zoning, critical areas, or other review.]***
Onsite

(E) Does the utility facility handle hazardous materials or potential pollutants? **YES** **NO**
(i) If YES, describe them.

(F) Does the facility only provide service to individual customers in the immediate area? **YES** **NO**
(see YCC 16C.05.32.010 & 16C.05.36.010)

(G) Is the utility facility above ground or below ground? Below Ground
[NOTE: Most utilities in shoreline jurisdiction must be buried underground.]
(i) ***If above ground*** (overhead lines, connecting to bridge, etc.):
(a) Are supports placed as far upland as possible or (if within the floodwaters) in areas safest from high flood velocities and depth? **YES** **NO**

(ii) ***If below ground*** (pipelines, etc.):
(a) Describe its depth and the method of installation (bored, or trenched, or 'plowed').
City of Selah Standards

(b) Describe how you will prevent the trench from acting like a "french-drain" in high groundwater areas.
No groundwater

(c) Is there a Channel Migration Zone or indications of historic channels in this location? ***(NOTE: Contact a staff planner for assistance.)*** **YES** **NO**

(d) Will it be placed in a sleeve for easy repair outside any stream/wetland? **YES** **NO** NA

(H) Does the utility facility involve a bridge or other crossing over a stream or wetland? **YES** **NO**
If YES:
(i) Is there a way to provide the utility service without a new crossing by connecting from another direction? **YES** **NO**

(ii) Are you using an existing crossing location? *(See YCC 16C.06.18(4))* **YES** **NO**

(iii) Describe how the crossing location was chosen to use the most direct route, and have the least impact possible.

Shoreline & Critical Areas Questionnaire

For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas

Supplemental Page -- In-Channel Work, Bank Stabilization, or Flood Protection — N/A

SUPPL. D

1. For proposals that involve **in-channel work, bank stabilization, or flood protection**, does the project meet the **Shore Stabilization standards?** **YES** **NO**
(See YCC 16C.06.19; SMP 15.13; 16C.05.28.010(a & d)); 16C.05.36.010(5 & 6)
(Examples include bank barbs, channel weirs, groins, jetties, berms/dikes, large wood, etc.)

(A) Describe the shore stabilization work are you proposing? N/A

(B) What consultants and agencies are assisting you at this time? N/A
[NOTE: You will need professional assistance to design your stabilization work.]

(C) Why do you need to do the in-channel work, bank stabilization, or flood protection? N/A

(i) When did the problem start?

(ii) Rate the severity of the problem. **Mild** **Moderate** **High** **Extreme**

(iii) Has there been a sudden and major bank failure? **YES** **NO**

(iv) Is the problem caused by normal river/stream movement? **YES** **NO**

(v) Is the bank already armored? **YES** **NO**

(a) If YES, is it being maintained? **YES** **NO**

(D) Are there any structures at risk due to close proximity to an erosion problem? **YES** **NO**
(i) If YES, list the structures and their distance from the problem site
Structure **Distance**

(E) Is the project in a designated floodway? **YES** **NO**

(F) Is your project designed using the Integrated Streambank Protection Guidelines prepared by Wa. Dept. of Fish and Wildlife? **YES** **NO**
[NOTE: You will likely need professional assistance.]

(G) Describe how you are minimizing the number and size of structures?

(H) Have you implemented the preference for non-structural protection measures? **YES** **NO**
[NOTE: The questions below are arranged from most preferred to least preferred]
(i) Have you tried using non-structural protection measures yet? **YES** **NO**
(Avoidance, moving the facility, general vegetation planting, etc.)
(a) If NO, explain why not.

(ii) Have you tried using 'bio-engineering' yet? **YES** **NO**
(Intensive revegetation, branch-cutting bundles, planted soil lifts, etc.)
(a) If NO, explain why not.

Shoreline & Critical Areas Questionnaire

For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas

Supplemental Page -- Fill, Excavation, and Dredging

SUPPL. E

1. For proposals that include **excavation on land or dredging in the water**, does the project meet the **Dredging and Excavation standards?** **YES NO** **NONE PROPOSED**__
(see YCC 16C.06.20; SMP 15.16)

[NOTE: Be sure to consider the material excavated for foundations and crawl spaces.]

(A) Will there be dredging in the water or a wetland? **YES NO**

If YES:

(i) What use is the dredging for?

(ii) Where will the dredge spoils go?

(iii) Have you attached a dredging plan? **YES NO**

(B) Will there be excavation on the land? **YES NO**

If YES:

(i) What use is the excavation for? Balancing earthwork onsite. Grading for roads & residential lots

(ii) Where will the excavated material go?
Onsite

(iii) What volume of excavation is proposed?
100,000 CY

(C) Describe how you are minimizing the amount of dredging/excavation needed.
Site has been designed to min. excavation & utilize topography.

SUPPL. F

2. For proposals that include **Fill**, does the project meet the **Filling standards?** **YES NO** **NONE PROPOSED**__
(See YCC 16C.06.21; 16C.05.36.020(2); SMP 15.14)

[NOTE: Be sure to consider the disposal of material excavated for foundations and crawl spaces.]

(A) Is there fill placed in the water or a wetland? **YES NO**

(i) If YES, what use is it for, and what type of material is to be used?

(B) Is there fill placed in the floodplain or floodway? **YES NO**

(i) If YES, what use is it for?

(C) Is there fill placed in other land areas? **YES NO**

(i) If YES, what use is it for?

(D) Describe how you are minimizing the amount of fill needed.
Site grading designed to balance as much as possible.

(i) Are you using fill to elevate a structure? **YES NO**

If YES:

(a) Is it possible to use pilings/piers rather than fill? **YES NO**

(b) Is it possible to elevate any structure on a foundation rather than on fill? **YES NO**

(E) What volumes and materials are you using for the fill?
Material onsite.

(F) What erosion control will you use for the fill area?
Silt fence, straw wattles

Shoreline & Critical Areas Questionnaire

For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas

Supplemental Page – Gravel Mining – N/A

SUPPL. G

1. For proposals that involve **gravel mining**, does the project meet the **Gravel Mining standards?** *(See YCC 16C.06.22; 16C.05.36.010-.020; SMP 15.04)* **YES NO**

(A) Have you attached a description of your mine (material, volumes, etc.), an operations plan with maps, your plans for protecting critical areas and a reclamation plan with maps? **YES NO**

(B) How will the mining operation affect the critical area or shoreline?

(C) What will be the subsequent use of the site after mining is completed?

(i) How will the subsequent use affect the critical area or shoreline?

(D) Will bodies of open water (below groundwater level, or from capturing runoff) result from the mining operation? **YES NO**

(E) Describe how you are minimizing the amount of, and severity of impacts to the critical area or shoreline?

(i) Describe how you will minimize the obstruction of flood flows?

(ii) Where you permanently impact a critical area or shoreline, how will you replace its function and value?

(F) Are you able to meet the operational setbacks in the ordinance? **YES NO**

(G) Will mine reclamation meet state standards? **YES NO**
[NOTE: Provide copy of DNR permit, or reclamation plans following state standards.]

Shoreline & Critical Areas Questionnaire

For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas

Supplemental Page -- In-Channel Work, Bank Stabilization, or Flood Protection — N/A

(iii) Are you installing specific features made of natural materials (wood & rock)? **YES** **NO**
(Bank barbs, log vanes, root-wad armoring, etc.)

(iv) Are you installing an erosion resistant covering (rip-rap, etc.) using natural-materials? **YES** **NO**

(v) Are you installing structures using concrete? **YES** **NO**
(Bulkheads, revetments, rock grouting, etc.)

(I) Are you installing permanent structures? **YES** **NO**
(*Examples include barbs, bulkheads, revetments, breakwaters, groins, etc.*)
If YES:
(i) Described how you have minimized the height of the structures?

(ii) Describe your plans for future maintenance?

(J) Will the effect of your work be to prevent normal channel movement processes, either vertically (grade control) or horizontally (bank armoring)? **YES** **NO**

(K) Are you trying to restore lost land? **YES** **NO**

(i) If YES, will the new land be within the existing ordinary high water? **YES** **NO**

(L) Describe how your structures are designed to be stable over time, including the need for any periodic maintenance.

Northern, Inc.
Consulting Engineers Environmental Scientists Geologists
Construction Materials Testing Geophysical Services

GEOTECHNICAL EVALUATION AND CRITICAL AREAS REPORT

PROPOSED HILLSIDE ESTATES RESIDENTIAL DEVELOPMENT
APNS: 1814-2633500, -3521015, -3522001, & -3522002
SELAH, YAKIMA COUNTY, WASHINGTON

GNN PROJECT NO. 217-894

DECEMBER 2017

Prepared for

NCW DEVELOPMENT, LLC
P.O. BOX 119
WENATCHEE, WASHINGTON 98807

Prepared by

GN NORTHERN, INC.
CONSULTING GEOTECHNICAL ENGINEERS
YAKIMA, WASHINGTON
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Northern, Inc.

At GN Northern our mission is to serve our clients in the most efficient, cost effective way using the best resources and tools available while maintaining professionalism on every level. Our philosophy is to satisfy our clients through hard work, dedication and extraordinary efforts from all of our valued employees working as an extension of the design and construction team.

December 27, 2017 **GNN Project No. 217-894**

NCW Development, LLC
P.O. Box 119
Wenatchee, Washington 98807

Attention: Gary Bates, Vice President

Subject: Geotechnical Evaluation & Critical Areas Report
Proposed Hillside Estates Residential Development
~46-Acre Project Site Between W Goodlander Road & Speyers Road
APNs: 1814-2633500, -3521015, -3522001, & -3522002
Selah, Yakima County, Washington

Dear Mr. Bates,

As requested, GN Northern (GNN) has completed a geotechnical site investigation and geologic hazards assessment / critical areas report for the proposed Hillside Estates residential development to constructed on the ~45-acre site located between W. Goodlander Road and Speyers Road in Selah, Yakima County, Washington.

Based on the findings of our subsurface study, we conclude that the site is suitable for the proposed construction provided that our geotechnical recommendations presented in this feasibility-level report and any subsequent design-level geotechnical engineering investigations are followed during the design and construction phases of the project.

This report describes in detail the results of our investigation, summarizes our findings and presents our recommendations concerning earthwork and the design and construction of the proposed project. It is important that GNN provide consultation during the design phase as well as field compaction testing and geotechnical monitoring services during the construction phase to review and monitor the implementation of the geotechnical recommendations.

If you have any questions regarding this report, please contact us at 509-248-9798.

Respectfully submitted,
GN Northern, Inc.

M. Yousuf Memon, PE
Geotechnical Engineer

Karl A. Harmon, LEG, PE
Senior Geologist/Engineer

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EXECUTIVE SUMMARY

GN Northern, Inc. has prepared this executive summary solely to provide a general overview of the report. The report itself should be relied upon for information about the findings, conclusions, recommendations, and other concerns. The intent of this geologic hazards assessment report is to assess various geologic hazards that may impact the proposed development and provide recommendations for mitigation, as necessary.

The proposed Hillside Estates residential subdivision project site is located southwest of W. Goodlander Road and northeast of Speyers Road in the City of Selah, Yakima County, Washington. The project site currently consists of approximately 46 acres of primarily undeveloped hillside terrain with a moderate growth of native grasses and brush. Portions of the project site are relatively steep and surface soils are considered to be moderately to severely erodible.

Our site assessment was performed to identify common geotechnical and geologic conditions at the subject site and in the project region, including general and site specific soil and bedrock conditions, groundwater, slopes, drainage, erosion, and geologic hazards. A review of selected information pertaining to the project site and surrounding region was performed that included published technical literature, published geologic maps, available aerial photographs, and previous geotechnical/geologic studies prepared for other sites in the vicinity. Site specific geologic and geotechnical data was obtained from our field exploration program consisting of twenty (20) test-pit excavations to observe the subsurface soil/rock conditions and obtain samples for laboratory testing.

Development on sloping ground poses an inherent risk related to global and local stability of site slopes. The proposed project site development will require careful design and construction including slope stabilization and drainage/erosion control measures to mitigate the observed geotechnical and geologic site constraints.

In our professional opinion, the proposed project may be constructed as planned, provided that the recommendations in this feasibility-level evaluation and any subsequent design-level geotechnical engineering investigations are incorporated in the final design and construction.

Based on our site evaluation and analysis, the existing native slope conditions are relatively stable however proposed cut and fill slopes for the planned development will require mitigation measures as recommended within this report to increase safety factors of the reconfigured slopes. In our professional opinion, proper development of the proposed project will not pose a threat to public health and safety.

INTRODUCTION

Project Description

This Geotechnical Evaluation and Geologic Hazards Assessment / Critical Areas Report has been prepared for the ~46-acre site of the proposed Hillside Estates residential development located between W Goodlander Road and Speyers Road in the City of the Selah, Yakima County, Washington. The majority of the site falls within areas mapped by the County as Critical Areas - Geologically Hazardous Areas for steep slopes and erosion hazards. We understand that the proposed development will include new hillside residential lots with associated infrastructure and site improvements.

Proposed Development

Based on a review of the *Preliminary Plat of: Hillside Estates* prepared by Landline Surveyors (dated 8/22/17), we understand that a residential subdivision development is proposed at the project site. Conceptual plans include approximately 60 residential lots for future single-family residences along with associated roadways and infrastructure. A new gravel surface roadway extending across the subject site, identified as Lander Road, has recently be constructed between Goodlander Road to the north and Speyers Road to the south. Access to the proposed residential lots will be via new streets extending from the recently constructed Lander Road.

We assume that construction of future residences will consist of wood-frame structures supported on shallow spread footings. We anticipate that site development will include clearing and grubbing of vegetation, as well as significant site grading including cuts and fills throughout the project site to create new roadways and building pads. A grading plan of the proposed development was unavailable at the time of this report.

Purpose and Scope of Services

The purpose of our services was to evaluate the surface and subsurface soil and bedrock conditions and potential geologic hazards as they relate to the proposed future residential development, and provide professional opinions regarding the suitability of the subsurface materials along with preliminary recommendations for geotechnical design parameters for the proposed construction, and mitigation of any identified geologic hazards and constraints. The scope of work included the following:

- A detailed reconnaissance of the site;
- Subsurface exploration by excavating twenty (20) exploratory test-pits to depths ranging from approximately 2 to 15 feet below existing grade (BGS);
- Laboratory testing of selected soil samples obtained from exploratory test-pits;
- A review of selected published technical literature pertaining to the site and previous geotechnical/geologic reports prepared for similar projects in the vicinity;
- Review of selected available historic aerial photos and USGS topographic maps of the project site and vicinity;
- A geologic/engineering analysis and evaluation of the acquired data from the exploration and testing programs;
- Stability analyses of existing and proposed site slopes;
- A summary of our findings and recommendations in this written report.

This report contains the following:

- Discussions on subsurface soil, bedrock and groundwater conditions;
- Discussions on regional and local geologic conditions;
- Discussions on geologic and seismic hazards;
- Graphic and tabulated results of laboratory tests and field studies;
- Suitability of onsite soils for placement as engineered fill
- Recommendations regarding site development and grading criteria including cut and fill slope construction.
- Preliminary recommendations and geotechnical design parameters for the proposed residential construction.

METHODS OF EXPLORATION AND TESTING

Technical Literature and Aerial Photo Review

A review of selected information pertaining to the site and surrounding area was performed that included published technical literature, published geologic maps, aerial photographs and previous geotechnical and geologic reports prepared for other sites in the vicinity. The review was performed to identify typical geotechnical and geologic constraints that may affect the proposed development, including soil and bedrock conditions, slopes, groundwater, drainage, erosion, and geologic hazards.

Field Reconnaissance

Detailed field reconnaissance of the subject property was performed in conjunction with our subsurface exploration to observe the on-site surficial geologic and geotechnical conditions and to confirm the data obtained from our technical literature review.

Field Exploration

Field exploration was completed on November 17th & 28th, and December 7th, 2017. A utility clearance was obtained prior to the field exploration. A total of twenty (20) exploratory test-pits were completed at the site. Test-pits TP-1 through TP-4 were using a CAT 303.5C Mini-excavator, and test-pits TP-5 to TP-20 were excavated with a CAT 316E excavator. Test-pit depths ranged from approximately 2.5 to 13 feet BGS. Exploratory test-pits were logged by a GNN field engineer. Upon completion, the test-pits were loosely backfilled with the excavated soils. The exploratory test locations are shown on the *Site & Exploration Map* (Figure 2, Appendix I).

Selected soil samples were sealed in containers and returned to our laboratory. The soils observed during our field exploration were classified according to the Unified Soil Classification System (USCS), utilizing the field classification procedures as outlined in ASTM D2488. A copy of the USCS Classification Chart is included in Appendix II. Photographs of the site are presented in Appendix V following this report. Depths referred to in this report are relative to the existing ground surface elevation at the time of our investigation. The surface and subsurface conditions described in this report are as observed at the time of our field investigation.

Laboratory Testing

Representative samples of the native soil obtained in the field during our subsurface exploration were selected for testing to determine the index properties of the soils in general accordance with ASTM procedures. The following laboratory tests were performed:

Table 1: Laboratory Tests Performed

Test	To determine
Particle Size Distribution (ASTM D6913)	Soil classification based on proportion of sand, silt, and clay-sized particles
Natural Moisture Content (ASTM D2216)	Soil moisture content indicative of in-situ condition at the time samples were taken

Result of the laboratory tests are included on the test-pit logs, and also presented in graphic form in Appendix III attached to the end of the report.

DISCUSSION

Site Conditions

The approximately 46-acre irregularly-shaped project site is generally bound by Speyers Road and several scattered existing homes to the south, the western section line of Sections 26 and 35 to the west, and several existing large-lot residential developments to the east. The northern property boundary is generally defined by the southern property lines of existing homes along Goodlander Road as well as the existing City of Selah water storage tank site and a small segment of Goodlander Road. The site is located within the SW ¼ of the SW ¼ of Section 26, Township 14 North, Range 18 East, and the N ½ of the NW ¼ of Section 35, Township 14, Range 18 East of the Willamette Meridian, Yakima County, Washington.

Surface topography across the sloping site included a number of erosional drainage valleys, including a relatively significant and deeply incised valley extending across the eastern portion of the site covered with dense vegetation and mature trees. Although no surface water was observed to be flowing through this deeper valley, we believe that water will likely flow through this drainage during periods of heavy stormwater runoff. A number of off-road vehicle trails traverse the project site. Overall the site slopes down toward the southwest, with existing elevations ranging from approximately 1580' above mean seal level (MSL) near the northern tip of the project site to about 1,245' MSL near the intersection of Speyers Road and N 14th Street in the southern portion of the site.

A new, currently unpaved, roadway was recently constructed across the proposed Hillside Estates development property, extending between Goodlander Road (near the water storage tank) and Speyers Road in the southwest portion of the site. The new curvilinear gravel roadway includes a number of graded cut and fill slopes at various locations along the shoulders of the road. The roadway slopes have recently been hydroseeded and appear to have been constructed with gradients of approximately 1H:1V along the cut slopes and 2H:1V along the fills slopes. The primarily undeveloped project site is covered with a moderate growth of native grass and sage brush.

The upper portion of the project site includes an area of exposed near vertical sedimentary bedrock cliffs as tall as approximately 25 feet in height, with the greatest exposed cliff (approximately 50 feet tall) noted near the northwest corner of the project site. The area at the base of the cliffs typically include a build-up of rock rubble and debris. The rock cliffs were formed by natural geologic/erosional processes, however some subsequent alterations of the surface conditions along the alignment of cliffs have apparently occurred over time from miscellaneous grading and/or mining activities. An area near the northeastern corner of the site includes a relatively level bench, likely associated with the existing utility facilities along Goodlander Road, apparently created with uncontrolled fill material as evidenced in test-pit TP-18 (see *Subsurface Soil/Bedrock Conditions*).

The history of past use and development of the property was not investigated as part of our scope of services. Aside from the recent construction of Lander Road across the site and noted historic grading activity along the exposed rock cliffs, no evidence of past development was observed on the site during our reconnaissance. Nonetheless while it appears unlikely, some previous development of the site is possible. Buried remnants relating to previous developments(s) could potentially exist in isolated locations throughout the site. A known north-south aligned City of Selah water line exists through the eastern portion of the site.

Subsurface Soil/Bedrock Conditions

Based on our subsurface exploration and the results of laboratory testing, we observed a typical subsurface soil profile of relatively thin localized alluvium, colluvium, and aeolian deposits atop the relatively shallow sedimentary bedrock stratum. The upper layer consisted of an overburden of Sandy Silt (ML) and Silty Sand (SM) and varied in thickness from being nonexistent near the

hilltops to greater than 12 feet below ground surface BGS near the toe of the slopes. The thickest soil overburden was observed in lower areas near the toe of the overall hillside along Speyers Road in test-pits TP-1 and TP-7. Similar soil overburden of aeolian nature was observed in test-pits TP-11, TP-14, and TP-20. The upper layer was observed to be typically 'dry' to 'damp' and in-situ densities appeared 'medium dense'.

An intermediate layer of Silty Sand (SM) included some gravels and cobbles with an increasing amount of gravels near the surface of the bedrock. This sandy intermediate layer was generally observed to range from 'dry' to 'moist' and appeared 'medium dense'. A substantial presence of this intermediate sandy layer was observed in test-pits TP-2, -3, -8, -10, -13, -15, -16 and -17 along the hillside, with excavations terminating on shallow bedrock. The underlying bedrock primarily included sandstone and siltstone with some secondary claystone/mudstone, and was encountered as shallow as near the surface in the upper areas of the site. Uncontrolled fill soils that included trace amounts of trash were observed in the upper ~8 feet BGS in test-pit TP-18, south/southeast of the intersection of Goodlander Road and Lander Road within proposed Lot 56. Outcrops of the local sandstone and siltstone/mudstone are present in the north and northwest portions of the site. Test-pit logs provided in Appendix II include more detailed descriptions of the soils encountered.

The Natural Resources Conservation Service (NRCS) indicates soils in the vicinity of the project site are primarily mapped as Roza clay loam situated on slopes ranging from 30 to 60%. The parent materials are described as alluvium and/or residuum derived from fine textured sediments. According to the NRCS, these soil units generally consists of *well drained* materials with a capacity of the most limiting layer to transmit water (Ksat) identified as *moderately low* to *moderately high* (0.06 to 0.20 in/hr). Refer to the *NRCS Soil Survey Map* in Appendix VI for more details.

Groundwater

Free groundwater was <u>not</u> encountered in any of the test-pits during exploration. No evidence of onsite surface ponding, springs or seeps was noted during our site reconnaissance. We believe that the drainage across the eastern portion of the site represents an intermittent stream that will likely flow in periods of heavy stormwater runoff. To assist in our evaluation, we have reviewed the Washington State Department of Ecology (DOE) database of nearby well logs to

estimated groundwater levels in the vicinity. Based on our review of available data, groundwater levels are believed to be greater than 50 feet BGS relative to the prevailing grades along Speyers Road; the well logs are included in Appendix VII.

Groundwater levels may fluctuate with precipitation, irrigation, drainage, regional pumping from wells, and site grading. Minor localized and seasonal perched groundwater conditions may occur beneath the site above the less-permeable bedrock strata. Perched groundwater layers may fluctuate with precipitation, irrigation, drainage, and site grading, therefore, the absence of detected groundwater may not represent a permanent condition. Nevertheless, based on the currently available information, groundwater is not expected to be a significant factor in design or construction at this site.

Geologic Setting

Regional Geology: The project site is located within the Selah Heights region of the Yakima Fold Belts sub-province, formed by north–south compression, within the vast Columbia Basin physiographic province of southeastern Washington. The uplifted Selah Heights are generally situated in the western portion of an east-west trending anticline ridge northwest of the confluence of the Naches and Yakima river valleys. This subject site is underlain by middle to upper Miocene continental sedimentary deposits and rock of the Ellensburg Formation. Overlying sediments include relatively thin surficial deposits consisting of Plio-Pleistocene loess, including silt and fine-grained sands.

Geologic Hazards

Geologic hazards that may affect the development include seismic hazards (ground shaking, surface fault rupture, soil liquefaction, and other secondary earthquake-related hazards), slope instability, flooding, ground subsidence, and erosion. A discussion follows on the specific hazards to this site.

Seismic Hazards

Surface Fault Rupture: For the purposes of this report, an active fault is defined as a fault that has had displacement within the Holocene epoch or last 11,000 years. Due to the lack of known active fault traces in the immediate site vicinity, surface fault rupture is unlikely to occur at the project

site. While fault rupture would most likely occur along previously established fault traces, future fault rupture could occur at other locations.

Seismic Conditions: The Yakima region is generally not considered to be located within an area of high seismic activity. There are no confirmed major faults in the region capable of producing strong earthquakes. Anticipated ground motions in the region due to seismic activity along faults in other parts of the Northwest are relatively low.

The two largest crustal earthquakes felt in the state of Washington included the 1872, M 6.8 quake near Lake Chelan and the 1936, M 6.0 Walla Walla earthquake. The following list provides information regarding historic earthquakes within the past 20 years for epicenters within 100 miles of Selah (city center), Washington (list courtesy of www.city-data.com) listed by magnitude:

Table 2: Earthquakes within 100-miles of Selah

Date of Event	Magnitude	Distance from Selah (miles)
April 29, 1965	6.6	96.5
February 14, 1981	5.5	74.0
May 3, 1996	5.5	99.6
October 8, 2006	4.7	52.3
June 18, 1994	4.3	75.4
May 20, 1995	4.2	68.5

Seismic Design Parameters: To estimate the mapped maximum credible earthquake (MCE) spectral response accelerations with 5 percent damping at short periods (S_S) and at the 1-second period (S_1), the site's latitude and longitude coordinates were entered into the USGS Earthquake Ground Motion Application which computes values based on smoothing and averaging of the spectral response acceleration contour map data included in the IBC (International Code Council, 2015). As per the *2015 International Building Code* (IBC), a Site Class 'C' may be used for seismic design purposes (see Appendix VIII). Site Class 'C' corresponds to 'very dense soils and soft rock'. The following site-specific design values may be used:

Table 3: IBC Design Response Spectra Parameters

Seismic Design Parameter	Value (unit)
S_s	0.522 (g)
S_1	0.214 (g)
F_a	1.190 (unitless)
F_v	1.589 (unitless)
SM_s	0.621 (g)
SM_1	0.340 (g)
SD_s	0.414 (g)
SD_1	0.227 (g)

S_S = MCE spectral response acceleration at short periods
S_1 = MCE spectral response acceleration at 1-second period
F_a = Site coefficient for short periods
F_v = Site coefficient for 1-second period
SM_S = MCE spectral response acceleration at short periods as adjusted for site effects
SM_1 = MCE spectral response acceleration at 1-second period as adjusted for site effects
SD_S = Design spectral response acceleration at short periods
SD_1 = Design spectral response acceleration at 1-second period

Secondary Seismic Hazards

Secondary seismic hazards related to ground shaking include soil liquefaction, ground subsidence, tsunamis, and seiches. The site is far inland, so the hazard from tsunamis is non-existent. The existing water storage tank near the intersection of Lander Road and Goodlander Road near the northeast portion of the site is presumably engineered/constructed to resist seismic hazards. No other elevated water storage reservoirs are located in the immediate vicinity of the site. Therefore, hazards from seiches are considered low.

Soil Liquefaction: Liquefaction is the loss of soil strength from sudden shock (usually earthquake shaking), causing the soil to become a fluid mass. In general, for the effects of liquefaction to be manifested at the surface, groundwater levels must be within 50 feet of the ground surface and the soils within the saturated zone must also be susceptible to liquefaction. The potential for liquefaction to occur at this site is considered negligible because the following factors: relatively shallow sedimentary bedrock is present beneath the site; depth of groundwater beneath the site exceeds 50 feet; and low anticipated seismic accelerations in the region.

Site Slope Conditions

The subject site is located along the southern flanks of an elevated knob/hill in the Selah Heights area. Native slopes across the project site currently descend at gradients ranging from

approximately less than 5% to greater than 100%, along with near-vertical cliffs. Site elevations range from approximately 1,580 to 1,245 feet above MSL, for a total relief within the project boundaries of about 335 feet.

A field reconnaissance of the project site was performed to observe site conditions and correlate the information gathered from our preliminary research. During our reconnaissance we looked for common geomorphic features of landslides as well as indications of possible signs demonstrating recent activity and instability of slide masses. No evidence of any significant slope instability within the native conditions was noted at the site. The slope face below the upper existing utility facilities appeared to consist of side-cast fill. The area at the base of the cliffs typically include a build-up of rock rubble and debris. Ongoing long-term raveling/spalling of the exposed cliff faces will continue and represents a localized rock-fall geologic hazard.

We have performed slope stability analyses of the various slope conditions of the site, both existing and proposed (see *Slope Stability Analysis* below). Modeling of the slope configurations were based on our investigation and research. Based on our analyses, it appears that the existing native (undisturbed) site slopes are considered grossly stable with acceptable factors of safety against movement. The existing native onsite vegetation serves to provide protection from shallow surficial instability and erosional forces.

Flooding and Erosion

The subject property is not located in an area mapped by FEMA regarding flooding concerns. Portions of the subject property are however situated in areas where sheet flow and erosion may occur. The project site includes a number of natural downslope drainages/gullies crossing the proposed development. A significant erosional drainage gully extending through the eastern portion of the site will impact a number of proposed lots and will require careful engineering to control/reroute stormwater runoff.

Erosion susceptibility from water is based on several factors including the intensity of rainfall and runoff, soil erodibility, length and steepness of slopes, and surface condition. The erodibility factor of the soils is a measure of the soils resistance to erosion based on its physical characteristics. Typically, very fine sand, silt and clay soils are generally susceptible to erosion. Based on site

specific field exploration, observations, and laboratory testing, the surficial soil exposed at the project site consists primarily of sandy silt. The near surface site soils are known to exhibit a moderate to severe potential for erosion.

Soil erodibility is only one of several factors affecting the erosion susceptibility. Soil erosion by water also increases with the length and steepness of the site slopes due to the increased velocity of runoff and resulting greater degree of scour and sediment transport. Appropriate erosion & sediment control and drainage plans shall be prepared by the project civil engineer with the final construction drawings.

The need for and design of flood control devices and erosion protection measures is within the purview of the design Civil Engineer and/or Landscape Architect. In general, erosion should be mitigated with best management practices (BMPs) consisting of proper drainage design including collecting and disposal (conveyance) of water to approved points of discharge in a non-erosive manner, placement of vegetative covers and erosion control mats to on slope surfaces. Appropriate project design, construction, and maintenance will be necessary to mitigate the site erosion hazards.

SLOPE STABILITY ANALYSIS

Slope stability analyses were conducted on eight (8) existing slope sections as shown on the *Site & Exploration Map* (Figure 2 in the Appendix). Additionally, slope analyses were completed for engineered fill slopes constructed using onsite soils to determine the maximum allowable slope gradient and height. The analyses were conducted using a generalized geologic cross-section model developed from the existing site topography, and data obtained from our subsurface exploration. The outputs of our slope stability analysis are attached in Appendix IV.

The slope stability analyses were conducted by a two-dimensional limit equilibrium stability analysis of selected trial failure surfaces using the computer program *SLIDE (Version 7)*. Potential circular-arc failure surfaces were evaluated using the Spencer method. The computer program searched for critical potential failure surfaces with low computed factors of safety. The computed factor of safety (FS) against slope failure is simply the ratio of total resisting forces or moments (strength of the slope) to the total driving forces or moments for planar or circular failure surfaces

respectively. A slope with a factor of safety of 1.0 is in equilibrium, indicating that the disturbing forces driving the slope down are equal to its strength to resist failure. Simply put slope-failure result when the strength of the slope is overcome by gravity.

The stability of the slopes has been analyzed under both static and seismic conditions. Our analysis used the pseudostatic method which modifies the limit equilibrium method by incorporating a horizontal static seismic force to simulate the potential inertial forces generated from earthquake ground accelerations. For slope stability analyses under seismic loading, a pseudostatic seismic coefficient, kh (horizontal component), expressed in terms of acceleration (units of g), is typically estimated as a percentage of the horizontal peak ground acceleration (PGA). PGA for this site was calculated with a 975-year return interval (RI) using the USGS PSH Deaggregation tool for a 5% probability of exceedance in 50 years. For our analyses, we have selected a value of $k_h = 0.083g$, approximately half of the design PGA of 0.1658g.

The selection of unit weight and shear strength parameters for the various earth materials were based on judgment and data obtained during our field investigation, laboratory testing, review of previous studies, research and previous experience with similar materials in similar geotechnical and geologic settings. Engineering and geologic judgment must be applied to the estimated shear strength parameters in order to consider lateral and vertical variations in the subsurface conditions, such as degree of cementation, fracturing, planes of weakness, and gradational characteristics. The following geotechnical strength parameters were used in our stability calculations:

Table 4: Estimated Strength Parameters

Material	Shear Strength Parameters		Unit Weight (pcf)
	Friction Angle: ϕ	Cohesion: c (psf)	
Sandy Silt/Silty Sand	29	25	115
Siltstone/Sandstone	30	400	130
Colluvium	26	0	120
Undocumented Fill	30	0	125
Compacted Onsite Fill	31	40	125

The factors of safety against slope failure, using the shear strength data as described above, were computed for existing slope configurations as summarized below:

Table 5: Calculated Safety Factors

Slope Section	Minimum Calculated Factor of Safety	
	Static	Seismic
A-A'	1.78	1.49
B-B'	1.83	1.52
C-C'	1.50	1.33
D-D'	1.53	1.25
E-E'	1.86	1.47
F-F'	1.56	1.26
G-G'	1.73	1.42
H-H'	1.60 / 1.28*	1.26 / 1.04*

* factor of safety for undocumented fill slope on proposed Lot 56

GN Northern recommends that any existing or reconfigured slopes should meet or be designed and constructed to meet a minimum factor of safety of 1.5 for the static condition and 1.1 under seismic loading. Our analysis indicates that the existing native (undisturbed) site slopes meet or exceed minimum safety factors. The undocumented side-cast fill near the crest of the slope on proposed Lot 56 does not meet minimum recommended safety factors for slope stability.

In general, we recommend that all future proposed cut or fill slopes at the project site shall be engineered and constructed in accordance with the recommendations (*Graded Slope Construction* section) of this report. Cut slopes into the native siltstone/sandstone may be graded to a maximum 1H:1V slope gradient, provided the exposed cut is inspected in real-time by the project Geologist to ensure no adverse/un-safe geologic conditions are revealed. Based on our analysis, we recommend that fill slopes shall be graded to a maximum 2H:1V slope gradient, and slope heights shall be limited to 20 feet. Alternative slope gradients may be considered by the developer, however they may require an engineered reinforcement or reduced gradient (dependent on height) to increase safety factors and reduce the potential for slope failure.

FINDINGS AND CONCLUSIONS

The following is a summary of our findings, conclusions and professional opinions based on the data obtained from a review of selected technical literature and the site evaluation:

General:

- ***Based on our current understanding of the proposed development and subsurface conditions encountered, from a geologic & geotechnical perspective, it is our professional opinion that the site is suitable for the proposed development, provided the recommendations in this feasibility-level study and any subsequent design-level geotechnical investigations are followed in the design and construction of this project. GN Northern shall be consulted during the design phase to review the final site grading and drainage plans, and confirm that the geotechnical recommendations are incorporated in the design plans.***

- The recommendations in this report are indented to address any noted geologic hazards relative to development of the proposed subdivision. Additional lot- and structure-specific geotechnical evaluation(s) and recommendations will be required for the proposed residential subdivision infrastructure improvements and future residential structures.

Geologic/Geotechnical Constraints and Mitigation:

- The primary geologic hazards and site constraints for the proposed project include surface erosion and the potential for slope failures. Engineered design and careful construction as recommended within this report can mitigate these geologic constraints and increase safety to allow development of potentially geologically hazardous areas. Preventative measures to control runoff and reduce erosion should be incorporated into site grading plans.

- Other common geologic hazards, including fault rupture, liquefaction, and seismic shaking are considered low or negligible on this site.

- Development on sloping ground can pose a risk related to global and local stability of site slopes. Site development will require appropriate design and construction of project slopes as well as drainage/erosion control measures to mitigate the observed geotechnical and geologic site constraints.

- The noted erosional drainage gully extending through the eastern portion of the site will impact a number of proposed lots and will require careful engineering to appropriately control/reroute stormwater runoff.
- Remedial site grading will be necessary to develop appropriate cut/fill slopes and provide uniform competent support for future structures and infrastructure improvements.
- Based on our subsurface exploration and the results of laboratory testing, we observed a typical subsurface soil profile of relatively thin localized alluvium, colluvium, and aeolian deposits atop the relatively shallow sedimentary bedrock stratum.
- The onsite native soils may be suitable for use as engineered fill and utility trench backfill, provided it is free of significant organic or deleterious matter, and rocks greater than 3 inches.
- Excavation of the on-site silty soils can be accomplished with most types of conventional earth excavation equipment. Where hard cemented sedimentary bedrock conditions are encountered within the excavations, rock excavation techniques will be necessary. Excavation with heavy duty tractor-mounted rippers may be possible in some open shallow excavations. However, pneumatic hammers may be required in some areas of more resistant rock.
- Adherence to the grading and structural recommendations in this report should reduce the potential hazard of slope failure, erosion and settlement problems.
- Our analysis indicates that existing native (undisturbed) site slopes meet or exceed minimum recommended safety factors.
- Cut slopes into the native sedimentary bedrock may be graded to a maximum 1H:1V slope gradient, provided the exposed cut is inspected in real-time by the Project Geologist to ensure no adverse/un-safe geologic conditions are revealed.
- Based on our analysis, we recommend that fill slopes shall be graded to a maximum 2H:1V slope gradient, and slope heights shall be limited to 20 feet.
- Project slopes greater than the heights described above will require development with either a reduced gradient (2.5H:1V), selected fill material, and/or an engineered mechanically stabilized earth (MSE) slope design. Engineering and design of MSE slopes for the project are beyond the scope of this geotechnical evaluation.

- All slope faces shall be protected with appropriate erosion control measures (BMPs) to insure long-term surficial stability.
- Ongoing long-term raveling/spalling of the noted exposed cliff faces will continue and represents a localized rock-fall geologic hazard. Delineation of appropriate setbacks related to the potential rock-fall hazard (determined from a design-level study) should be incorporated into the final development plans.
- The underlying geologic condition for seismic design is site class 'C'. The *minimum* seismic design should comply with the *2015 International Building Code* (IBC) and ASCE 07-10, *Minimum Design Loads for Buildings and Other Structures.*
- Appropriate slope set-backs for future structure(s) should be incorporated in the final planning and design of the project. Slopes setbacks shall adhere to IBC 2015 Section 1808.7 *Foundations on or Adjacent to Slopes.*
- Site grading, excavation, placement of fill, setbacks, drainage and terracing, and erosion control shall conform to the provisions of Appendix J, *Grading*, of 2015 IBC. Any deviations or revision incorporated into the final design shall be approved by the Geotechnical Engineer of Record.
- In general, future lot development across the descending slope will likely require cut-fill transitions beneath the proposed improvements. Foundation/structures supported on variably thick cuts and fills, and variable support conditions will result in a significant risk for differential settlement. To provide a uniform bearing support and minimize the potential for differential settlement, foundations shall not straddle a partial fill and partial cut condition.
- A review of engineering and construction documentation related to the recently constructed Lander Road, as well as slope stability analyses of the as-built roadway slopes, was beyond our current scope of services.
- ***In our professional opinion, the proposed development at the site will not pose a threat to the health or safety of the citizens, or increase hazards to surrounding properties, provided the recommendations in this report and any subsequent design-level geotechnical investigations are followed in the design and construction of the project.***

PRELIMINARY RECOMMENDATIONS

The preliminary recommendations presented in this report are predicated upon a program of appropriate monitoring and testing of the site grading activities by a representative of our Geotechnical-Engineer-of-Record (GER). The recommendations in this report are indented to address any noted geologic hazards relative to development of the proposed subdivision. Additional lot- and structure-specific geotechnical evaluation(s) and recommendations will be required for the proposed residential subdivision infrastructure improvements and future residential structures.

Site Development – Grading

The project GER or a representative of the GER should observe site clearing, grading, and the bottoms of excavations before placing fills. Local variations in soil conditions may warrant increasing the depth of over-excavation and recompaction. Seasonal weather conditions may adversely affect grading operations. To improve compaction efforts and prevent potential pumping and unstable ground conditions, we suggest performing site grading during dryer periods of the year.

Soil conditions shall be evaluated by in-place density testing, visual evaluation, probing, and proof-rolling of the imported fill and re-compacted on-site soil as it is prepared to check for compliance with recommendations of this report. A moisture-density curve shall be established in accordance with the ASTM D1557 method for all onsite soils and imported fill materials used as structural fill.

Clearing and Grubbing: At the start of site grading, areas of proposed improvements should be cleared of existing vegetation, large roots, non-engineered fill, construction debris, trash, and abandoned underground utilities. The surface should be stripped of organic growth and removed from the construction area. Areas disturbed during clearing should be properly backfilled and compacted as described below.

Re-Use of Onsite Soils as Engineered Fill: The native soil and sedimentary rock materials may be suitable for use as engineered fill and utility trench backfill, provided it is free of significant organic or deleterious matter, and rocks greater than 3 inches. The onsite sedimentary bedrock

materials shall be crushed and processed prior to placement as engineered fill. The onsite soils should be placed in maximum 8-inch lifts (loose) and compacted to at least 95% relative compaction (ASTM D1557) near its optimum moisture content. The fine-grained silty/sandy soils will require compaction to be performed within a strict range of ±2% of optimum moisture to achieve the proper degree of compaction. Compaction should be verified by testing.

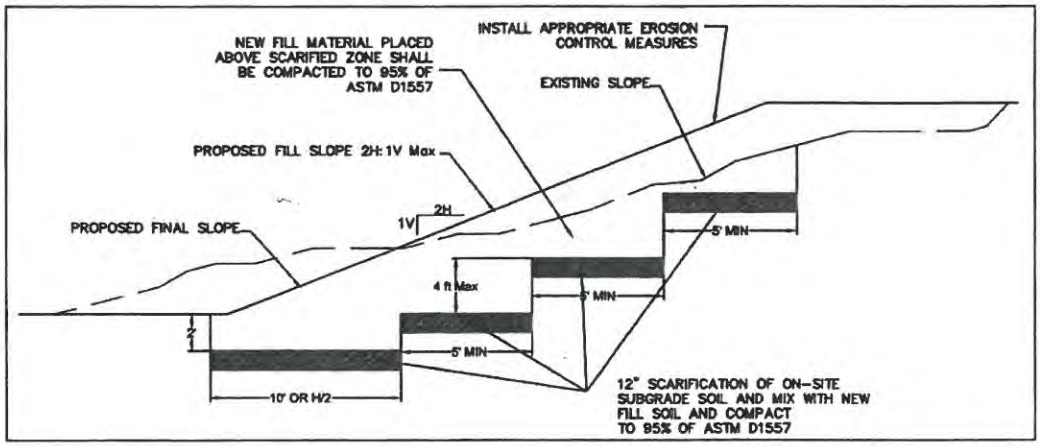
Use of Imported Soils as Engineered Fill: If needed, imported fill soils should be non-expansive, granular soils meeting the USCS classifications of SM, SP-SM, or SW-SM with a maximum rock size of 3 inches, minimum 80% passing the No. 4 sieve, and 5 to 25% passing the No. 200 sieve. The GER should evaluate the import fill soils before hauling to the site. However, because of the potential variations within the borrow source, import soil will not be prequalified by GNN. The imported fill should be placed in lifts no greater than 8 inches in loose thickness and compacted to at least 95% of the maximum dry density (ASTM D1557) near optimum moisture content.

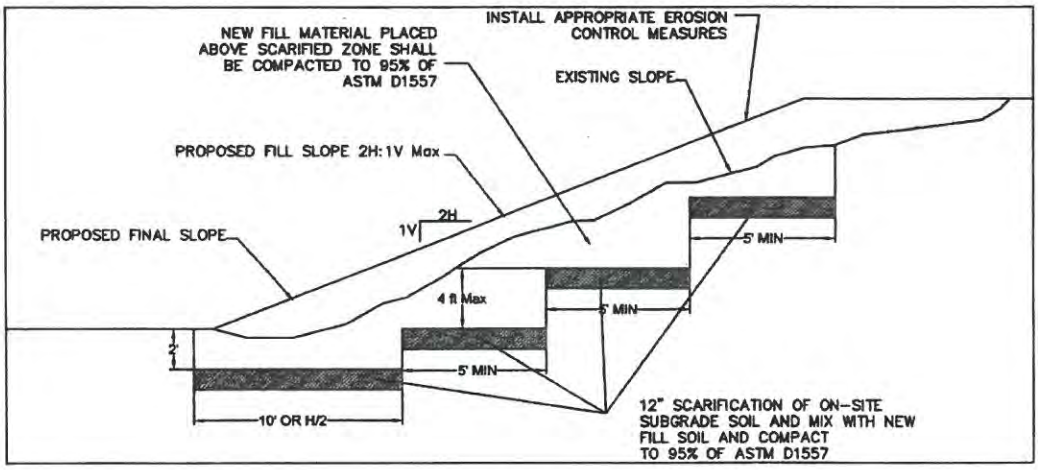
Graded Slope Construction

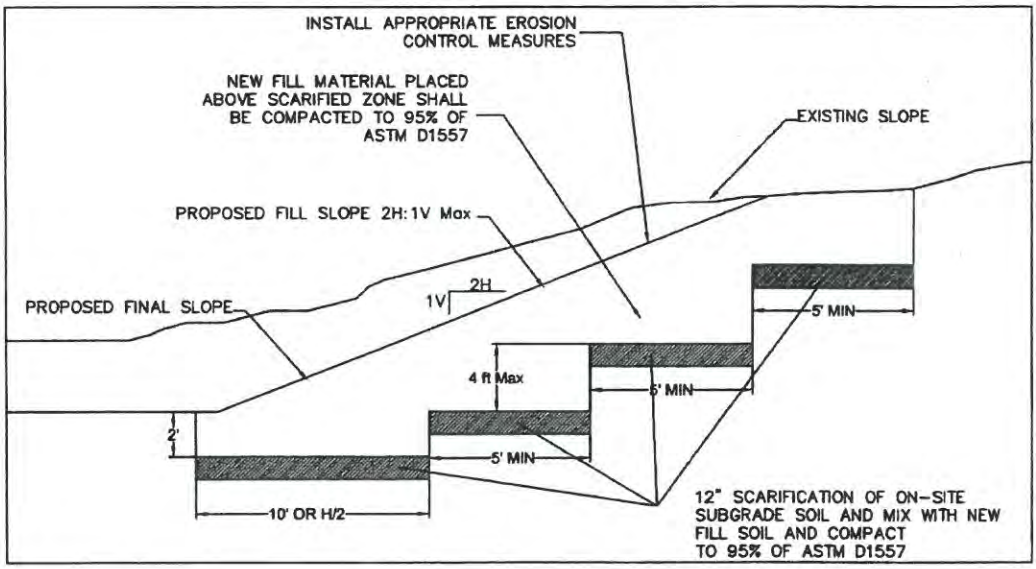
Development on sloping ground poses an inherent risk related to global and local stability of site slopes. In order to mitigate the potential hazards of erosion and slope instability, site development will require careful design and construction including slope stabilization and drainage/erosion control measures to mitigate the observed geotechnical and geologic site constraints.

Proposed development of the site will require areas of significant slope grading in addition to the possible use of earth retaining structures. Our analysis indicates that the proposed 2H:1V fill slopes with a maximum height of 20-feet and constructed using the onsite native silty/sandy soils placed as compacted engineered fill will meet the minimum required factors of safety.

All reconfigured slopes should be overfilled and trimmed back to competent material. A representative of the GER should observe all construction cuts to inspect for adverse geologic conditions and make appropriate recommendations based on the exposed conditions. Grading details for proper slope construction are shown below:


INSTALL APPROPRIATE EROSION CONTROL MEASURES
NEW FILL MATERIAL PLACED ABOVE SCARIFIED ZONE SHALL BE COMPACTED TO 95% OF ASTM D1557
EXISTING SLOPE
PROPOSED FILL SLOPE 2H:1V Max
PROPOSED FINAL SLOPE
1V
2H
5' MIN
4 ft Max
5' MIN
2'
5' MIN
10' OR H/2
12" SCARIFICATION OF ON-SITE SUBGRADE SOIL AND MIX WITH NEW FILL SOIL AND COMPACT TO 95% OF ASTM D1557


INSTALL APPROPRIATE EROSION CONTROL MEASURES
NEW FILL MATERIAL PLACED ABOVE SCARIFIED ZONE SHALL BE COMPACTED TO 95% OF ASTM D1557
EXISTING SLOPE
PROPOSED FILL SLOPE 2H:1V Max
PROPOSED FINAL SLOPE
1V
2H
5' MIN
4 ft Max
5' MIN
2'
5' MIN
10' OR H/2
12" SCARIFICATION OF ON-SITE SUBGRADE SOIL AND MIX WITH NEW FILL SOIL AND COMPACT TO 95% OF ASTM D1557


INSTALL APPROPRIATE EROSION CONTROL MEASURES
NEW FILL MATERIAL PLACED ABOVE SCARIFIED ZONE SHALL BE COMPACTED TO 95% OF ASTM D1557
EXISTING SLOPE
PROPOSED FILL SLOPE 2H:1V Max
PROPOSED FINAL SLOPE
1V
2H
5' MIN
4 ft Max
5' MIN
2'
5' MIN
10' OR H/2
12" SCARIFICATION OF ON-SITE SUBGRADE SOIL AND MIX WITH NEW FILL SOIL AND COMPACT TO 95% OF ASTM D1557

Fill Slopes (2H:1V Maximum Gradient)

Fill slopes should be overfilled and trimmed back to uniformly compacted material. The final slope surface should be track-walked or grid rolled to improve the slope's resistance to erosion.

Where fill slopes or stabilization fill slopes are to be constructed on natural slopes steeper than 5V:1H, the fill should be keyed and benched into firm natural soil. Keyways for all slopes, greater than 5 feet in height, should be cut into firm natural soil. This helps ensure a good bond between the existing native soil and new fill, and to eliminate a plane of weakness at the interface. Benching dimensions into existing native slopes shall be a minimum 5 feet horizontal and maximum 4 feet vertical from the lowest adjacent soil grade. Before engineered fill is placed, the key should be observed by a representative of the GER, to observe compliance with the above recommendations. It is recommended that the GER, or their representatives, be present during the fill construction to observe compliance with the above recommendations.

Compacted fill slopes shall be overbuilt and cut back to grade, exposing the firm, compacted fill inner core. The actual amount of overbuilding should vary as field conditions dictate. The degree of overbuilding should be increased until the desired compacted slope surface condition is achieved. Care should be taken by the contractor to provide thorough mechanical compaction to the outer edge of the overbuilt slope surface. Fill placement should proceed in thin lifts of 8-10 inch loose thickness, depending upon compaction equipment, and each lift should be moisture-conditioned and thoroughly compacted. The desired moisture condition should be maintained during the period between successive lifts, and each lift should be tested to ascertain that desired compaction is being achieved.

At intervals not exceeding 4 feet in vertical slope height or the capability of available equipment, whichever is less, fill slopes should be thoroughly back-rolled utilizing conventional equipment. Care should be taken to maintain the desired moisture conditions as needed prior to back-rolling. Upon achieving final grade, the slopes should again be moisture conditioned and thoroughly back-rolled. The use of a side boom roller may be necessary as well as vibratory methods. Without delay, the slopes should then be grid-rolled to achieve a relatively smooth surface and uniformly compact condition. Slope construction procedures shall be monitored, and moisture and density tests shall be taken at regular intervals.

Cut Slopes (2H:1H Maximum Gradient)

We recommend reconstruction of the proposed cut-slope faces by keying and benching into native soils, along with replacement with engineered fill. A key shall be constructed at the toe of the proposed cut slope, 24-inches deep, with horizontal dimensions of 10 feet of H/2 (where H is the finished height of the slope). Benching dimensions into native cut slopes shall be a minimum 5 feet horizontal and maximum 4 feet vertical from the lowest adjacent soil grade. The exposed native surface of the overcut bench should be scarified, moisture conditioned, and recompacted to a dense and non-yielding surface prior to replacement with engineered fill. The reconstructed cut slope faces shall be overbuilt and cut back to grade, exposing the firm and compacted surface. The GER, or their representatives, should monitor cut slopes during construction, to check for adverse geologic features exposed within the cut face.

A representative of the GER, should monitor cut slopes during construction, to check for adverse geologic features exposed within the cut face. Although not anticipate, proposed slopes may require finished at a shallower gradient or reconstruction as buttressed slopes if adverse geologic conditions and/or unsuitable trash and debris are exposed during construction.

Optional Engineered Reinforced Slopes (Steeper Than 2H:1V)

If considered by the developer, slopes constructed at gradients steeper than 2H:1V will require an engineered reinforcement design to increase the factor of safety against slope failure to acceptable minimums. Several methods of engineered slope reinforcement are available. One of the more cost effective methods for slope reinforcement will consist of the inclusion of multiple layers of reinforcements (geogrids) placed horizontally during grading operations to construct the proposed slopes. The commonly used term of *mechanically stabilized earth* (MSE) best describe this method of soil reinforcement, or *reinforced soils slopes* (RSS) for use in engineered strengthened slopes. Design requirements for MSE slope structures should be developed in accordance with the Federal Highway Administration's "Mechanically Stabilized Earth Walls and Reinforced Soil Slopes Design and Construction Guidelines" (FHWA NHI-00-043, 2001).

In addition to slope angle and soil strength parameters, the stability of the slopes is also controlled in part by the overall slope height and surcharge loads. Surface erosion control and internal drainage are also important integral parts of the final design and construction of the reinforced

soils slopes. The engineered reinforcement should be designed to result in a stable slope with a minimum computed factor of safety of 1.5 for the static condition.

Because of the numerous variables controlling the effectiveness of the engineered reinforcement for optional steeper slopes, a specific reinforced slope design, including geogrids specification, spacing and embedment depths should be prepared for all proposed slopes with gradients steeper than 2H:1V. Careful site layout, planning and construction sequencing will be necessary to ensure that reinforced slopes are not weekend by subsequent construction of future improvements.

Slope Maintenance and Erosion Protection

Future proposed building sites will require appropriate setbacks from adjacent ascending or descending slopes in accordance with 2015 IBC Section 1808.7. Proper slope protection and maintenance will help minimize slope erosion and improve the stability of the project slopes. The project soils are prone to erosion and will require appropriate BMP protection and maintenance. Positive drainage should be provided at the tops of all slopes to divert runoff away from the face. Swales constructed in native soils should be lined with suitable no-erosive material. Erosion protection should be provided, especially where concentrated runoff is anticipated. A qualified Landscape Architect should provide recommendations for slope planting. As the exposed site soils are susceptible to erosion, it is required that erosion control measures, such as planting, erosion control blankets or fabrics, sprayed tackifiers, or some combination of these, be utilized on all slopes within the project. Landscaping should take into consideration the engineering characteristics of the slopes, especially with regards to the surficial stability.

The need for and design of flood control and erosion protection measures is within the purview of the design civil engineer. In general, erosion should be mitigated with best management practices (BMPs) consisting of proper drainage design including collecting and disposal (conveyance) of water to approved points of discharge in a non-erosive manner. Appropriate project design, construction, and maintenance will be necessary to mitigate the site erosion concerns.

Temporary Excavation and Utility Trenches

Temporary excavations should be made in accordance with requirements of Chapter 296-155, Part N of the WAC. Our site exploration and knowledge of the general area indicates there is a

potential for caving of site excavations (utilities, footings, etc.). Temporary excavations within silty/sandy soil should be kept moist (but not saturated) to reduce the potential of caving or sloughing. Where excavations over 4 feet deep are planned, lateral bracing or appropriate cut slopes of 1.5H:1V or flatter should be provided. No surcharge loads from stockpiled soils or construction materials should be allowed within a horizontal distance measured from the top of the excavation slope and equal to the depth of the excavation unless appropriate shoring is provided.

In accordance with the standards of WAC Chapter 296-155, Part N, and the general soil information obtained during our field exploration, classification of the near-surface on-site soils will likely be characterized as Type C. Actual classification of site specific soil types as they pertain to excavating, trenching, and shoring safety should be based on real-time observations and determinations of exposed soils by the Competent Person (as defined by OSHA 29 CFR 1926.32(f)) in the field during grading and trenching operations.

Utility Trenches: Backfill of utilities within roads or public right-of-ways should be placed in conformance with the requirements of the governing agency (water district, public works department, etc.). Utility trench backfill within private property should be placed in conformance with the provisions of this report. In general, service lines extending inside of property may be backfilled with native soils compacted to at least 95% of the maximum dry density as determined by ASTM D1557 method above the pipe zone elevation. Sufficient backfill should be placed over the utility before compacting with heavy compactors to prevent damage. Backfill operations should be observed and tested to monitor compliance with these recommendations.

GENERAL CONSIDERATIONS FOR DESIGN AND CONSTRUCTION

The following information provides general design considerations based on the soil conditions encountered during exploration and reconnaissance. GN Northern should review grading plans in order that earthwork and foundation recommendations may be properly interpreted and implemented in the design and specifications, and determine if any supplemental geotechnical work may be necessary prior to issuing building permits.

To provide an adequate foundation for the proposed structures, the following minimum parameters shall also be followed during construction:

- In accordance with Chapter 4 of the IRC (Section R403.1), the lot shall be graded to drain surface water away from foundations. The minimum grade shall fall at least 6 inches within 10 feet of the foundation wall (5%). If slopes prohibit this fall rate then swales or drains shall be constructed to divert water away from the structure.
- Grades should be developed that do not allow runoff from the driveway to flow toward the structures.
- Finished constructed slopes should not be steeper than 2H:1V for fill slopes and 2H:1V for cut slopes. If retaining walls are required in excess of 4 feet in height, they should be engineered to aid in long term performance and appropriate safety factors.
- Exterior foundations shall extend 12 inches plus 2 percent above the street gutter, except as permitted by the building official.
- Setbacks from slopes in excess of 33 percent shall be determined in accordance with IBC 2015 Section 1808.7. Footings on or adjacent to slope surfaces shall be founded in firm material with embedment and setback from the slope surface sufficient to provide vertical and lateral support for the footing without detrimental settlement.
- Foundation walls shall not be backfilled until the wall has sufficient strength or has been anchored to the floor above. Backfill shall be placed in lifts not exceeding 4 inches loose and compacted with a hand operated compaction device.
- Under-floor space ventilation shall be critical and should adhere to the IRC Section R408 or City of Selah requirements, whichever is more restrictive.

Surface Drainage

With respect to surface water drainage, we recommend that the ground surface be sloped to drain away from the structure. Final exterior site grades shall promote free and positive drainage from the building areas. Water shall not be allowed to pond or to collect adjacent to foundations or within the immediate building area. We recommend that a gradient of at least 3% for a minimum distance of 10 feet from the building perimeter be provided, except in paved locations. In paved

areas, a minimum gradient of 1% should be provided unless provisions are included for collection/disposal of surface water adjacent to the structure. Catch basins, drainage swales, or other drainage facilities should be aptly located. All surface water such as that coming from roof downspouts and catch basins be collected in tight drain lines and carried to a suitable discharge point, such as a storm drain system. Surface water and downspout water should not discharge into a perforated or slotted subdrain, nor should such water discharge onto the ground surface adjacent to the building. Cleanouts should be provided at convenient locations along all drain lines.

Slope Protection and Maintenance

Proper slope protection and maintenance should help minimize slope erosion and improve the stability of the project slopes. The project soils are potentially prone to erosion and will require appropriate protection and maintenance.

Positive drainage should be provided at the tops of all slopes to divert runoff away from the face. Swales constructed in native soils should be lined with gunite, concrete, or other suitable no-erosive material. Erosion protection should be provided, especially where concentrated runoff is anticipated.

A qualified Landscape Architect should provide recommendations for slope planting. As the exposed site soils are susceptible to erosion, it is required that erosion control measures, such as planting, erosion control blankets or fabrics, sprayed tackifiers, or some combination of these, be utilized on all slopes within this project. Landscaping should take into consideration the engineering characteristics of the slopes, especially with regards to the surficial stability.

Periodic maintenance and repair of slopes and drainage structures should be performed. Drainage inlets, outlets, and spillways should be periodically inspected and cleaned of soils and debris. Slope plantings and irrigation systems should consider low water tolerant plants with drip irrigation and be well maintained. All slopes should be periodically inspected for evidence of cracking, erosion, and rodent infestation and any observed problems should be repaired.

ADITIONAL SERVICES

GNN recommends that the Client should maintain an adequate program of geotechnical consultation, construction monitoring, and soils testing during the final design and construction phases to monitor compliance with GNN's geotechnical recommendations. Maintaining GNN as the geotechnical consultant from beginning to end of the project will provide continuity of services. If GN Northern, Inc. is not retained by the owner/developer and/or the contractor to provide the recommended geotechnical inspections/observations and testing services, the geotechnical engineering firm or testing/inspection firm providing tests and observations shall assume the role and responsibilities of Geotechnical Engineer-of-Record.

GNN can provide construction monitoring and testing as additional services. The costs of these services are not included in our present fee arrangement, but can be obtained from our office. The recommended construction monitoring and testing includes, but is not necessarily limited to, the following:

- Consultation during the design stages of the project.
- Review of the grading and drainage plans to monitor compliance and proper implementation of the recommendations in GNN's Report.
- Observation and quality control testing during site preparation, grading, and placement of engineered fill as required by the local building ordinances.
- Geotechnical engineering consultation as needed during construction

LIMITATIONS OF THE GEOTECHNICAL EVALUATION REPORT

This GEOTECHNICAL EVALUATION REPORT ("Report") was prepared for the exclusive use of the Client. GN Northern, Inc.'s (GNN) findings, conclusions and recommendations in this Report are based on selected points of field exploration, laboratory testing, and GNN's understanding of the proposed project at the time the Report is prepared. Furthermore, GNN's findings and recommendations are based on the assumption that soil, rock and/or groundwater conditions do not vary significantly from those found at specific exploratory locations at the project site. Variations in soil, bedrock and/or groundwater conditions could exist between and beyond the exploration points. The nature and extent of these variations may not become evident until during or after construction. Variations in soil, bedrock and groundwater may require additional studies, consultation, and revisions to GNN's recommendations in the Report.

This Report's findings are valid as of the issued date of this Report. However, changes in conditions of the subject property or adjoining properties can occur due to passage of time, natural processes, or works of man. In addition, applicable building standards/codes may change over time. Accordingly, findings, conclusions, and recommendations of this Report may be invalidated, wholly or partially, by changes outside of GNN's control. Therefore, this Report is subject to review and shall not be relied upon after a period of one (1) year from the issued date of the Report.

In the event that any changes in the nature, design, or location of structures are planned, the findings, conclusions and recommendations contained in this Report shall not be considered valid unless the changes are reviewed by GNN and the findings, conclusions, and recommendations of this Report are modified or verified in writing.

This Report is issued with the understanding that the owner or the owner's representative has the responsibility to bring the findings, conclusions, and recommendations contained herein to the attention of the architect and design professional(s) for the project so that they are incorporated into the plans and construction specifications, and any follow-up addendum for the project. The owner or the owner's representative also has the responsibility to verify that the general contractor and all subcontractors follow such recommendations during construction. It is further understood that the owner or the owner's representative is responsible for submittal of this Report to the

appropriate governing agencies. The foregoing notwithstanding, no party other than the Client shall have any right to rely on this Report and GNN shall have no liability to any third party who claims injury due to reliance upon this Report, which is prepared exclusively for Client's use and reliance.

GNN has provided geotechnical services in accordance with generally accepted geotechnical engineering practices in this locality at this time. GNN expressly disclaims all warranties and guarantees, express or implied.

Client shall provide GNN an opportunity for to review the final design and specifications so that earthwork, drainage and foundation recommendations may be properly interpreted and implemented in the design and specifications. If GNN is not accorded the review opportunity, GNN shall have no responsibility for misinterpretation of GNN's recommendations.

Although GNN can provide environmental assessment and investigation services for an additional cost, the current scope of GNN's services does not include an environmental assessment or an investigation for the presence or absence of wetlands, hazardous or toxic materials in the soil, surface water, groundwater, or air on, below, or adjacent to the subject property.

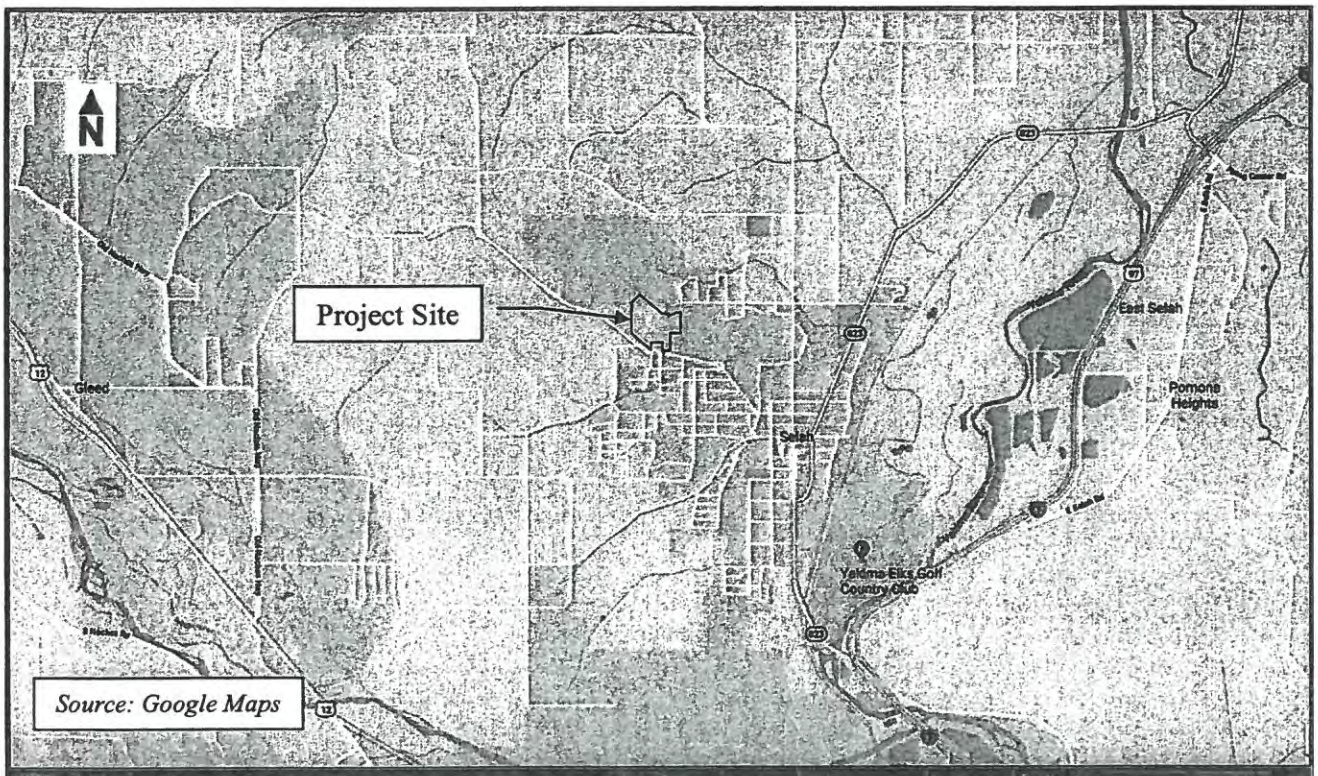
APPENDICES

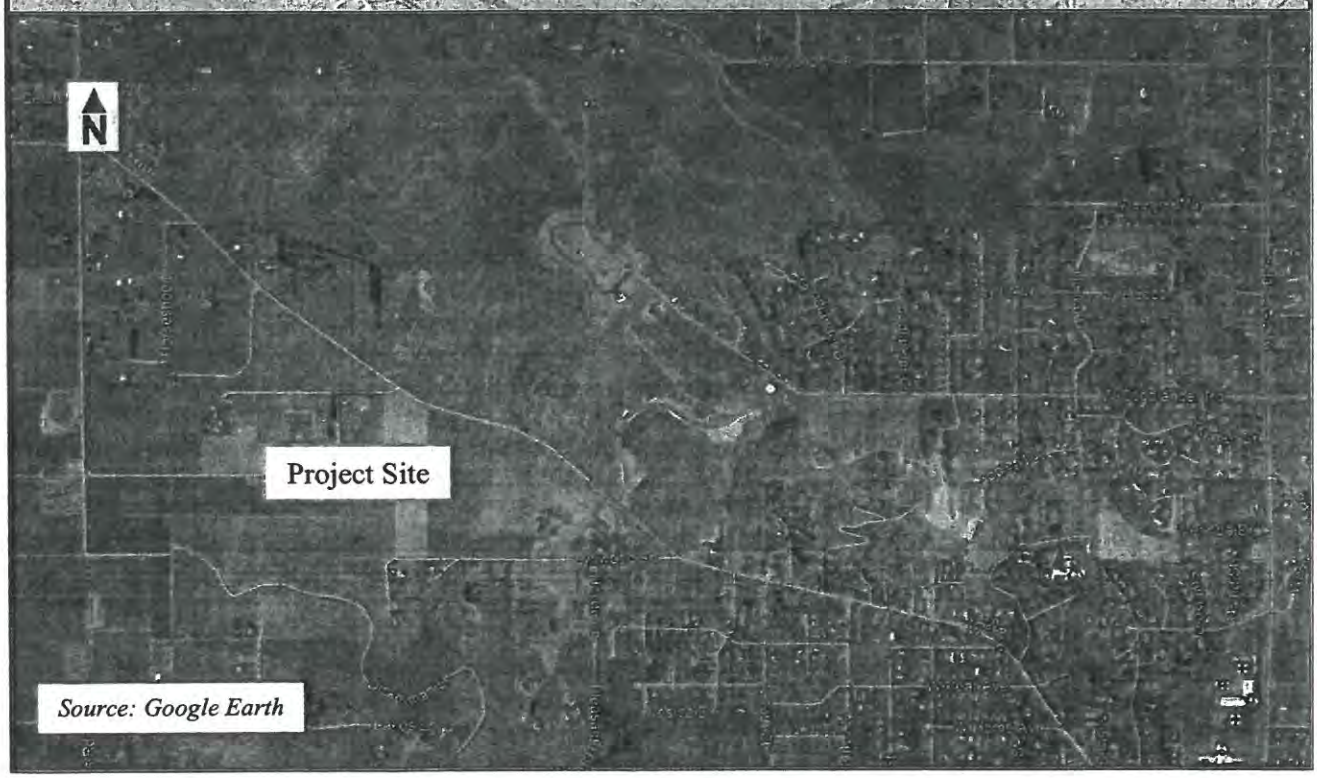
Appendix I

Vicinity Map (Figure 1)

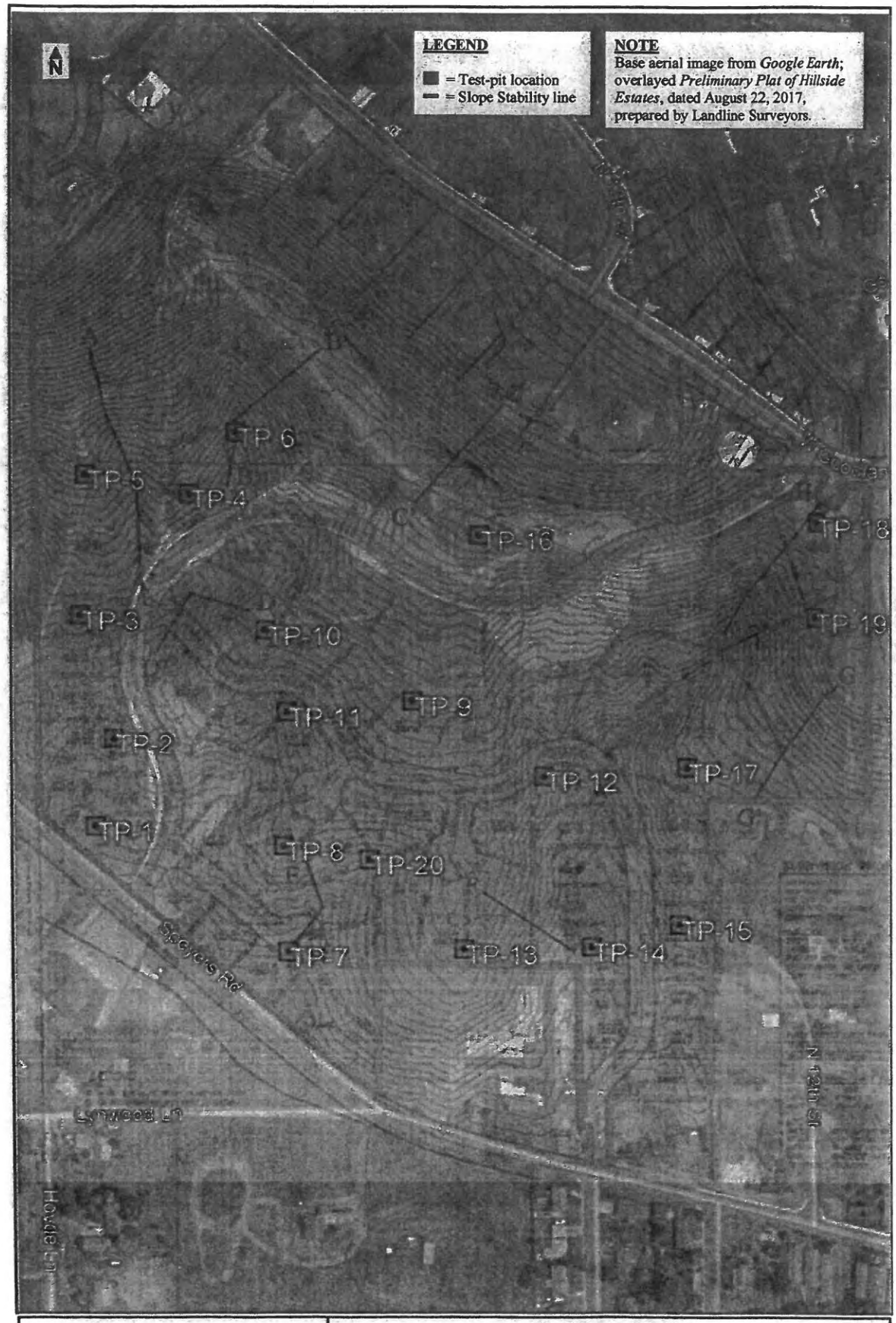
Site & Exploration Map (Figure 2)

Yakima County Geologically Hazardous Areas Overlay Map (Figure 3)

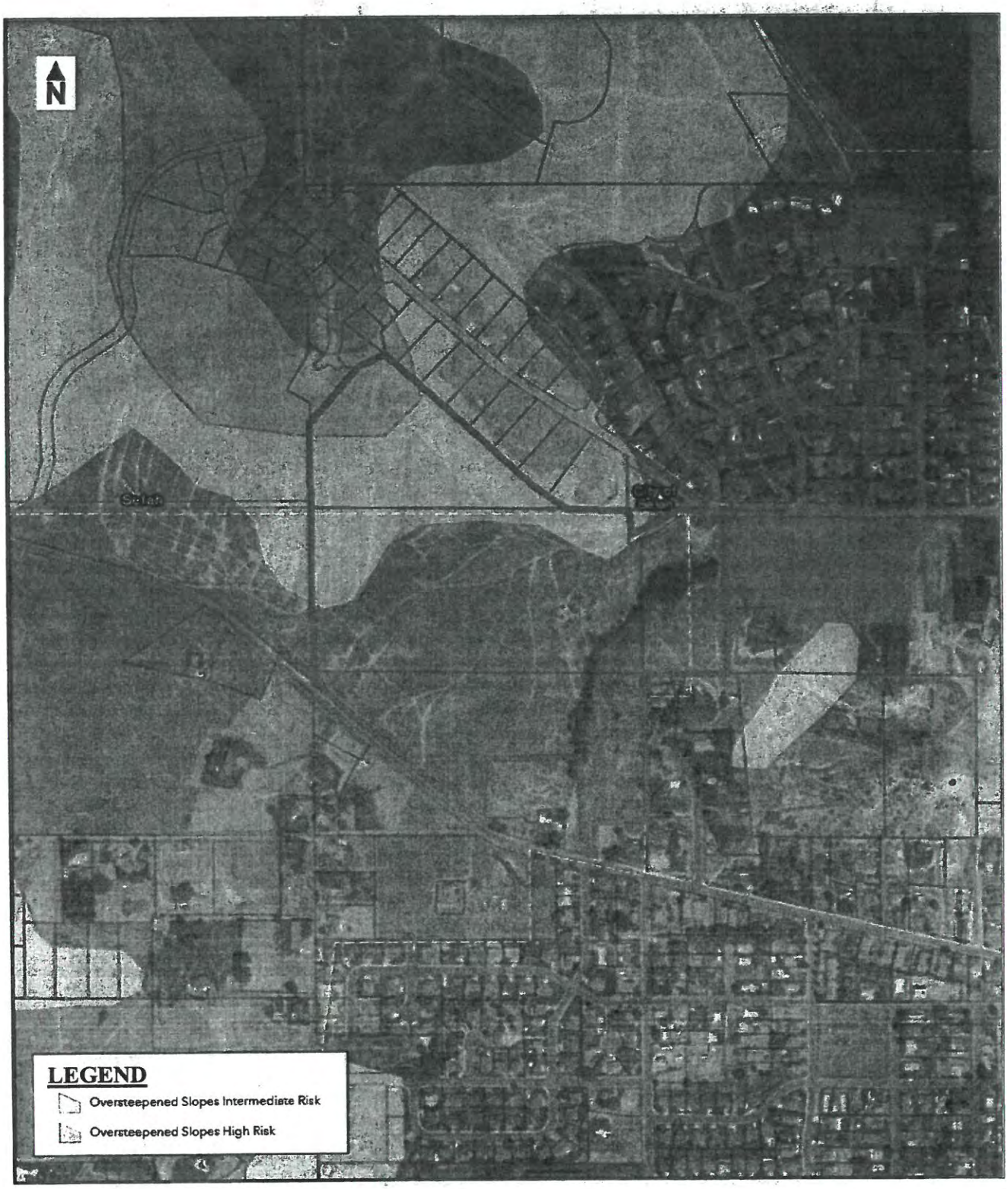




Northern, Inc.	**Vicinity Map** Hillside Estates Near Lander Road, Selah, Washington			
Job Number: 217-894	Date 12/21/2017	Mounted By: MBB	Reviewed By: MYM	Figure 1



Northern, Inc.	Site & Exploration Map Hillside Estates Near Lander Road, Selah, Washington			
Job Number: 217-894	Date 12/21/2017	Mounted By: MBB	Reviewed By: MYM	Figure 2



Northern, Inc.	Yakima County Geologically Hazardous Areas Overlay Map Hillside Estates Near Lander Road, Selah, Washington			
Job Number: 217-894	Date 12/21/2017	Mounted By: MBB	Reviewed By: MYM	Figure 3

Northern, Inc.

Appendix II

Exploratory Test-Pit Logs

Key Chart (for Soil Classification)

GN Northern Inc.
11115 E. Montgomery, Suite C
Spokane Valley, WA, 99206
Telephone: (509) 248-9798
Fax: (509) 248-4220

TEST PIT NUMBER TP-1

CLIENT NCW Development, LLC
PROJECT NAME Proposed 'Hillside Estates' Residential Development
PROJECT NUMBER 217-894
PROJECT LOCATION Selah, Washington
DATE STARTED 11/17/17 **COMPLETED** 11/17/17
GROUND ELEVATION 1277.5 ft **TEST PIT SIZE** 24 X 96 inches
EXCAVATION CONTRACTOR Mossy Rock Hauling & Landscaping
GROUND WATER LEVELS:
EXCAVATION METHOD CAT 303.5C Mini-Excavator
AT TIME OF EXCAVATION —
LOGGED BY MYM/KAH **CHECKED BY** MYM/KAH
AT END OF EXCAVATION —
NOTES Approx. GPS Coords.: 46.663240°, -120.551203°
AFTER EXCAVATION —

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0				~8" TOPSOIL	
			0.7		1276.8
		SM		SILTY SAND, (SM) light brown, fine grained, damp, appears medium dense, trace gravel	
2.5					
			4.5		1273.0
5.0		GP-GM		SILTY SANDY GRAVEL, (GP-GM) light brown gray, damp, appears medium dense, rounded gravels, fine to medium grained sand	
			6.8		1270.8
7.5		SM		SILTY SAND, (SM) light brown, fine grained, damp, appears medium dense, trace gravel	
			8.0		1269.5

- Groundwater not encountered at time of excavation
- Excavation terminated due to maximum reach of equipment
- Referenced elevations are approximate and based on Preliminary Plat of Hillside Estates prepared by Landline Surveyors dated August 22, 2017

Bottom of test pit at 8.0 feet.

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GN Northern Inc.
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Fax: (509) 248-4220

TEST PIT NUMBER TP-2

CLIENT NCW Development, LLC
PROJECT NAME Proposed 'Hillside Estates' Residential Development
PROJECT NUMBER 217-894
PROJECT LOCATION Selah, Washington
DATE STARTED 11/17/17 **COMPLETED** 11/17/17
GROUND ELEVATION 1311 ft **TEST PIT SIZE** 24 X 96 inches
EXCAVATION CONTRACTOR Mossy Rock Hauling & Landscaping
GROUND WATER LEVELS:
EXCAVATION METHOD CAT 303.5C Mini-Excavator
AT TIME OF EXCAVATION —
LOGGED BY MYM/KAH **CHECKED BY** MYM/KAH
AT END OF EXCAVATION —
NOTES Approx. GPS Coords.: 46.663733°, -120.551051°
AFTER EXCAVATION —

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0				~6" TOPSOIL	
			0.5		1310.5
		SM		SILTY SAND, (SM) light brown, fine grained, damp, appears medium dense	
2.5			2.5		1308.5
				ASH, white	
			3.0		1308.0
		GM		SILTY GRAVEL, (GM) tan gray, dry, appears dense to very dense, cemented, ashy	
			4.3		1306.8
		SP		GRAVELLY SAND, (SP) gray, dry, appears dense, cemented, fine to medium grained	
5.0			5.0		1306.0
				SANDSTONE, light brown, dry to damp, appears very dense, fine grained, friable to Silty Sand	
7.5					
			8.0		1303.0

- Groundwater not encountered at time of excavation
- Excavation terminated due to maximum reach of equipment
- Referenced elevations are approximate and based on Preliminary Plat of Hillside Estates prepared by Landline Surveyors dated August 22, 2017

Bottom of test pit at 8.0 feet.

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GN Northern Inc.
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TEST PIT NUMBER TP-3

CLIENT NCW Development, LLC
PROJECT NAME Proposed 'Hillside Estates' Residential Development
PROJECT NUMBER 217-894
PROJECT LOCATION Selah, Washington
DATE STARTED 11/17/17 **COMPLETED** 11/17/17
GROUND ELEVATION 1337.5 ft **TEST PIT SIZE** 24 X 96 inches
EXCAVATION CONTRACTOR Mossy Rock Hauling & Landscaping
GROUND WATER LEVELS:
EXCAVATION METHOD CAT 303.5C Mini-Excavator
AT TIME OF EXCAVATION —
LOGGED BY MYM/KAH **CHECKED BY** MYM/KAH
AT END OF EXCAVATION —
NOTES Approx. GPS Coords.: 46.664425°, -120.551316°
AFTER EXCAVATION —

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0				~6" TOPSOIL	1337.0
0.5		ML		SANDY SILT, (ML) tan, dry to damp, appears loose	1333.5
2.5					
4.0		SM		SILTY SAND, (SM) light brown, fine grained, damp, appears medium dense	
5.0				- becomes dense, slightly cemented	1331.0
6.5				SANDSTONE, light brown, dry to damp, appears very dense, fine grained, friable to Silty Sand	
7.5					1329.5
8.0					

- Groundwater not encountered at time of excavation
- Excavation terminated due to maximum reach of equipment
- Referenced elevations are approximate and based on Preliminary Plat of Hillside Estates prepared by Landline Surveyors dated August 22, 2017

Bottom of test pit at 8.0 feet.

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TEST PIT NUMBER TP-4

CLIENT NCW Development, LLC
PROJECT NAME Proposed 'Hillside Estates' Residential Development
PROJECT NUMBER 217-894
PROJECT LOCATION Selah, Washington
DATE STARTED 11/17/17 **COMPLETED** 11/17/17
GROUND ELEVATION 1375 ft **TEST PIT SIZE** 24 X 96 inches
EXCAVATION CONTRACTOR Mossy Rock Hauling & Landscaping
GROUND WATER LEVELS:
EXCAVATION METHOD CAT 303.5C Mini-Excavator
AT TIME OF EXCAVATION —
LOGGED BY MYM/KAH **CHECKED BY** MYM/KAH
AT END OF EXCAVATION —
NOTES Approx. GPS Coords.: 46.665103°, -120.550445°
AFTER EXCAVATION —

DEPTH (ft)	SAMPLE TYPE NUMBER	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0			~6" TOPSOIL, brown, moist, with roots/rootlets, Silty Sand (0.5) — 1374.5
			SILTSTONE/SANDSTONE, light gray, appears dense, weathered
2.5			- becomes brown, damp, appears dense to very dense, less weathered
			(4.3) — 1370.8

- Groundwater not encountered at time of excavation
- Excavation terminated due to bucket refusal
- Referenced elevations are approximate and based on Preliminary Plat of Hillside Estates prepared by Landline Surveyors dated August 22, 2017

Bottom of test pit at 4.3 feet.

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GN Northern Inc.
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TEST PIT NUMBER TP-5

CLIENT NCW Development, LLC
PROJECT NAME Proposed 'Hillside Estates' Residential Development
PROJECT NUMBER 217-894
PROJECT LOCATION Selah, Washington
DATE STARTED 11/28/17 **COMPLETED** 11/28/17
GROUND ELEVATION 1405 ft **TEST PIT SIZE** 24 X 96 inches
EXCAVATION CONTRACTOR Calvert Excavating
GROUND WATER LEVELS:
EXCAVATION METHOD CAT 316E Excavator
AT TIME OF EXCAVATION —
LOGGED BY MYM/MBB **CHECKED BY** MYM/KAH
AT END OF EXCAVATION —
NOTES Approx. GPS Coords.: 46.665211°, -120.551265°
AFTER EXCAVATION —

DEPTH (ft)	SAMPLE TYPE NUMBER	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0				
		0.3	~4" TOPSOIL, light brown, damp, Silty Sand/Sandy Silt	1404.7
			SILTSTONE/MUDSTONE, tan, damp, indurated, appears dense to very dense	
2.5				
5.0		5.0		1400.0

- Groundwater not encountered at time of excavation
- Excavation terminated due to bucket refusal
- Referenced elevations are approximate and based on Preliminary Plat of Hillside Estates prepared by Landline Surveyors dated August 22, 2017

Bottom of test pit at 5.0 feet.

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GN Northern Inc.
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TEST PIT NUMBER TP-6

CLIENT NCW Development, LLC
PROJECT NAME Proposed 'Hillside Estates' Residential Development
PROJECT NUMBER 217-894
PROJECT LOCATION Selah, Washington
DATE STARTED 11/28/17 **COMPLETED** 11/28/17
GROUND ELEVATION 1380 ft **TEST PIT SIZE** 24 X 96 inches
EXCAVATION CONTRACTOR Calvert Excavating
GROUND WATER LEVELS:
EXCAVATION METHOD CAT 316E Excavator
AT TIME OF EXCAVATION —
LOGGED BY MYM/MBB **CHECKED BY** MYM/KAH
AT END OF EXCAVATION —
NOTES Approx. GPS Coords.: 46.665447°, -120.550067°
AFTER EXCAVATION —

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0					~10" TOPSOIL, Silty Sand	
					0.8	1379.2
	GB	MC = 29% Fines = 76%	ML		SILT WITH SAND, (ML) light brown, fine grained, damp, appears medium dense, some gravel	
					2.0	1378.0
2.5					SANDY SILT, (ML) light gray brown, moist, appears medium dense	
	GB	MC = 41% Fines = 67%				
			ML			
5.0						
					- becomes dense	
					6.5	1373.5
					6.8 TUFFACEOUS SILTSTONE, light gray to white, damp to moist, appears dense	1373.3
7.5					SILTSTONE/CLAYSTONE, dark reddish brown, moist, appears dense	
					8.0	1372.0

- Groundwater not encountered at time of excavation
- Excavation terminated due to bucket refusal
- Referenced elevations are approximate and based on Preliminary Plat of Hillside Estates prepared by Landline Surveyors dated August 22, 2017

Bottom of test pit at 8.0 feet.

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GN Northern Inc.
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TEST PIT NUMBER TP-7

CLIENT NCW Development, LLC
PROJECT NUMBER 217-894
DATE STARTED 11/28/17 **COMPLETED** 11/28/17
EXCAVATION CONTRACTOR Calvert Excavating
EXCAVATION METHOD CAT 316E Excavator
LOGGED BY MYM/MBB **CHECKED BY** MYM/KAH
NOTES Approx. GPS Coords.: 46.662533°, -120.549674°

PROJECT NAME Proposed 'Hillside Estates' Residential Development
PROJECT LOCATION Selah, Washington
GROUND ELEVATION 1267.5 ft **TEST PIT SIZE** 24 X 96 inches
GROUND WATER LEVELS:
AT TIME OF EXCAVATION —
AT END OF EXCAVATION —
AFTER EXCAVATION —

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					~12" TOPSOIL, rounded gravels and cobbles, with Silty Sand matrix [Alluvium]
1.0					1266.5
					SANDY SILT, (ML) brown, damp, appears medium dense
2.5					
	GB	MC = 10% Fines = 51%	ML		
5.0					
5.5					1262.0
					SILTY SAND, (SM) light brown, fine grained, damp, appears dense, with gravels and cobbles
7.5					
	GB	MC = 12% Fines = 30%	SM		- becomes medium dense, some gravels and cobbles
10.0					- becomes dense, with gravels
					- becomes dense to very dense
12.5					1255.0

- Groundwater not encountered at time of excavation
- Excavation terminated due to bucket refusal
- Referenced elevations are approximate and based on Preliminary Plat of Hillside Estates prepared by Landline Surveyors dated August 22, 2017

Bottom of test pit at 12.5 feet.

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GN Northern Inc.
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TEST PIT NUMBER TP-8

CLIENT NCW Development, LLC
PROJECT NAME Proposed 'Hillside Estates' Residential Development
PROJECT NUMBER 217-894
PROJECT LOCATION Selah, Washington
DATE STARTED 11/28/17 **COMPLETED** 11/28/17
GROUND ELEVATION 1322.5 ft **TEST PIT SIZE** 24 X 96 inches
EXCAVATION CONTRACTOR Calvert Excavating
GROUND WATER LEVELS:
EXCAVATION METHOD CAT 316E Excavator
AT TIME OF EXCAVATION —
LOGGED BY MYM/MBB **CHECKED BY** MYM/KAH
AT END OF EXCAVATION —
NOTES Approx. GPS Coords.: 46.663129°, -120.549703°
AFTER EXCAVATION —

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0					~10" TOPSOIL	
				0.8		1321.7
					SAND WITH SILT, (SP-SM) brown, fine to medium grained, dry to damp, appears medium dense, trace gravels and cobbles	
2.5	GB	MC = 9% Fines = 11%	SP-SM			
5.0				5.0		1317.5
					SANDSTONE, brown, damp, appears dense to very dense, moderately cemented, with cobbles and gravels	
				7.0		1315.5
7.5					SILTSTONE, light gray brown, damp, appears very dense	
				8.0		1314.5

- Groundwater not encountered at time of excavation
- Excavation terminated due to bucket refusal
- Referenced elevations are approximate and based on Preliminary Plat of Hillside Estates prepared by Landline Surveyors dated August 22, 2017

Bottom of test pit at 8.0 feet.

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TEST PIT NUMBER TP-9

CLIENT NCW Development, LLC
PROJECT NAME Proposed 'Hillside Estates' Residential Development
PROJECT NUMBER 217-894
PROJECT LOCATION Selah, Washington
DATE STARTED 11/28/17 **COMPLETED** 11/28/17
GROUND ELEVATION 1381 ft **TEST PIT SIZE** 24 X 96 inches
EXCAVATION CONTRACTOR Calvert Excavating
GROUND WATER LEVELS:
EXCAVATION METHOD CAT 316E Excavator
AT TIME OF EXCAVATION —
LOGGED BY MYM/MBB **CHECKED BY** MYM/KAH
AT END OF EXCAVATION —
NOTES Approx. GPS Coords.: 46.663943°, -120.548684°
AFTER EXCAVATION —

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					~10" TOPSOIL, with cobbles and gravels
				0.8	1380.2
			GM		SILTY GRAVEL, (GM) light brown, damp, appears dense to very dense - becomes highly cemented and very dense (caliche)
2.5				3.0	1378.0
	GB	MC = 13% Fines = 30%	SM		SILTY SAND, (SM) brown, fine grained, moist, appears medium dense, with gravel
5.0				6.0	1375.0
7.5			GP-GM		SILTY SANDY GRAVEL, (GP-GM) brown, damp, appears dense, with subangular/subrounded gravels and cobbles
10.0					- becomes very dense
				12.0	1369.0

- Groundwater not encountered at time of excavation
- Referenced elevations are approximate and based on Preliminary Plat of Hillside Estates prepared by Landline Surveyors dated August 22, 2017

Bottom of test pit at 12.0 feet.

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GN Northern Inc.
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TEST PIT NUMBER TP-10

CLIENT NCW Development, LLC
PROJECT NAME Proposed 'Hillside Estates' Residential Development
PROJECT NUMBER 217-894
PROJECT LOCATION Selah, Washington
DATE STARTED 11/28/17 **COMPLETED** 11/28/17
GROUND ELEVATION 1370 ft **TEST PIT SIZE** 24 X 96 inches
EXCAVATION CONTRACTOR Calvert Excavating
GROUND WATER LEVELS:
EXCAVATION METHOD CAT 316E Excavator
AT TIME OF EXCAVATION —
LOGGED BY MYM/MBB **CHECKED BY** MYM/KAH
AT END OF EXCAVATION —
NOTES Approx. GPS Coords.: 46.664340°, -120.549839°
AFTER EXCAVATION —

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0					~12" TOPSOIL	
					1.0	1369.0
			ML		SANDY SILT, (ML) light brown, dry to damp, appears medium dense, mottled	
					2.0	1368.0
2.5			SM		SILTY SAND, (SM) light brown, fine grained, dry to damp, appears medium dense to dense, (highly weathered sandstone)	
	GB	MC = 9% Fines = 26%				
					4.3	1365.8
5.0			SP		POORLY GRADED SAND, (SP) gray, fine to medium grained, dry, appears medium dense to dense, with lenses of cemented ash, (highly weathered sandstone)	
7.5						
10.0						
					12.0	1358.0
12.5					SANDSTONE, gray, dry, appears dense to very dense	
					12.5	1357.5

- Groundwater not encountered at time of excavation
- Referenced elevations are approximate and based on Preliminary Plat of Hillside Estates prepared by Landline Surveyors dated August 22, 2017

Bottom of test pit at 12.5 feet.

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GN Northern Inc.
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TEST PIT NUMBER TP-11

CLIENT NCW Development, LLC
PROJECT NAME Proposed 'Hillside Estates' Residential Development
PROJECT NUMBER 217-894
PROJECT LOCATION Selah, Washington
DATE STARTED 11/28/17 **COMPLETED** 11/28/17
GROUND ELEVATION 1335 ft **TEST PIT SIZE** 24 X 96 inches
EXCAVATION CONTRACTOR Calvert Excavating
GROUND WATER LEVELS:
EXCAVATION METHOD CAT 316E Excavator
AT TIME OF EXCAVATION —
LOGGED BY MYM/MBB **CHECKED BY** MYM/KAH
AT END OF EXCAVATION —
NOTES Approx. GPS Coords.: 46.663883°, -120.549673°
AFTER EXCAVATION —

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0				~12" TOPSOIL, moist	
1.0					1334.0
		SM		SILTY SAND, (SM) brown, fine grained, moist to wet, appears medium dense, thin layer of gravel at bottom [Alluvium]	
2.0					1333.0
2.5				SANDSTONE, brown, moist to wet, appears very dense	
3.5					1331.5

- Groundwater not encountered at time of excavation
- Excavation terminated due to bucket refusal
- Referenced elevations are approximate and based on Preliminary Plat of Hillside Estates prepared by Landline Surveyors dated August 22, 2017

Bottom of test pit at 3.5 feet.

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GN Northern Inc.
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TEST PIT NUMBER TP-12

CLIENT NCW Development, LLC
PROJECT NAME Proposed 'Hillside Estates' Residential Development
PROJECT NUMBER 217-894
PROJECT LOCATION Selah, Washington
DATE STARTED 11/28/17 **COMPLETED** 11/28/17
GROUND ELEVATION 1327.5 ft **TEST PIT SIZE** 24 X 96 inches
EXCAVATION CONTRACTOR Calvert Excavating
GROUND WATER LEVELS:
EXCAVATION METHOD CAT 316E Excavator
AT TIME OF EXCAVATION —
LOGGED BY MYM/MBB **CHECKED BY** MYM/KAH
AT END OF EXCAVATION —
NOTES Approx. GPS Coords.: 46.663522°, -120.547635°
AFTER EXCAVATION —

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0						
				0.5	~6" TOPSOIL	1327.0
	GB	MC = 22% Fines = 46%	SM	1.0	SILTY SAND, (SM) brown, fine grained, damp to moist, appears medium dense	1326.5
				2.0	SILTSTONE, light gray, damp, appears dense to very dense	1325.5
2.5					CLAYSTONE, reddish brown, moist, appears very dense	
				4.5		1323.0
5.0					SANDSTONE, light greenish gray, damp, appears dense, friable to Silty Sand	
7.5				7.5		1320.0
					SILTSTONE, grayish brown, damp, appears dense	
10.0						
				11.5		1316.0

- Groundwater not encountered at time of excavation
- Referenced elevations are approximate and based on Preliminary Plat of Hillside Estates prepared by Landline Surveyors dated August 22, 2017

Bottom of test pit at 11.5 feet.

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GN Northern Inc.
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TEST PIT NUMBER TP-13

CLIENT NCW Development, LLC
PROJECT NAME Proposed 'Hillside Estates' Residential Development
PROJECT NUMBER 217-894
PROJECT LOCATION Selah, Washington
DATE STARTED 11/28/17 **COMPLETED** 11/28/17
GROUND ELEVATION 1336 ft **TEST PIT SIZE** 24 X 96 inches
EXCAVATION CONTRACTOR Calvert Excavating
GROUND WATER LEVELS:
EXCAVATION METHOD CAT 316E Excavator
AT TIME OF EXCAVATION —
LOGGED BY MYM/MBB **CHECKED BY** MYM/KAH
AT END OF EXCAVATION —
NOTES Approx. GPS Coords.: 46.662548°, -120.548283°
AFTER EXCAVATION —

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0					~9" TOPSOIL	
					0.8	1335.3
			SM		SILTY SAND, (SM) brown, fine to medium grained, moist to wet, appears medium dense, some gravel	
					1.3	1334.7
					CALICHE, with gravel, ~2"-4"	
					1.7	1334.3
					SILTY SAND WITH GRAVEL, (SM) brown, fine to coarse grained, damp to moist, appears medium dense to dense, with gravel and cobbles	
2.5						
	GB	MC = 9% Fines = 16%				
5.0			SM			
7.5						
					9.5	1326.5
					SANDSTONE, gray brown, damp, appears dense, weathered	
10.0						
12.5						
					13.0	1323.0

- Groundwater not encountered at time of excavation
- Referenced elevations are approximate and based on Preliminary Plat of Hillside Estates prepared by Landline Surveyors dated August 22, 2017

Bottom of test pit at 13.0 feet.

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TEST PIT NUMBER TP-14

CLIENT NCW Development, LLC
PROJECT NAME Proposed 'Hillside Estates' Residential Development
PROJECT NUMBER 217-894
PROJECT LOCATION Selah, Washington
DATE STARTED 11/28/17 **COMPLETED** 11/28/17
GROUND ELEVATION 1276 ft **TEST PIT SIZE** 24 X 96 inches
EXCAVATION CONTRACTOR Calvert Excavating
GROUND WATER LEVELS:
EXCAVATION METHOD CAT 316E Excavator
AT TIME OF EXCAVATION —
LOGGED BY MYM/MBB **CHECKED BY** MYM/KAH
AT END OF EXCAVATION —
NOTES Approx. GPS Coords.: 46.662561°, -120.547257°
AFTER EXCAVATION —

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0					~12" TOPSOIL	
				1.0		1275.0
			SM		SILTY SAND, (SM) brown, fine to medium grained, damp, appears medium dense	
2.5	GB	MC = 13% Fines = 37%				
				3.0	- with some gravels and cobbles	1273.0
					SILTSTONE/SANDSTONE, light brown, damp, appears dense to very dense	
				4.5		1271.5
5.0					SANDSTONE, brown, damp, appears very dense	
				5.5		1270.5

- Groundwater not encountered at time of excavation
- Excavation terminated due to bucket refusal
- Referenced elevations are approximate and based on Preliminary Plat of Hillside Estates prepared by Landline Surveyors dated August 22, 2017

Bottom of test pit at 5.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 12/22/17 15:46 - C:\USERS\GN NORTHERN\DROPBOX\5-ACTIVE PROJECTS\217-894 HILLSIDE ESTATES RESIDENTIAL SUBDIVISION, SELAH\217-894 LOGS.GPJ

GN Northern Inc.
11115 E. Montgomery, Suite C
Spokane Valley, WA, 99206
Telephone: (509) 248-9798
Fax: (509) 248-4220

TEST PIT NUMBER TP-15

CLIENT NCW Development, LLC
PROJECT NAME Proposed 'Hillside Estates' Residential Development
PROJECT NUMBER 217-894
PROJECT LOCATION Selah, Washington
DATE STARTED 11/28/17 **COMPLETED** 11/28/17
GROUND ELEVATION 1317 ft **TEST PIT SIZE** 24 X 96 inches
EXCAVATION CONTRACTOR Calvert Excavating
GROUND WATER LEVELS:
EXCAVATION METHOD CAT 316E Excavator
AT TIME OF EXCAVATION —
LOGGED BY MYM/MBB **CHECKED BY** MYM/KAH
AT END OF EXCAVATION —
NOTES Approx. GPS Coords.: 46.662687°, -120.546562°
AFTER EXCAVATION —

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0					~6" TOPSOIL, moist	1316.5
			SM	0.5	SILTY SAND, (SM) brown, fine to medium grained, moist to wet, appears medium dense, trace gravels and cobbles	1316.0
				1.0	SANDY SILT, (ML) light brown, damp, appears medium dense	
2.5	GB	MC = 9% Fines = 61%				
			ML			
5.0						
				6.5	SILTSTONE, light gray brown, appears dense	1310.5
7.5						
				9.5	CLAYSTONE/MUDSTONE, reddish brown, appears dense	1307.5
10.0						
				11.5		1305.5

- Groundwater not encountered at time of excavation
- Excavation terminated due to bucket refusal
- Referenced elevations are approximate and based on Preliminary Plat of Hillside Estates prepared by Landline Surveyors dated August 22, 2017

Bottom of test pit at 11.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 12/22/17 15:46 - C:\USERS\GN NORTHERN\DROPBOX\5-ACTIVE PROJECTS\217-894 HILLSIDE ESTATES RESIDENTIAL SUBDIVISION, SELAH\217-894 LOGS.GPJ

GN Northern Inc.
11115 E. Montgomery, Suite C
Spokane Valley, WA, 99206
Telephone: (509) 248-9798
Fax: (509) 248-4220

TEST PIT NUMBER TP-16

CLIENT NCW Development, LLC
PROJECT NAME Proposed 'Hillside Estates' Residential Development
PROJECT NUMBER 217-894
PROJECT LOCATION Selah, Washington
DATE STARTED 11/28/17 **COMPLETED** 11/28/17
GROUND ELEVATION 1453 ft **TEST PIT SIZE** 24 X 96 inches
EXCAVATION CONTRACTOR Calvert Excavating
GROUND WATER LEVELS:
EXCAVATION METHOD CAT 316E Excavator
AT TIME OF EXCAVATION —
LOGGED BY MYM/MBB **CHECKED BY** MYM/KAH
AT END OF EXCAVATION —
NOTES Approx. GPS Coords.: 46.664873°, -120.548146°
AFTER EXCAVATION —

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					~10" TOPSOIL
0.8					1452.2
	GB	MC = 10% Fines = 24%	SM		SILTY SAND WITH GRAVEL, (SM) brown, fine to medium grained, moist, appears medium dense, trace cobbles
2.0					1451.0
2.5					SILTSTONE, light brown, appears dense, with gravels and cobbles
5.0					
5.5					1447.5
					SANDSTONE/SILTSTONE, gray, appears dense
7.5					
10.0					- becomes very dense
10.5					1442.5

- Groundwater not encountered at time of excavation
- Excavation terminated due to bucket refusal
- Referenced elevations are approximate and based on Preliminary Plat of Hillside Estates prepared by Landline Surveyors dated August 22, 2017

Bottom of test pit at 10.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 12/22/17 15:46 - C:\USERS\GN NORTHERN\DROPBOX\5-ACTIVE PROJECTS\217-894 HILLSIDE ESTATES RESIDENTIAL SUBDIVISION, SELAH\217-894 LOGS.GPJ

GN Northern Inc.
11115 E. Montgomery, Suite C
Spokane Valley, WA, 99206
Telephone: (509) 248-9798
Fax: (509) 248-4220

TEST PIT NUMBER TP-17

CLIENT NCW Development, LLC
PROJECT NAME Proposed 'Hillside Estates' Residential Development
PROJECT NUMBER 217-894
PROJECT LOCATION Selah, Washington
DATE STARTED 12/7/17 **COMPLETED** 12/7/17
GROUND ELEVATION 1362 ft **TEST PIT SIZE** 24 X 96 inches
EXCAVATION CONTRACTOR Calvert Excavating
GROUND WATER LEVELS:
EXCAVATION METHOD CAT 316E Excavator
AT TIME OF EXCAVATION —
LOGGED BY TTA **CHECKED BY** MYM/KAH
AT END OF EXCAVATION —
NOTES Approx. GPS Coords.: 46.6635706°, -120.5464996°
AFTER EXCAVATION —

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0				~14" TOPSOIL, brown, damp to moist, appears loose, roots/rootlets, Silty Sand
			1.2	1360.8
				SANDY GRAVEL, (GP) brown, moist, appears medium dense
2.5				- thin lense of silt
5.0		GP		
7.5				- becomes dense to very dense
			8.0	1354.0

- Groundwater not encountered at time of excavation
- Excavation terminated due to bucket refusal
- Referenced elevations are approximate and based on Preliminary Plat of Hillside Estates prepared by Landline Surveyors dated August 22, 2017

Bottom of test pit at 8.0 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 12/22/17 15:46 - C:\USERS\GN NORTHERN\DROPBOX\5-ACTIVE PROJECTS\217-894 HILLSIDE ESTATES RESIDENTIAL SUBDIVISION, SELAH\217-894 LOGS.GPJ

GN Northern Inc.
11115 E. Montgomery, Suite C
Spokane Valley, WA, 99206
Telephone: (509) 248-9798
Fax: (509) 248-4220

TEST PIT NUMBER TP-18

CLIENT NCW Development, LLC
PROJECT NAME Proposed 'Hillside Estates' Residential Development
PROJECT NUMBER 217-894
PROJECT LOCATION Selah, Washington
DATE STARTED 12/7/17 **COMPLETED** 12/7/17
GROUND ELEVATION 1458 ft **TEST PIT SIZE** 24 X 96 inches
EXCAVATION CONTRACTOR Calvert Excavating
GROUND WATER LEVELS:
EXCAVATION METHOD CAT 316E Excavator
AT TIME OF EXCAVATION —
LOGGED BY TTA **CHECKED BY** MYM/KAH
AT END OF EXCAVATION —
NOTES Approx. GPS Coords.: 46.6649454°, -120.5454053°
AFTER EXCAVATION —

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0				~14" TOPSOIL, brown, damp, appears loose, roots/rootlets	
			1.2		1456.8
				FILL: SILTY SAND WITH GRAVEL, (SM) brown, fine to coarse grained, damp, appears medium dense	
2.5		SM		- trace trash	
			4.0		1454.0
				FILL: POORLY GRADED GRAVEL WITH SILT AND SAND, (GP-GM) brown, damp, appears medium dense to dense	
5.0		GP-GM		- trace trash	
7.5					
			8.0		1450.0
				SANDSTONE, gray, dry, appears dense to very dense (NATIVE)	
			9.0		1449.0

- Groundwater not encountered at time of excavation
- Excavation terminated due to bucket refusal
- Referenced elevations are approximate and based on Preliminary Plat of Hillside Estates prepared by Landline Surveyors dated August 22, 2017

Bottom of test pit at 9.0 feet.

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GN Northern Inc.
11115 E. Montgomery, Suite C
Spokane Valley, WA, 99206
Telephone: (509) 248-9798
Fax: (509) 248-4220

TEST PIT NUMBER TP-19

CLIENT NCW Development, LLC
PROJECT NAME Proposed 'Hillside Estates' Residential Development
PROJECT NUMBER 217-894
PROJECT LOCATION Selah, Washington
DATE STARTED 12/7/17 **COMPLETED** 12/7/17
GROUND ELEVATION 1445 ft **TEST PIT SIZE** 24 X 96 inches
EXCAVATION CONTRACTOR Calvert Excavating
GROUND WATER LEVELS:
EXCAVATION METHOD CAT 316E Excavator
AT TIME OF EXCAVATION —
LOGGED BY TTA **CHECKED BY** MYM/KAH
AT END OF EXCAVATION —
NOTES Approx. GPS Coords.: 46.6644125°, -120.5452387°
AFTER EXCAVATION —

DEPTH (ft)	SAMPLE TYPE NUMBER	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0			~13" TOPSOIL, dark brown, damp, appears loose, roots/rootlets, Silty Sand	
1.0			SANDSTONE, gray, dry, appears dense to very dense	1444.0
2.5				1442.5

- Groundwater not encountered at time of excavation
- Excavation terminated due to bucket refusal
- Referenced elevations are approximate and based on Preliminary Plat of Hillside Estates prepared by Landline Surveyors dated August 22, 2017

Bottom of test pit at 2.5 feet.

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GN Northern Inc.
11115 E. Montgomery, Suite C
Spokane Valley, WA, 99206
Telephone: (509) 248-9798
Fax: (509) 248-4220

TEST PIT NUMBER TP-20

CLIENT NCW Development, LLC
PROJECT NAME Proposed 'Hillside Estates' Residential Development
PROJECT NUMBER 217-894
PROJECT LOCATION Selah, Washington
DATE STARTED 12/7/17 **COMPLETED** 12/7/17
GROUND ELEVATION 1305 ft **TEST PIT SIZE** 24 X 96 inches
EXCAVATION CONTRACTOR Calvert Excavating
GROUND WATER LEVELS:
EXCAVATION METHOD CAT 316E Excavator
AT TIME OF EXCAVATION —
LOGGED BY TTA **CHECKED BY** MYM/KAH
AT END OF EXCAVATION —
NOTES Approx. GPS Coords.: 46.6630529°, -120.5490340°
AFTER EXCAVATION —

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0.0				~6" TOPSOIL, dark brown, damp to moist, appears loose	
			0.5		
		ML		SANDY SILT, (ML) brown, moist, appears loose to medium dense	1304.5
2.5			2.5		
				SANDSTONE, gray, dry, appears dense to very dense	1302.5
			4.0		1301.0

- Groundwater not encountered at time of excavation
- Excavation terminated due to bucket refusal
- Referenced elevations are approximate and based on Preliminary Plat of Hillside Estates prepared by Landline Surveyors dated August 22, 2017

Bottom of test pit at 4.0 feet.

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Northern, Inc.
Kennewick, Yakima, Spokane, Hermiston (OR)

KEY CHART

RELATIVE DENSITY OR CONSISTENCY VERSUS SPT N-VALUE

COARSE-GRAINED SOILS			FINE-GRAINED SOILS		
DENSITY	N (BLOWS/FT)	FIELD TEST	CONSISTENCY	N (BLOWS/FT)	FIELD TEST
Very Loose	0 – 4	Easily penetrated with ½-inch reinforcing rod pushed by hand	Very Soft	0 – 2	Easily penetrated several inches by thumb
Loose	4 – 10	Difficult to penetrate with ½-inch reinforcing rod pushed by hand	Soft	2 – 4	Easily penetrated one inch by thumb
Medium -Dense	10 – 30	Easily penetrated with ½-inch rod driven with a 5-lb hammer	Medium-Stiff	4 – 8	Penetrated over ½-inch by thumb with moderate effort
Dense	30 – 50	Difficult to penetrate with ½-inch rod driven with a 5-lb hammer	Stiff	8 – 15	Indented about ½-inch by thumb but penetrated with great effort
Very Dense	> 50	penetrated only a few inches with ½-inch rod driven with a 5-lb hammer	Very Stiff	15 – 30	Readily indented by thumb
			Hard	> 30	Indented with difficulty by thumbnail

USCS SOIL CLASSIFICATION

MAJOR DIVISIONS			GROUP DESCRIPTION	
Coarse-Grained Soils <50% passes #200 sieve	Gravel and Gravelly Soils <50% coarse fraction passes #4 sieve	Gravel (with little or no fines)	GW	Well-graded Gravel
			GP	Poorly Graded Gravel
		Gravel (with >12% fines)	GM	Silty Gravel
			GC	Clayey Gravel
	Sand and Sandy Soils >50% coarse fraction passes #4 sieve	Sand (with little or no fines)	SW	Well-graded Sand
			SP	Poorly graded Sand
		Sand (with >12% fines)	SM	Silty Sand
			SC	Clayey Sand
Fine-Grained Soils >50% passes #200 sieve	Silt and Clay Liquid Limit < 50		ML	Silt
			CL	Lean Clay
			OL	Organic Silt and Clay (low plasticity)
	Silt and Clay Liquid Limit > 50		MH	Inorganic Silt
			CH	Inorganic Clay
			OH	Organic Clay and Silt (med. to high plasticity)
Highly Organic Soils			PT	Peat
				Top Soil

LOG SYMBOLS

	2S	2" OD Split Spoon (SPT)
	3S	3" OD Split Spoon
	NS	Non-Standard Split Spoon
	ST	Shelby Tube
	CR	Core Run
	BG	Bag Sample
	TV	Torvane Reading
	PP	Penetrometer Reading
	NR	No Recovery
	GW	Groundwater Table

MODIFIERS

DESCRIPTION	RANGE
Trace	<5%
Little	5% – 12%
Some	>12%

MOISTURE CONTENT

DESCRIPTION	FIELD OBSERVATION
Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp but not visible water
Wet	Visible free water

SOIL CLASSIFICATION INCLUDES

1. Group Name
2. Group Symbol
3. Color
4. Moisture content
5. Density / consistency
6. Cementation
7. Particle size (if applicable)
8. Odor (if present)
9. Comments

MAJOR DIVISIONS WITH GRAIN SIZE

SIEVE SIZE							
12"	3"	3/4"	4	10	40	200	
GRAIN SIZE (INCHES)							
12	3	0.75	0.19	0.079	0.0171	0.0029	
Boulders	Cobbles	Gravel		Sand			Silt and Clay
		Coarse	Fine	Coarse	Medium	Fine	

Conditions shown on boring and testpit logs represent our observations at the time and location of the fieldwork, modifications based on lab test, analysis, and geological and engineering judgment. These conditions may not exist at other times and locations, even in close proximity thereof. This information was gathered as part of our investigation, and we are not responsible for any use or interpretation of the information by others.

Appendix III
Laboratory Testing Results

GRAIN SIZE DISTRIBUTION

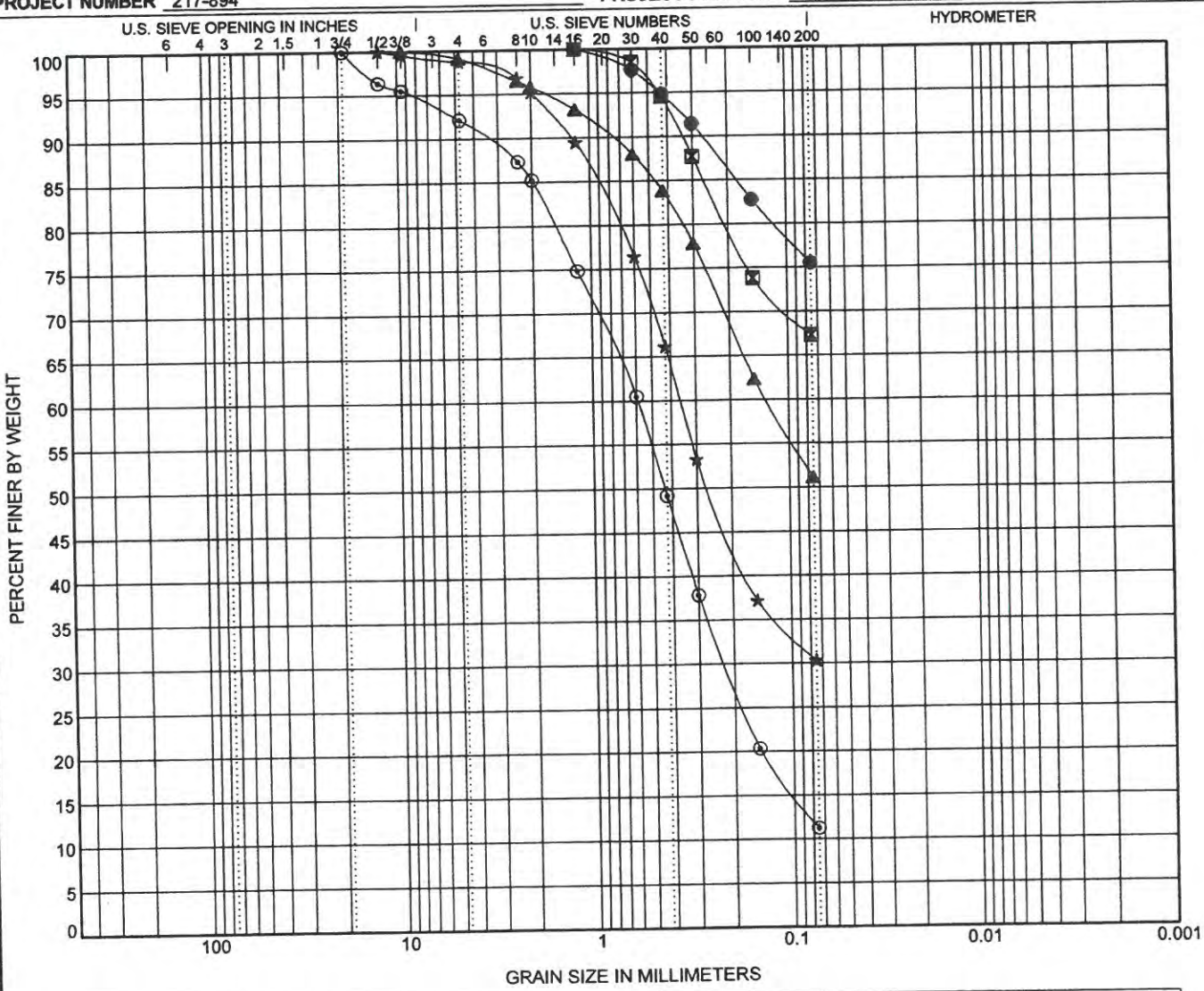
GN Northern Inc.
11115 E. Montgomery, Suite C
Spokane Valley, WA, 99206
Telephone: (509) 248-9798
Fax: (509) 248-4220

CLIENT NCW Development, LLC

PROJECT NAME Proposed 'Hillside Estates' Residential Development

PROJECT NUMBER 217-894

PROJECT LOCATION Selah, Washington



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	BOREHOLE	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-6	1.0	SILT WITH SAND(ML)					
⊠	TP-6	2.5	SANDY SILT(ML)					
▲	TP-7	3.0	SANDY SILT(ML)					
★	TP-7	8.5	SILTY SAND(SM)					
⊙	TP-8	2.5	SAND WITH SILT(SP-SM)				1.20	8.65

	BOREHOLE	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-6	1.0	1.18				0.0	24.5	75.5	
⊠	TP-6	2.5	1.18				0.0	32.7	67.3	
▲	TP-7	3.0	9.5	0.13			0.9	48.0	51.1	
★	TP-7	8.5	12.5	0.36			1.2	68.5	30.3	
⊙	TP-8	2.5	19	0.591	0.22		7.9	80.9	11.2	

GRAIN SIZE - TEMPLATE_JESSE.GDT - 12/22/17 12:04 - C:\USERS\GN NORTHERN\DROPBOX\5-ACTIVE PROJECTS\217-894 HILLSIDE ESTATES RESIDENTIAL SUBDIVISION, SELAH\217-894 LOGS.GPJ

GN Northern Inc.
11115 E. Montgomery, Suite C
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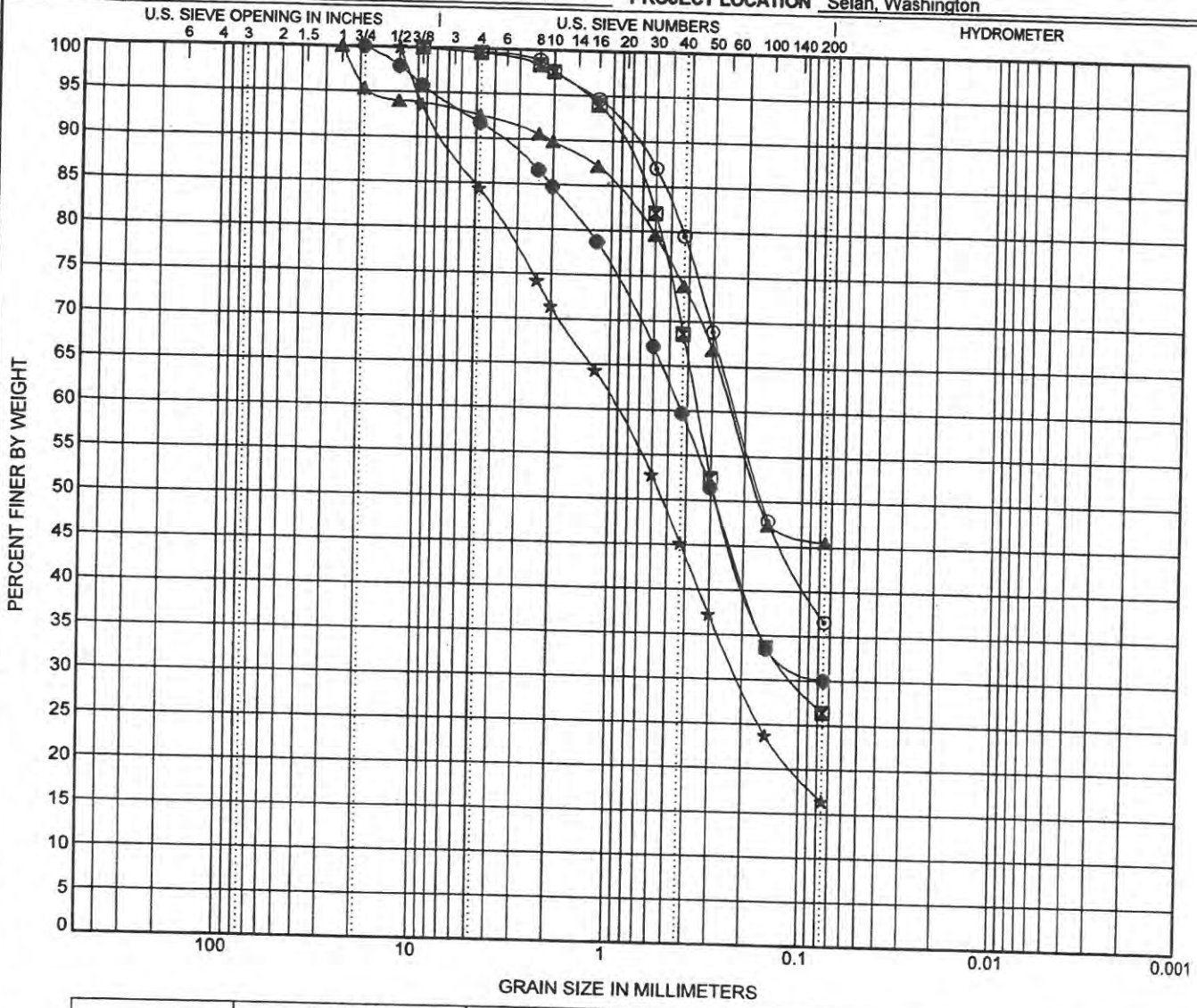
GRAIN SIZE DISTRIBUTION

CLIENT NCW Development, LLC

PROJECT NAME Proposed 'Hillside Estates' Residential Development

PROJECT NUMBER 217-894

PROJECT LOCATION Selah, Washington



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	BOREHOLE	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-9	4.0	SILTY SAND(SM)					
⊠	TP-10	3.0	SILTY SAND(SM)					
▲	TP-12	0.8	SILTY SAND(SM)					
★	TP-13	3.0	SILTY SAND WITH GRAVEL(SM)					
⊙	TP-14	2.0	SILTY SAND(SM)					

	BOREHOLE	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-9	4.0	19	0.431			8.3	61.7	30.0	
⊠	TP-10	3.0	9.5	0.353	0.106		0.5	73.2	26.4	
▲	TP-12	0.8	25	0.235			7.4	47.1	45.5	
★	TP-13	3.0	12.5	0.917	0.207		15.6	68.0	16.4	
⊙	TP-14	2.0	9.5	0.224			0.4	63.0	36.6	

GRAIN SIZE - TEMPLATE_JESSE.GDT - 12/22/17 12:04 - C:\USERS\GN NORTHERN\DROPBOX\5-ACTIVE PROJECTS\217-894 HILLSIDE ESTATES RESIDENTIAL SUBDIVISION, SELAH\217-894 LOGS.GPJ

GRAIN SIZE DISTRIBUTION

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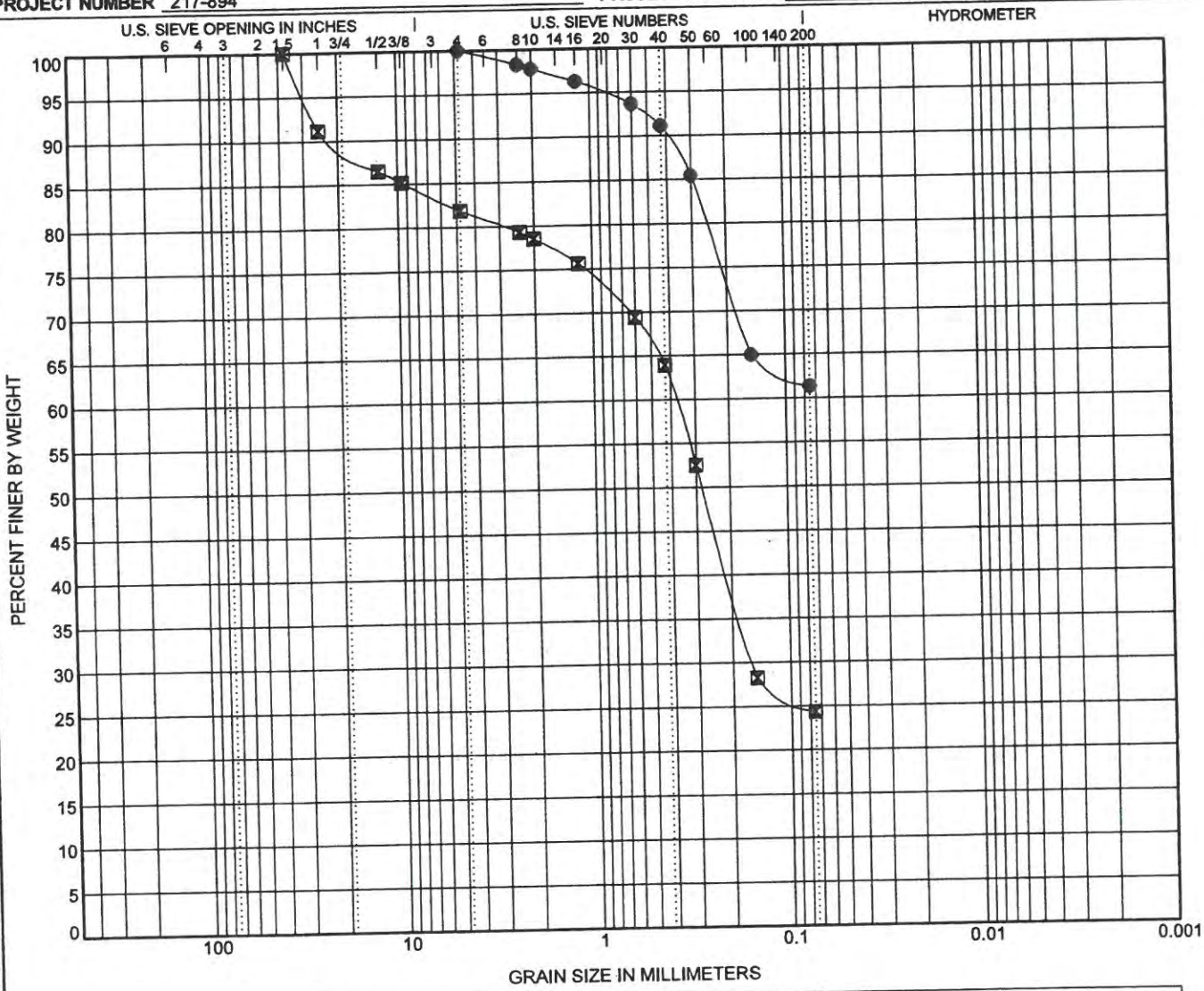
CLIENT NCW Development, LLC

PROJECT NAME Proposed 'Hillside Estates' Residential Development

PROJECT NUMBER 217-894

PROJECT LOCATION Selah, Washington



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

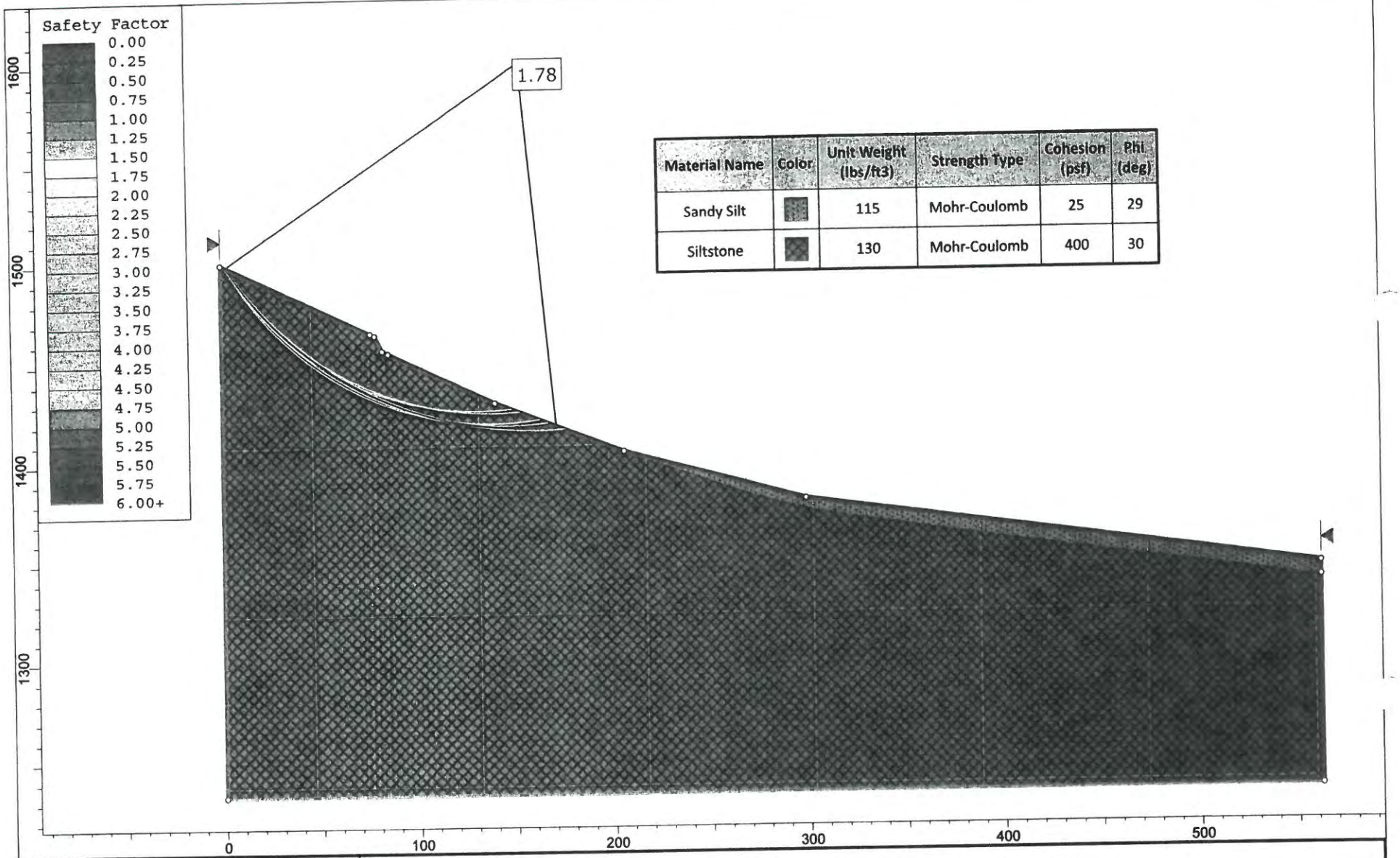
	BOREHOLE	DEPTH	Classification	LL	PL	PI	Cc	Cu
●	TP-15	2.0	SANDY SILT(ML)					
⊠	TP-16	1.0	SILTY SAND WITH GRAVEL(SM)					

	BOREHOLE	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-15	2.0	4.75				0.0	38.7	61.3	
⊠	TP-16	1.0	37.5	0.377	0.158		18.2	57.5	24.3	

GRAIN SIZE - TEMPLATE_JESSE.GDT - 12/22/17 12:04 - C:\USERS\GN NORTHERN\DROPBOX\5-ACTIVE PROJECTS\217-894 HILLSIDE ESTATES RESIDENTIAL SUBDIVISION, SELAH\217-894 LOGS.GPJ

Northern, Inc.

Appendix IV
Slope Stability Analyses

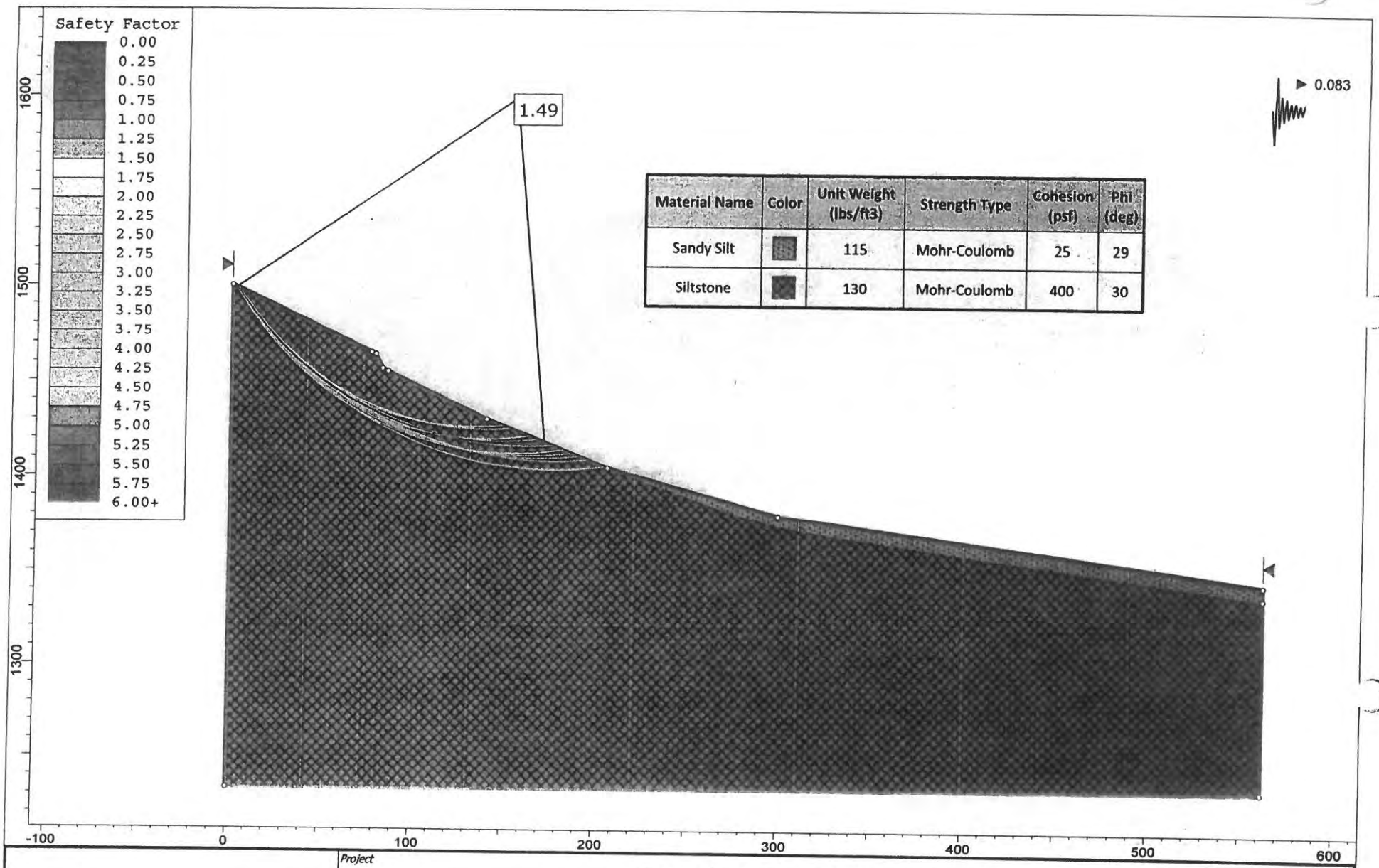


Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Sandy Silt		115	Mohr-Coulomb	25	29
Siltstone		130	Mohr-Coulomb	400	30

Northern, Inc.
Consulting Engineers Environmental Scientists Geologists
Construction Materials Testing Geophysical Services

Project	Proposed 'Hillside Estates' Residential Development		
Analysis Description	Section A-A' - Existing Slope - Spencer Method - Static		
Drawn By	MYM	Scale	1:801
Company	GN Northern, Inc.		
Date		File Name	A-A_static.slim

SLIDEINTERPRET 7.014

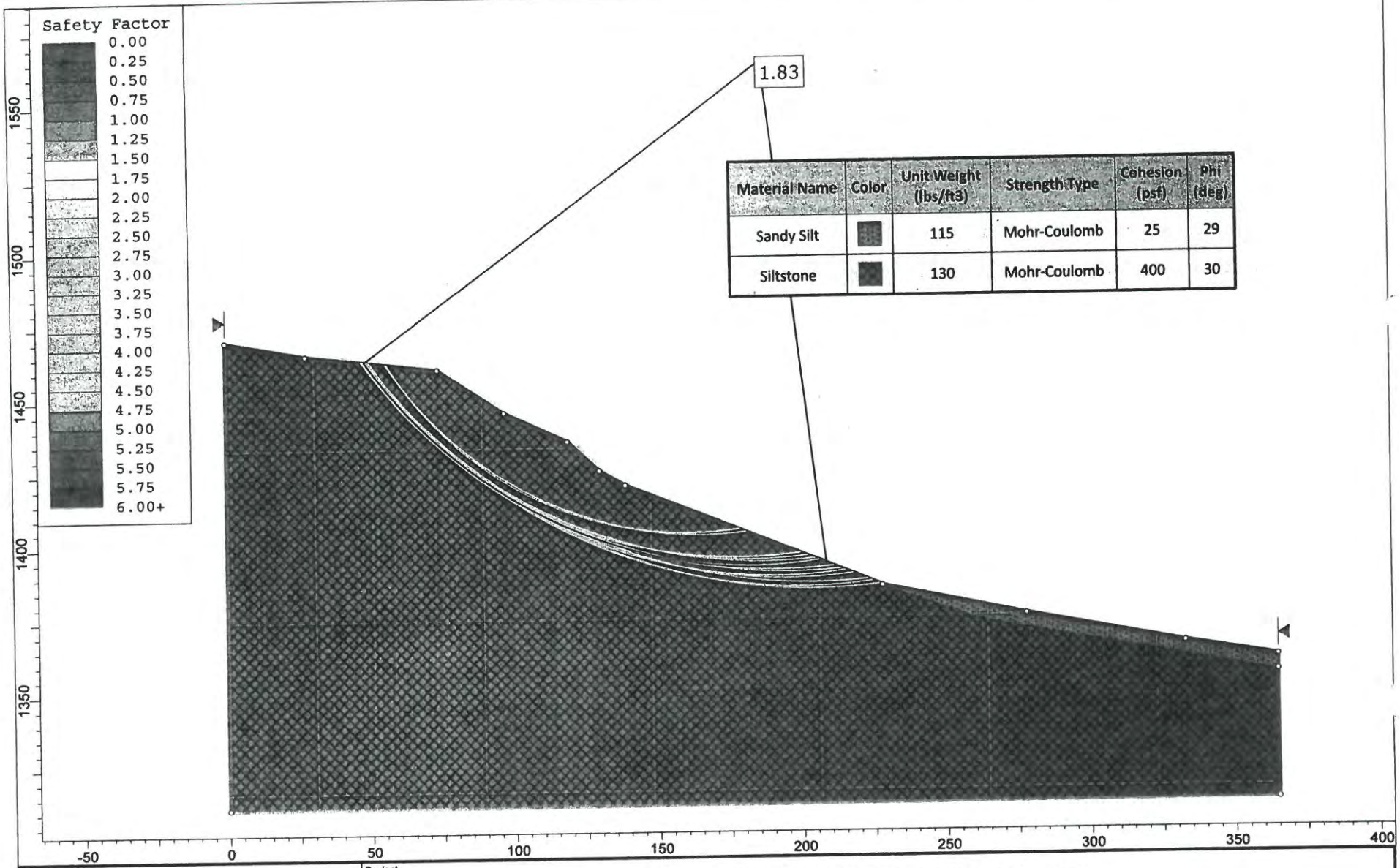


Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Sandy Silt		115	Mohr-Coulomb	25	29
Siltstone		130	Mohr-Coulomb	400	30

Northern, Inc.
Consulting Engineers Environmental Scientists Geologists
Construction Materials Testing Geophysical Services

SLIDEINTERPRET 7.014

Project	Proposed 'Hillside Estates' Residential Development
Analysis Description	Section A-A' - Existing Slope - Spencer Method - Pseudostatic
Drawn By	MYM
Scale	1:840
Company	GN Northern, Inc.
Date	
File Name	A-A_seismic.slim

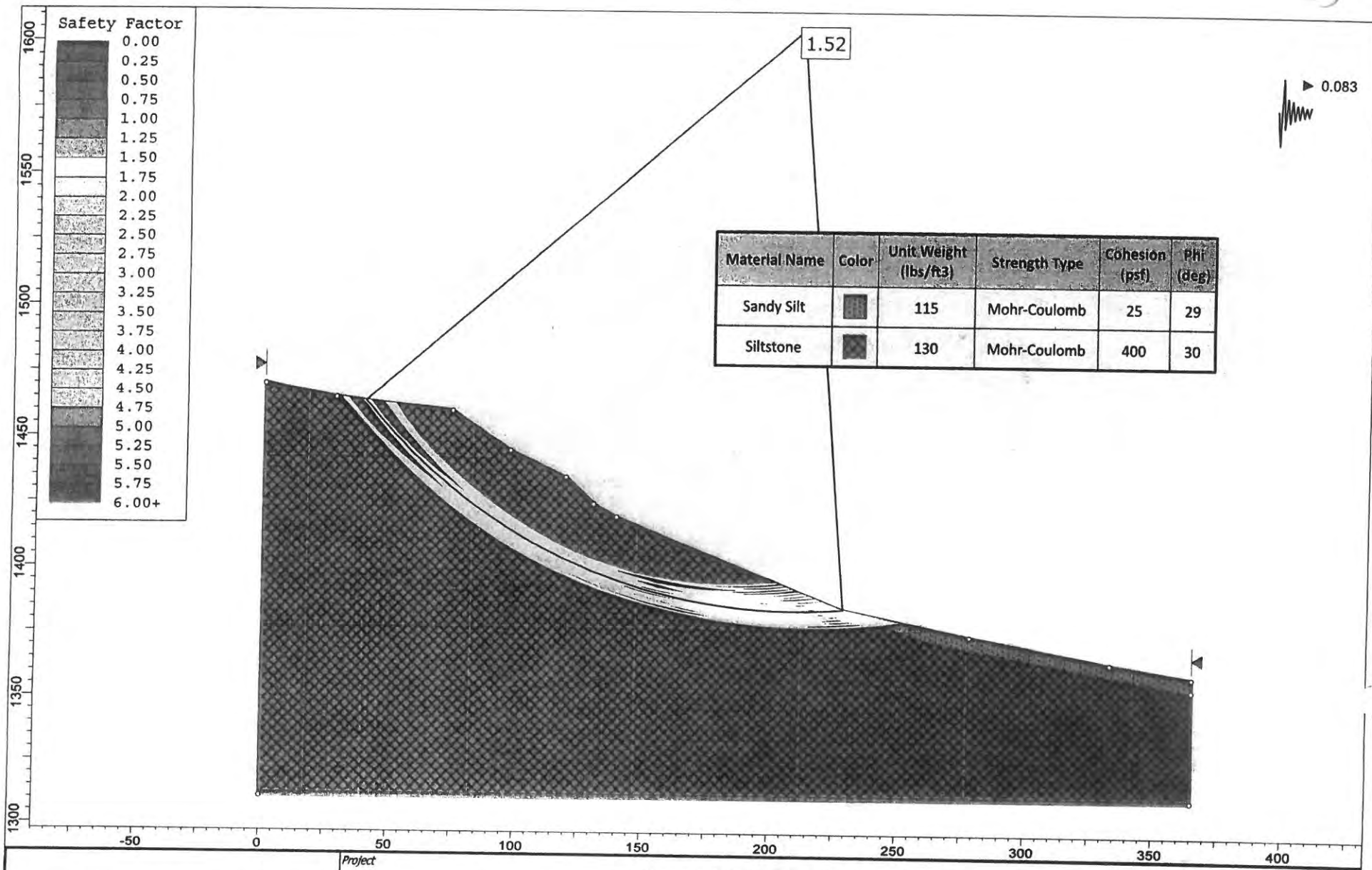


Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Sandy Silt		115	Mohr-Coulomb	25	29
Siltstone		130	Mohr-Coulomb	400	30

Northern, Inc.
Consulting Engineers Environmental Scientists Geologists
Construction Materials Testing Geophysical Services

Project	Proposed 'Hillside Estates' Residential Development		
Analysis Description	Section B-B' - Existing Slope - Spencer Method - Static		
Drawn By	MYM	Scale	1:548
Company	GN Northern, Inc.		
Date		File Name	B-B_static.slim

SLIDEINTERPRET 7.014

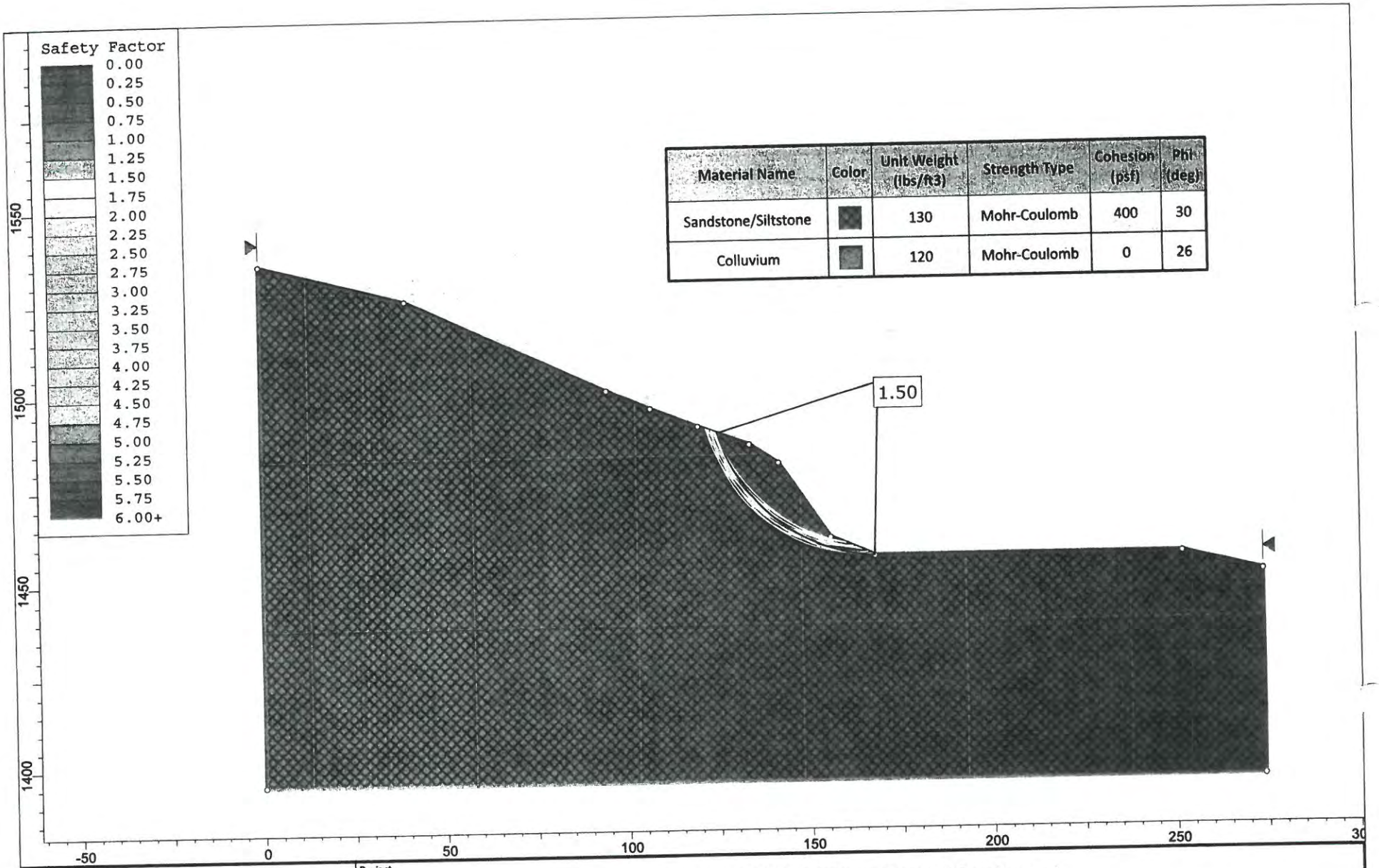


Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Sandy Silt		115	Mohr-Coulomb	25	29
Siltstone		130	Mohr-Coulomb	400	30

Northern, Inc.
Consulting Engineers Environmental Scientists Geologists
Construction Materials Testing Geophysical Services

SLIDEINTERPRET 7.014

Project	Proposed 'Hillside Estates' Residential Development		
Analysis Description	Section B-B' - Existing Slope - Spencer Method - Pseudostatic		
Drawn By	MYM	Scale	1:608
Company	GN Northern, Inc.		
Date		File Name	B-B_seismic.slim

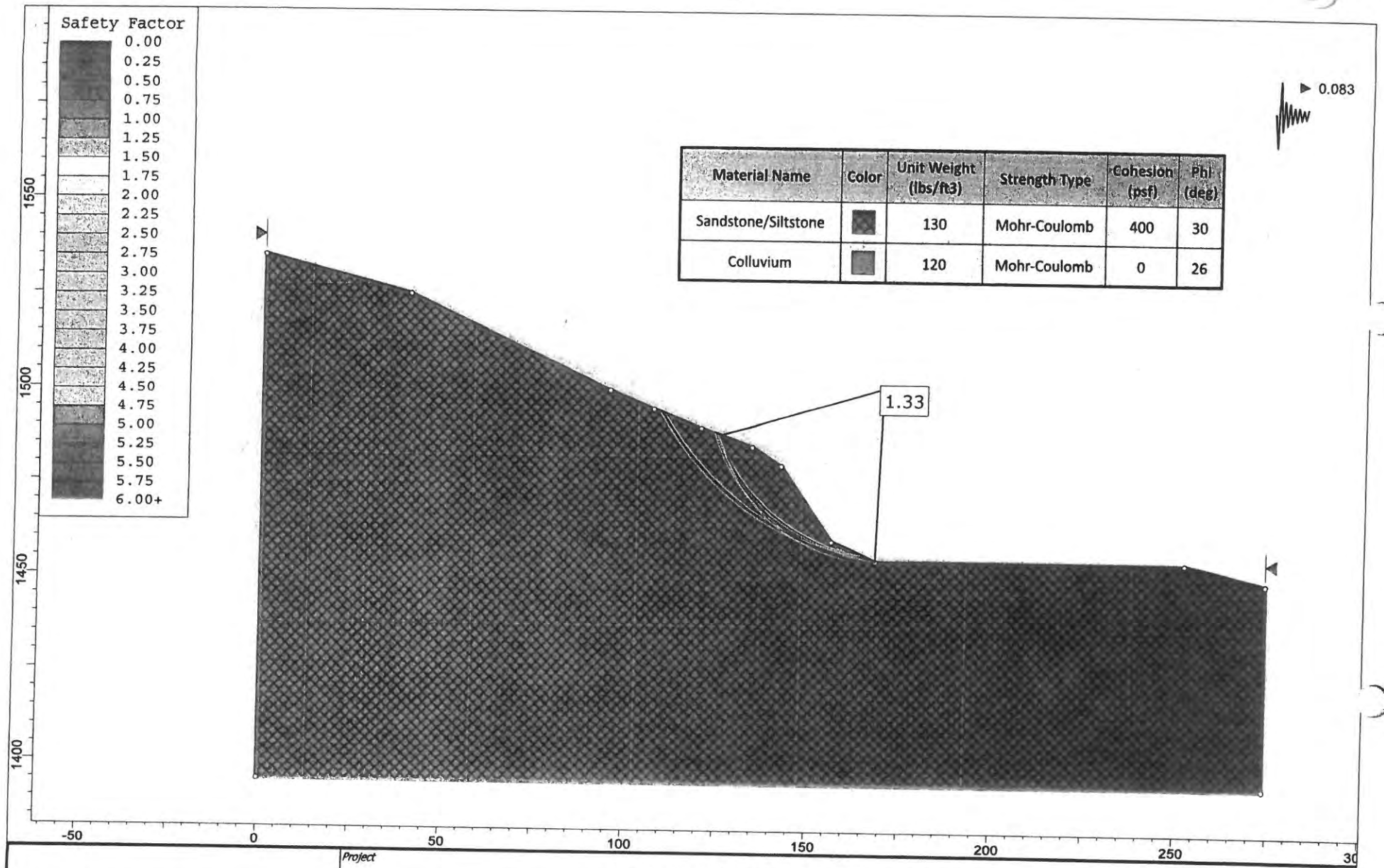


Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Sandstone/Siltstone		130	Mohr-Coulomb	400	30
Colluvium		120	Mohr-Coulomb	0	26

Northern, Inc.
Consulting Engineers Environmental Scientists Geologists
Construction Materials Testing Geophysical Services

Project	Proposed 'Hillside Estates' Residential Development		
Analysis Description	Section C-C' - Existing Slope - Spencer Method - Static		
Drawn By	MYM	Scale	1:421
Company	GN Northern, Inc.		
Date		File Name	C-C_static.slim

SLIDEINTERPRET 7.014



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Sandstone/Siltstone		130	Mohr-Coulomb	400	30
Colluvium		120	Mohr-Coulomb	0	26

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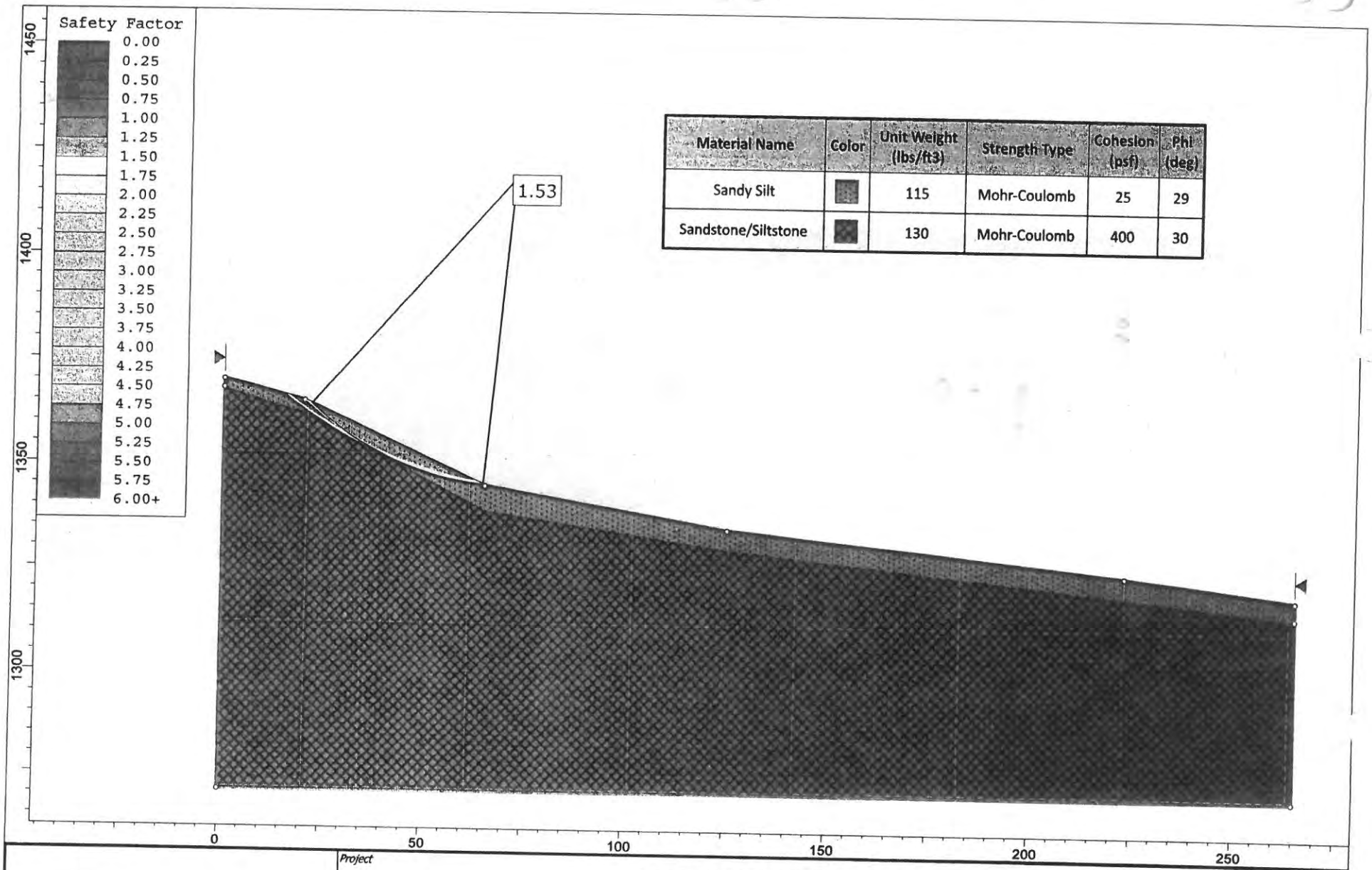
SLIDEINTERPRET 7.014

Project	Proposed 'Hillside Estates' Residential Development
Analysis Description	Section C-C' - Existing Slope - Spencer Method - Pseudostatic
Drawn By	MYM
Scale	1:421
Company	GN Northern, Inc.
Date	
File Name	C-C_seismic.slim



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Sandy Silt		115	Mohr-Coulomb	25	29
Sandstone/Siltstone		130	Mohr-Coulomb	400	30

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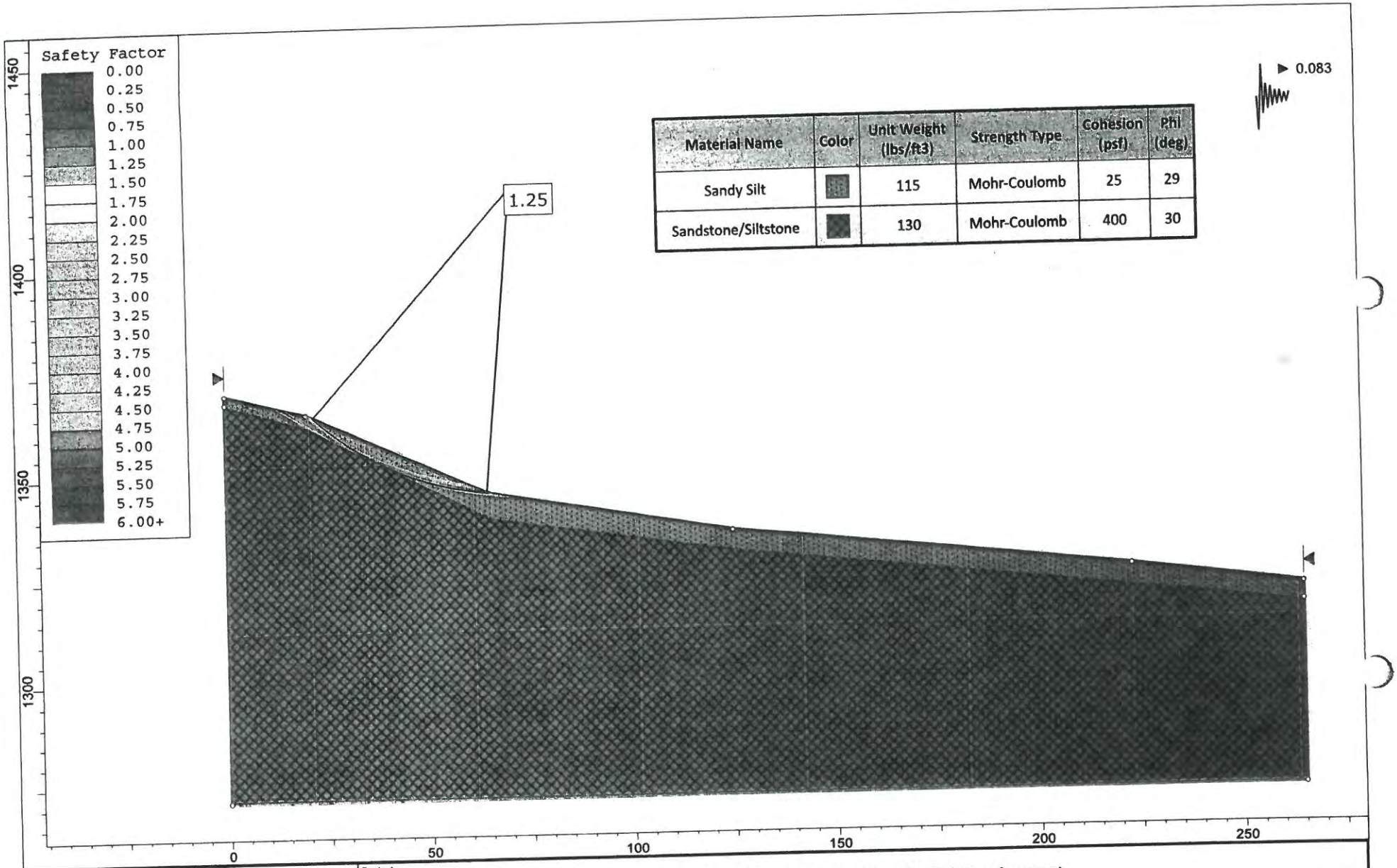
SLIDEINTERPRET 7.014

Project	Proposed 'Hillside Estates' Residential Development
Analysis Description	Section D-D' - Existing Slope - Spencer Method - Static
Drawn By	MYM
Scale	1:379
Company	GN Northern, Inc.
Date	
File Name	D-D_static.slim



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Sandy Silt		115	Mohr-Coulomb	25	29
Sandstone/Siltstone		130	Mohr-Coulomb	400	30

Northern, Inc.
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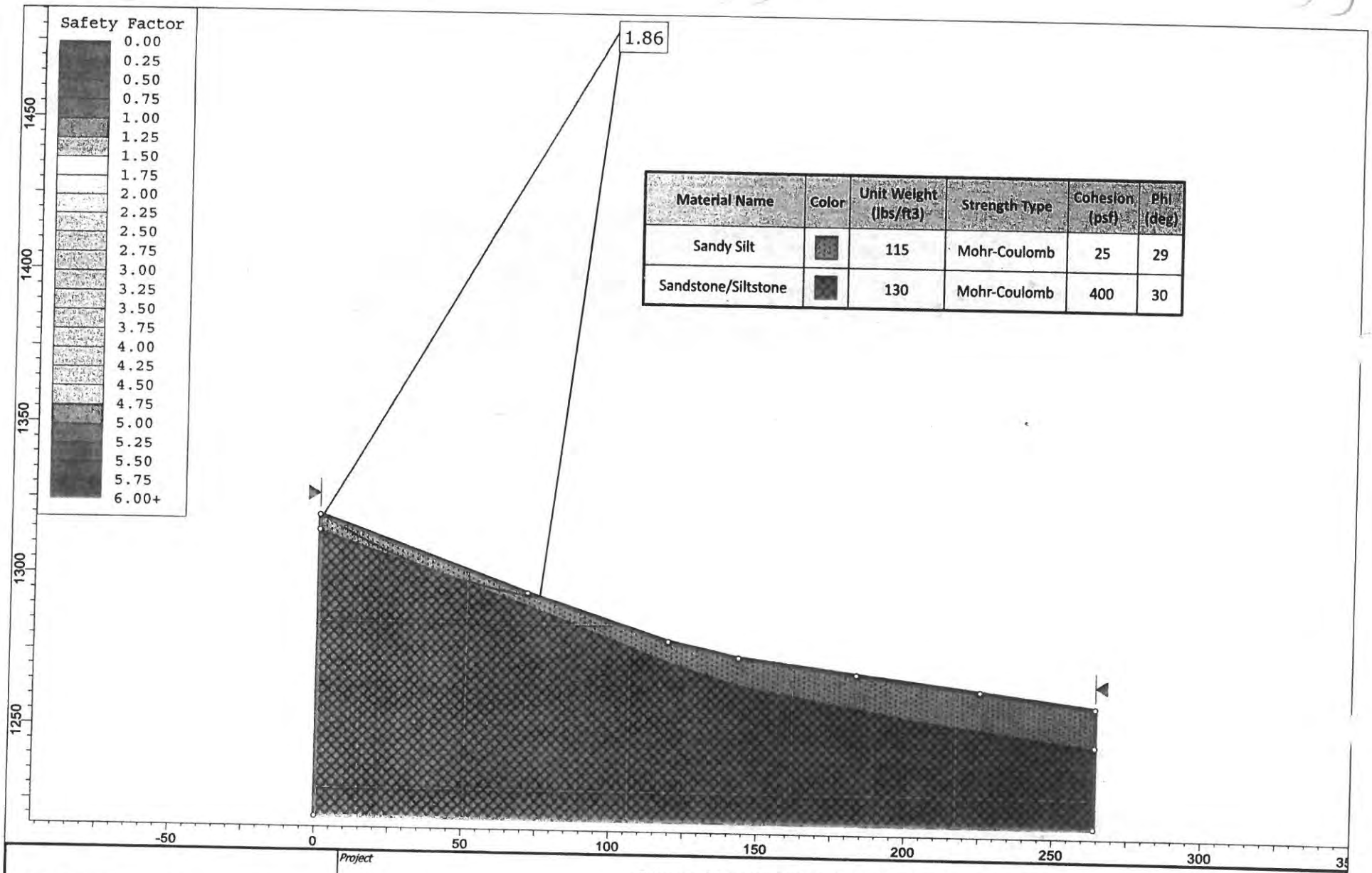
Construction Materials Testing Geophysical Services

Project	Proposed 'Hillside Estates' Residential Development		
Analysis Description	Section D-D' - Existing Slope - Spencer Method - Pseudostatic		
Drawn By: MYM	Scale: 1:379	Company: GN Northern, Inc.	
Date		File Name: D-D_seismic.slim	

SLIDEINTERPRET 7.014

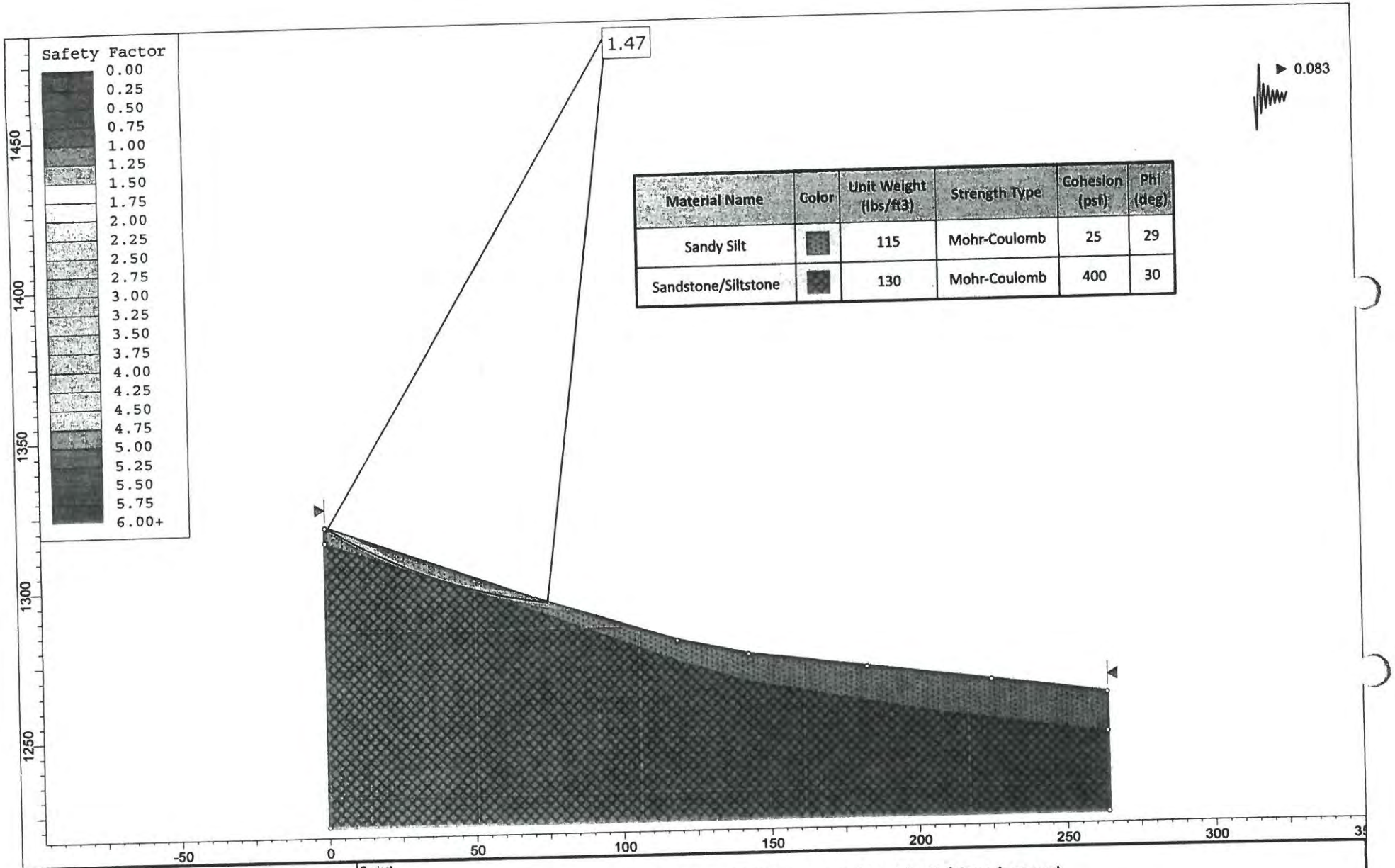


Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Sandy Silt		115	Mohr-Coulomb	25	29
Sandstone/Siltstone		130	Mohr-Coulomb	400	30

Northern, Inc.
Consulting Engineers Environmental Scientists Geologists
Construction Materials Testing Geophysical Services

SLIDEINTERPRET 7.014

Project	Proposed 'Hillside Estates' Residential Development		
Analysis Description	Section E-E' - Existing Slope - Spencer Method - Static		
Drawn By	MYM	Scale	1:520
Company	GN Northern, Inc.		
Date		File Name	E-E_static.slim



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Sandy Silt		115	Mohr-Coulomb	25	29
Sandstone/Siltstone		130	Mohr-Coulomb	400	30

Northern, Inc.
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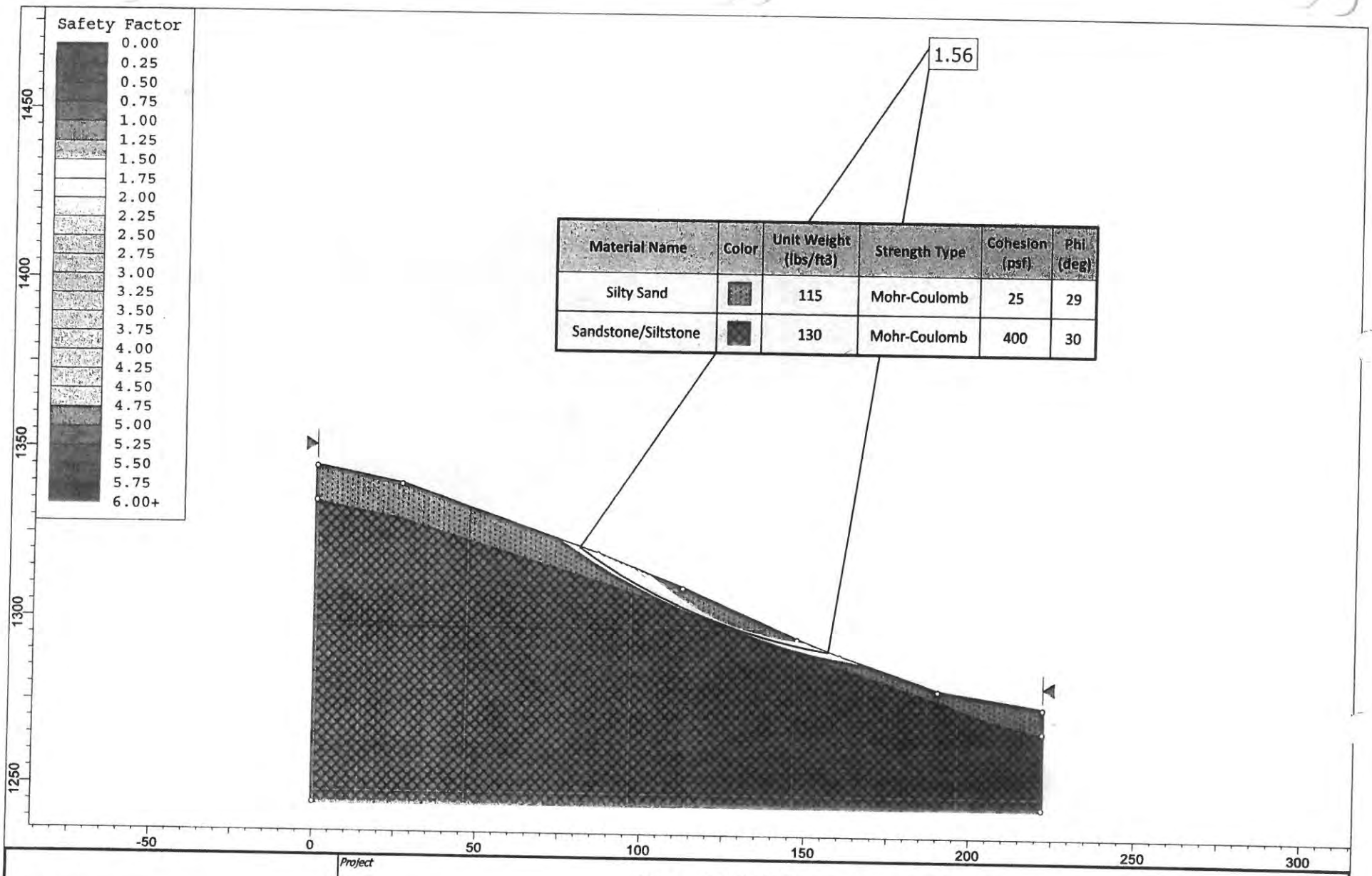
Project	Proposed 'Hillside Estates' Residential Development		
Analysis Description	Section E-E' - Existing Slope - Spencer Method - Pseudostatic		
Drawn By: MYM	Scale: 1:520	Company: GN Northern, Inc.	
Date		File Name: E-E_seismic.slim	

SLIDEINTERPRET 7.014



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Silty Sand		115	Mohr-Coulomb	25	29
Sandstone/Siltstone		130	Mohr-Coulomb	400	30

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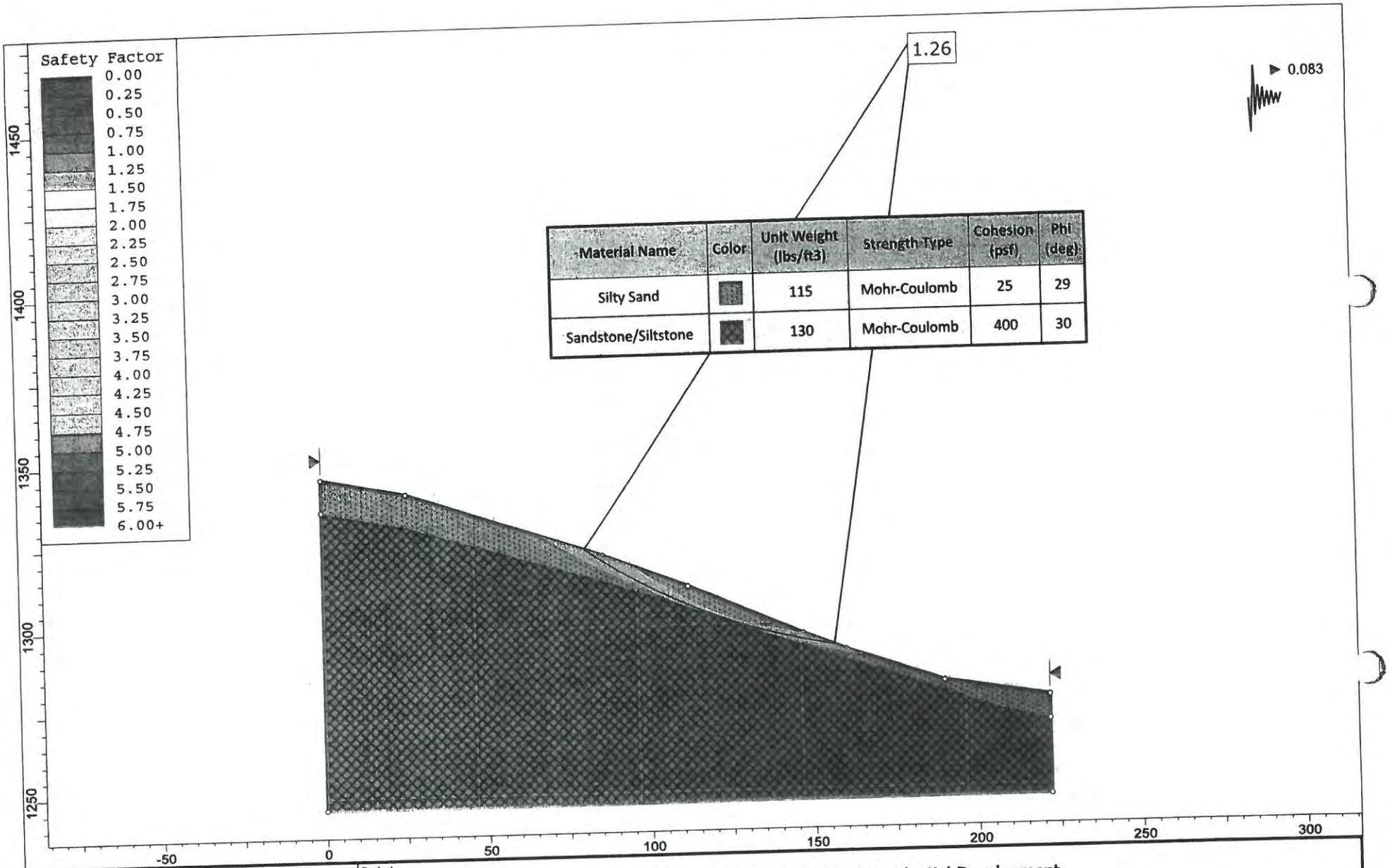
Consulting Engineers Environmental Scientists Geologists
Construction Materials Testing Geophysical Services

SLIDEINTERPRET 7.014

Project	Proposed 'Hillside Estates' Residential Development
Analysis Description	Section F-F' - Existing Slope - Spencer Method - Static
Drawn By	MYM
Scale	1:468
Company	GN Northern, Inc.
Date	
File Name	F-F_static.slim

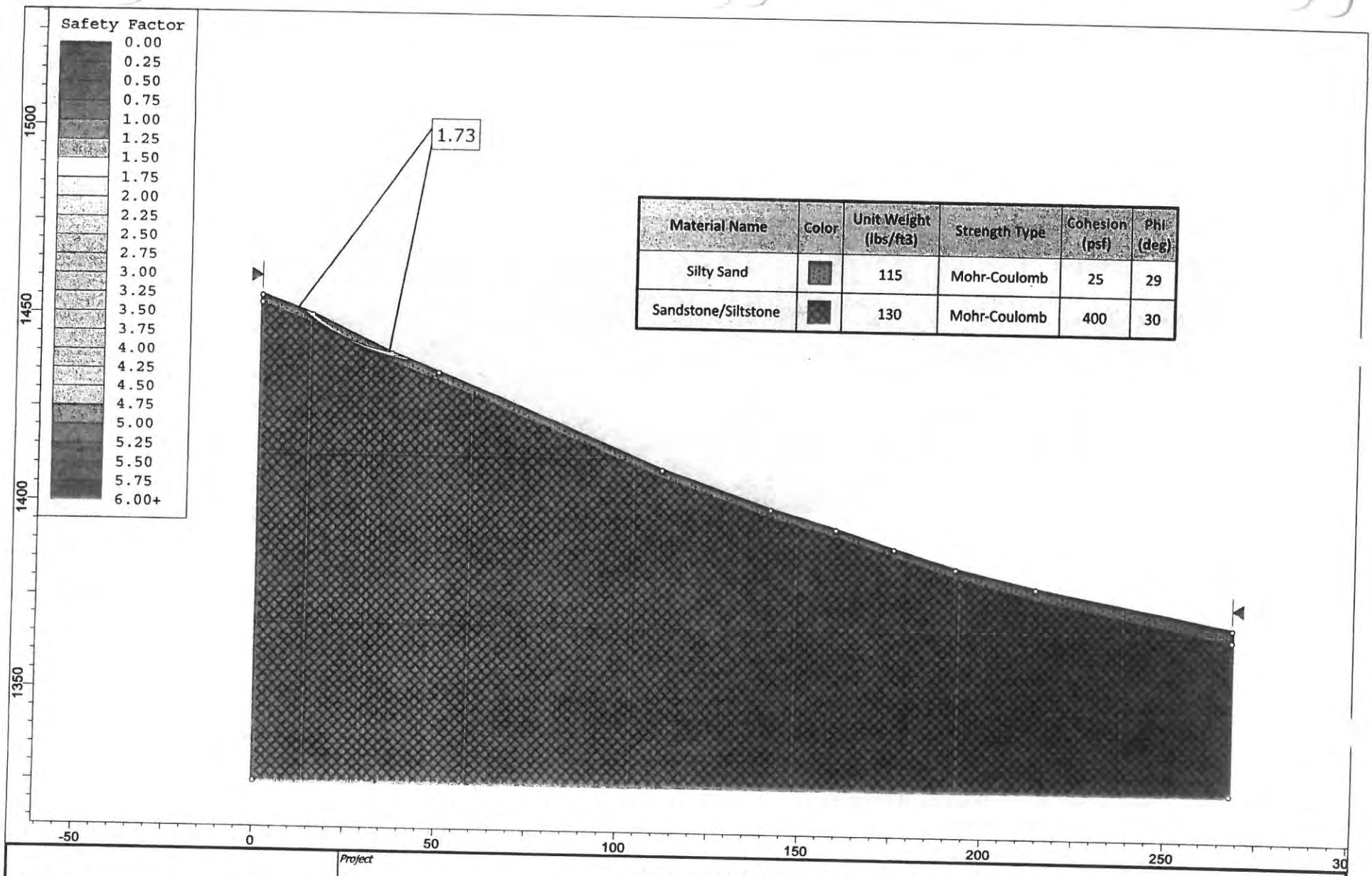


Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Silty Sand		115	Mohr-Coulomb	25	29
Sandstone/Siltstone		130	Mohr-Coulomb	400	30

Northern, Inc.
Consulting Engineers Environmental Scientists Geologists
Construction Materials Testing Geophysical Services

Project	Proposed 'Hillside Estates' Residential Development		
Analysis Description	Section F-F' - Existing Slope - Spencer Method - Pseudostatic		
Drawn By: MYM	Scale: 1:468	Company: GN Northern, Inc.	
Date		File Name: F-F_seismic.slim	

SLIDEINTERPRET 7.014

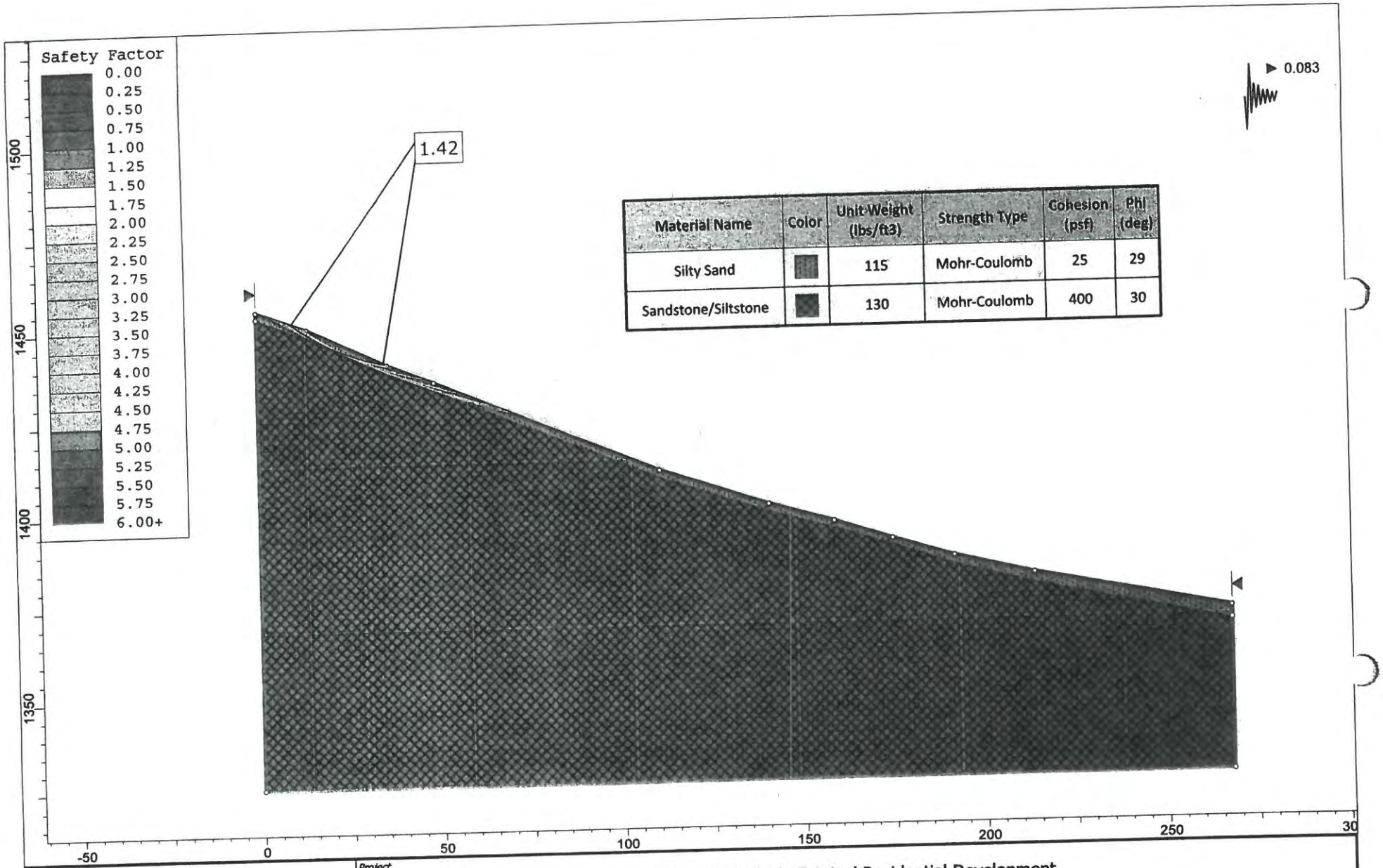


Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Silty Sand		115	Mohr-Coulomb	25	29
Sandstone/Siltstone		130	Mohr-Coulomb	400	30

Northern, Inc.
Consulting Engineers Environmental Scientists Geologists
Construction Materials Testing Geophysical Services

SLIDEINTERPRET 7.014

Project	Proposed 'Hillside Estates' Residential Development
Analysis Description	Section G-G' - Existing Slope - Spencer Method - Static
Drawn By	MYM
Scale	1:421
Company	GN Northern, Inc.
Date	
File Name	G-G_static.slim

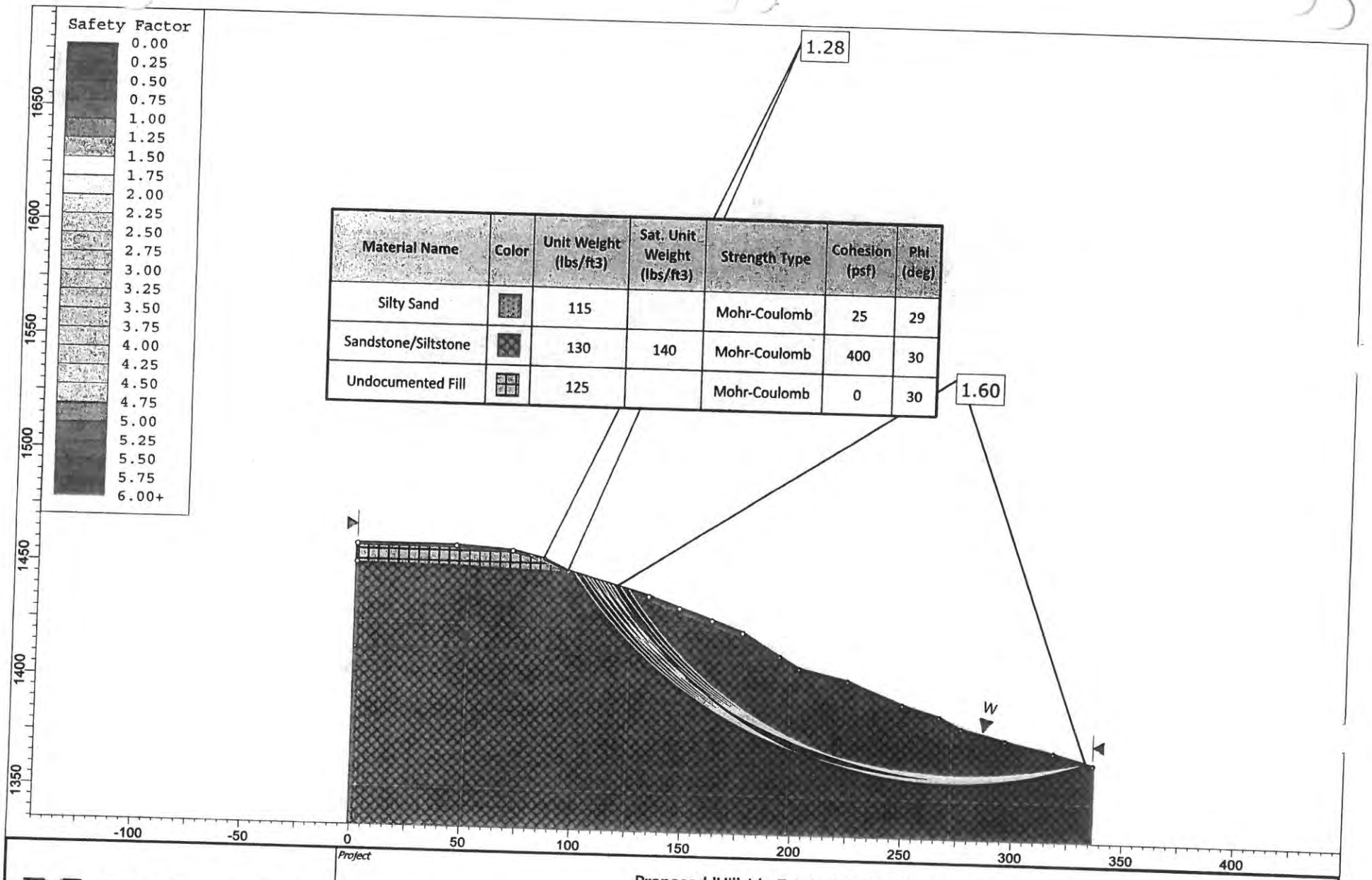


Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Silty Sand		115	Mohr-Coulomb	25	29
Sandstone/Siltstone		130	Mohr-Coulomb	400	30

GN Northern, Inc.
Consulting Engineers Environmental Scientists Geologists
Construction Materials Testing Geophysical Services

Project	Proposed 'Hillside Estates' Residential Development		
Analysis Description	Section G-G' - Existing Slope - Spencer Method - Pseudostatic		
Drawn By	MYM	Scale 1:421	Company GN Northern, Inc.
Date			File Name G-G_seismic.slim

SLIDEINTERPRET 7.014

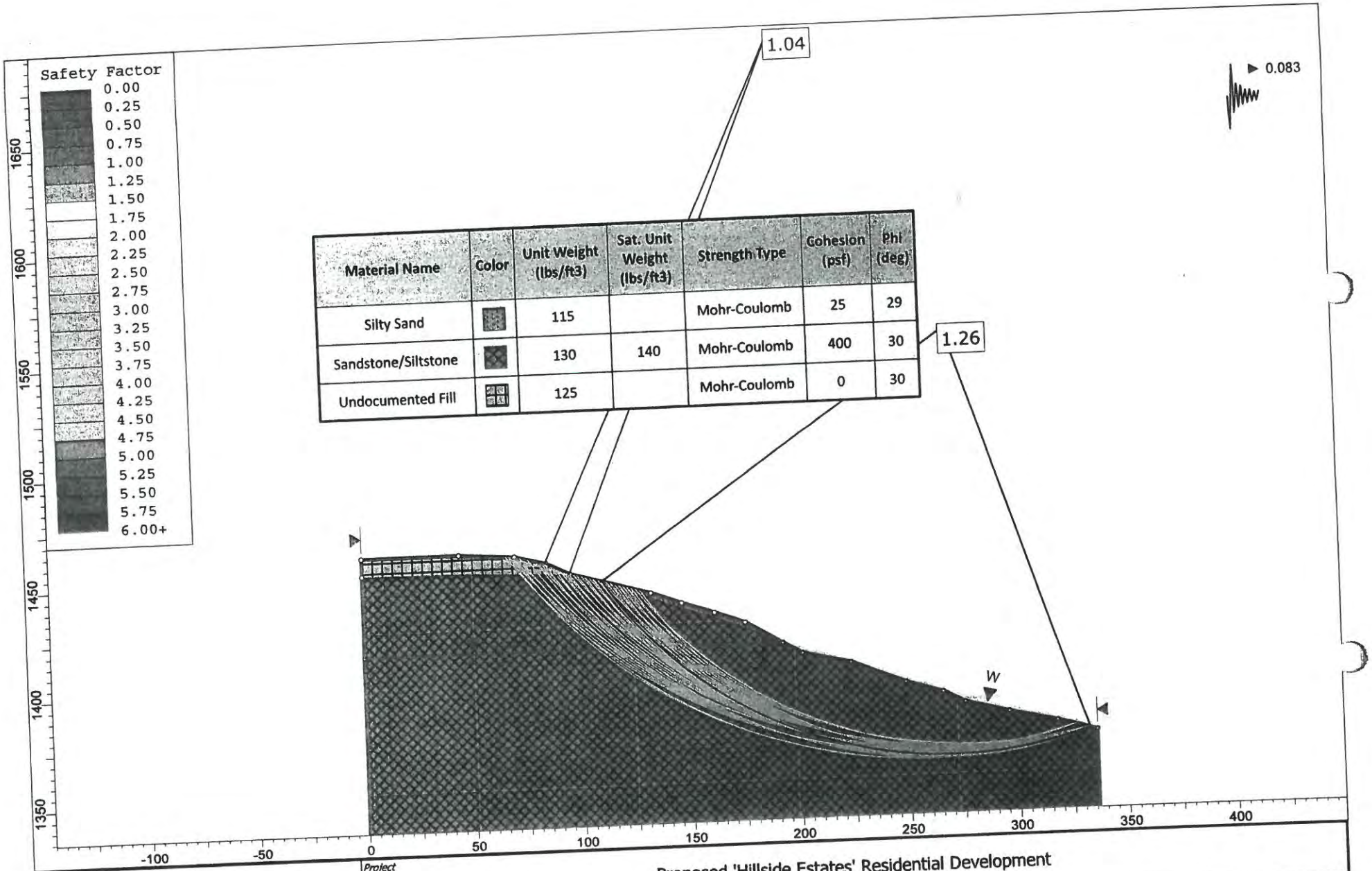


Material Name	Color	Unit Weight (lbs/ft3)	Sat. Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Silty Sand		115		Mohr-Coulomb	25	29
Sandstone/Siltstone		130	140	Mohr-Coulomb	400	30
Undocumented Fill		125		Mohr-Coulomb	0	30

GN Northern, Inc.
Consulting Engineers Environmental Scientists Geologists
Construction Materials Testing Geophysical Services

SLIDEINTERPRET 7.014

Project	Proposed 'Hillside Estates' Residential Development
Analysis Description	Section H-H' - Existing Slope - Spencer Method - Static
Drawn By	MYM
Scale	1:691
Company	GN Northern, Inc.
Date	
File Name	H-H_static.slim

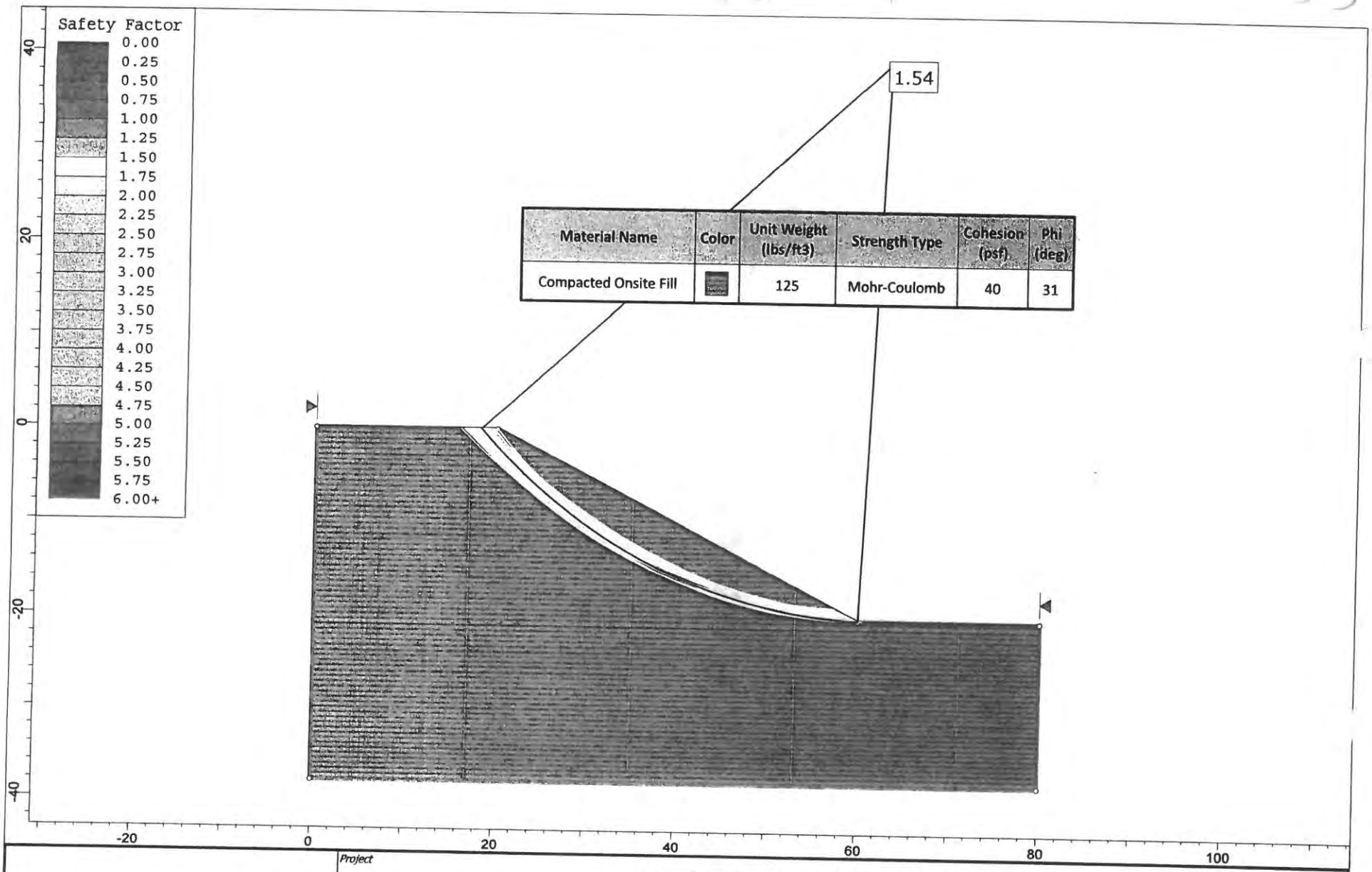


Material Name	Color	Unit Weight (lbs/ft3)	Sat. Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Silty Sand		115		Mohr-Coulomb	25	29
Sandstone/Siltstone		130	140	Mohr-Coulomb	400	30
Undocumented Fill		125		Mohr-Coulomb	0	30

Northern, Inc.
Consulting Engineers Environmental Scientists Geologists
Construction Materials Testing Geophysical Services

Project	Proposed 'Hillside Estates' Residential Development		
Analysis Description	Section H-H' - Existing Slope - Spencer Method - Pseudostatic		
Drawn By	MYM	Scale 1:691	Company GN Northern, Inc.
Date			File Name H-H_seismic.slim

SLIDEINTERPRET 7.014



Material Name	Color	Unit Weight (lbs/ft3)	Strength Type	Cohesion (psf)	Phi (deg)
Compacted Onsite Fill		125	Mohr-Coulomb	40	31

Northern, Inc.
Consulting Engineers Environmental Scientists Geologists
Construction Materials Testing Geophysical Services

SLIDEINTERPRET 7.014

Project	Proposed 'Hillside Estates' Residential Development
Analysis Description	Proposed 2H:1V Engineered Fill Slope - Spencer Method - Static
Drawn By	MYM
Scale	1:169
Company	GN Northern, Inc.
Date	
File Name	proposedFill_2to1.slim

Appendix V

Site & Exploration Photographs

View of site conditions looking northwest

View of site conditions looking northeast

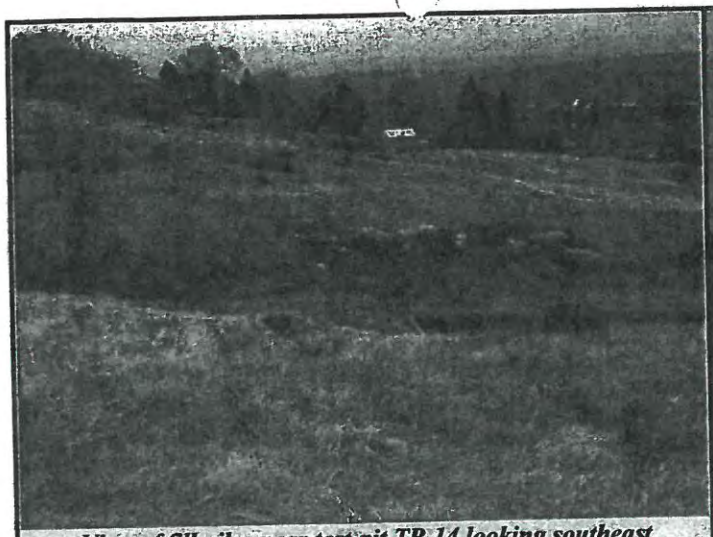
View of site conditions looking south

View of site conditions looking southeast

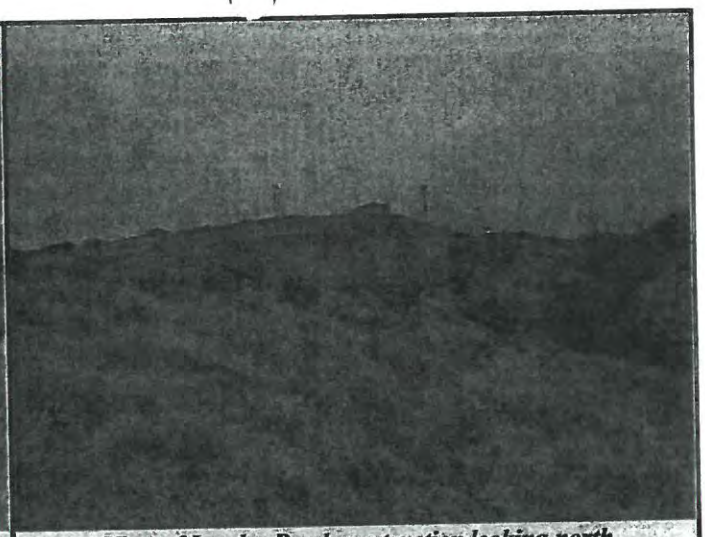
View of site conditions looking northeast near Lander Road

View of site conditions looking east along Lander Road

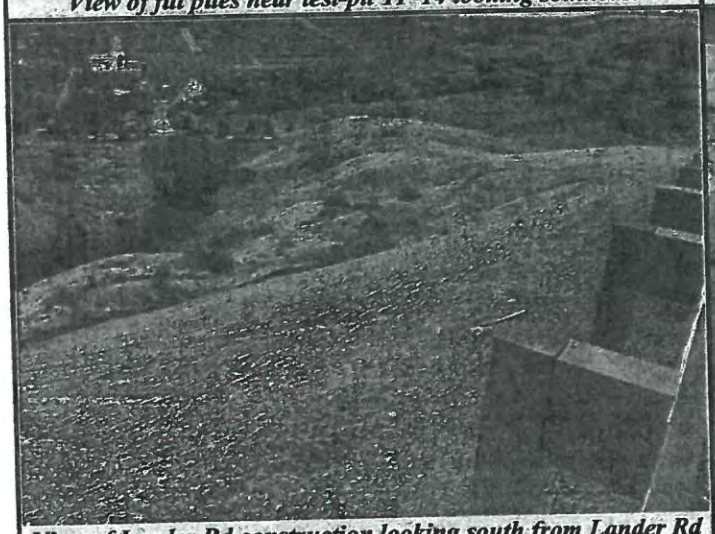
Northern, Inc.	**Site & Exploration Photographs** Hillside Estates Near Lander Road, Selah, Washington			
Job Number: 217-894	Date 12/20/2017	Mounted By: MBB	Reviewed By: KAH	Plate 1



View of fill piles near test-pit TP-14 looking southeast



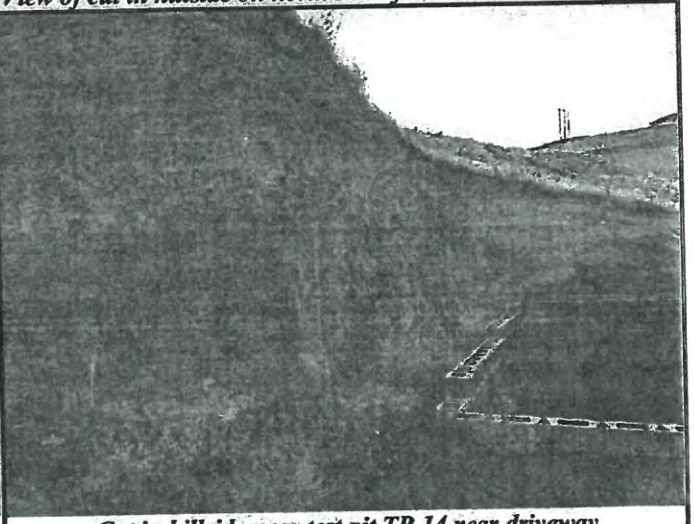
View of Lander Road construction looking north



View of Lander Rd construction looking south from Lander Rd

View of cut in hillside on north side of site near Goodlander Rd.

View of ravine near test-pit TP-6 looking south to Lander Road



Cut in hillside near test-pit TP-14 near driveway

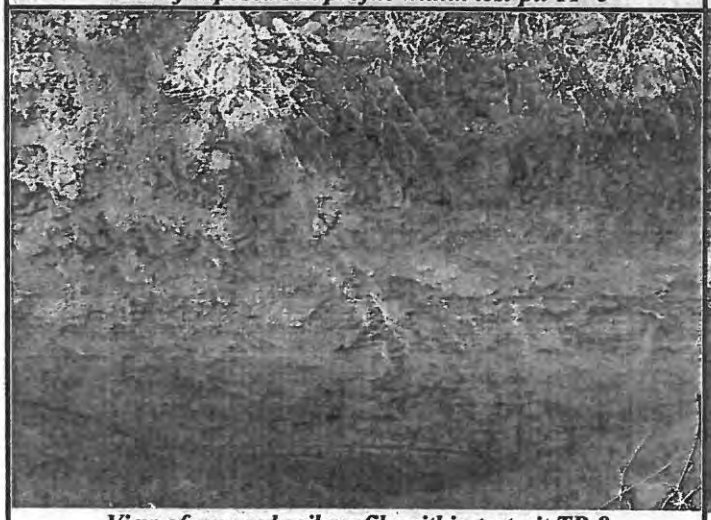
Northern, Inc.	**Site & Exploration Photographs** Hillside Estates Near Lander Road, Selah, Washington			
Job Number: 217-894	Date 12/20/2017	Mounted By: MBB	Reviewed By: KAH	Plate 2

View of exposed soil profile within test-pit TP-4

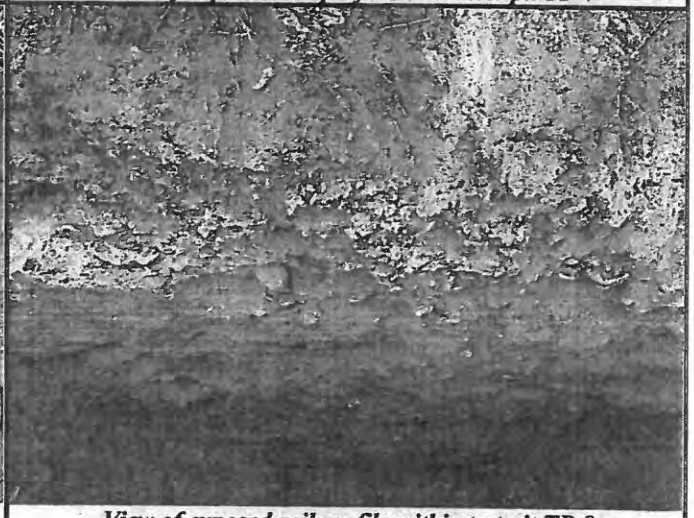
View of exposed soil profile within test-pit TP-5

View of exposed soil profile within test-pit TP-6

View of exposed soil profile within test-pit TP-7



View of exposed soil profile within test-pit TP-8



View of exposed soil profile within test-pit TP-9

Northern, Inc.	**Site & Exploration Photographs** Hillside Estates Near Lander Road, Selah, Washington			
Job Number: 217-894	Date 12/20/2017	Mounted By: MBB	Reviewed By: KAH	Plate 3

View of exposed soil profile within test-pit TP-10

View of exposed soil profile within test-pit TP-11

View of exposed soil profile within test-pit TP-12

View of exposed soil profile within test-pit TP-13

View of exposed soil profile within test-pit TP-14

View of exposed soil profile within test-pit TP-15

Northern, Inc.	**Site & Exploration Photographs** Hillside Estates Near Lander Road, Selah, Washington			
Job Number: 217-894	Date 12/20/2017	Mounted By: MBB	Reviewed By: KAH	Plate 4

Northern, Inc.

Appendix VI
NRCS Soil Survey

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

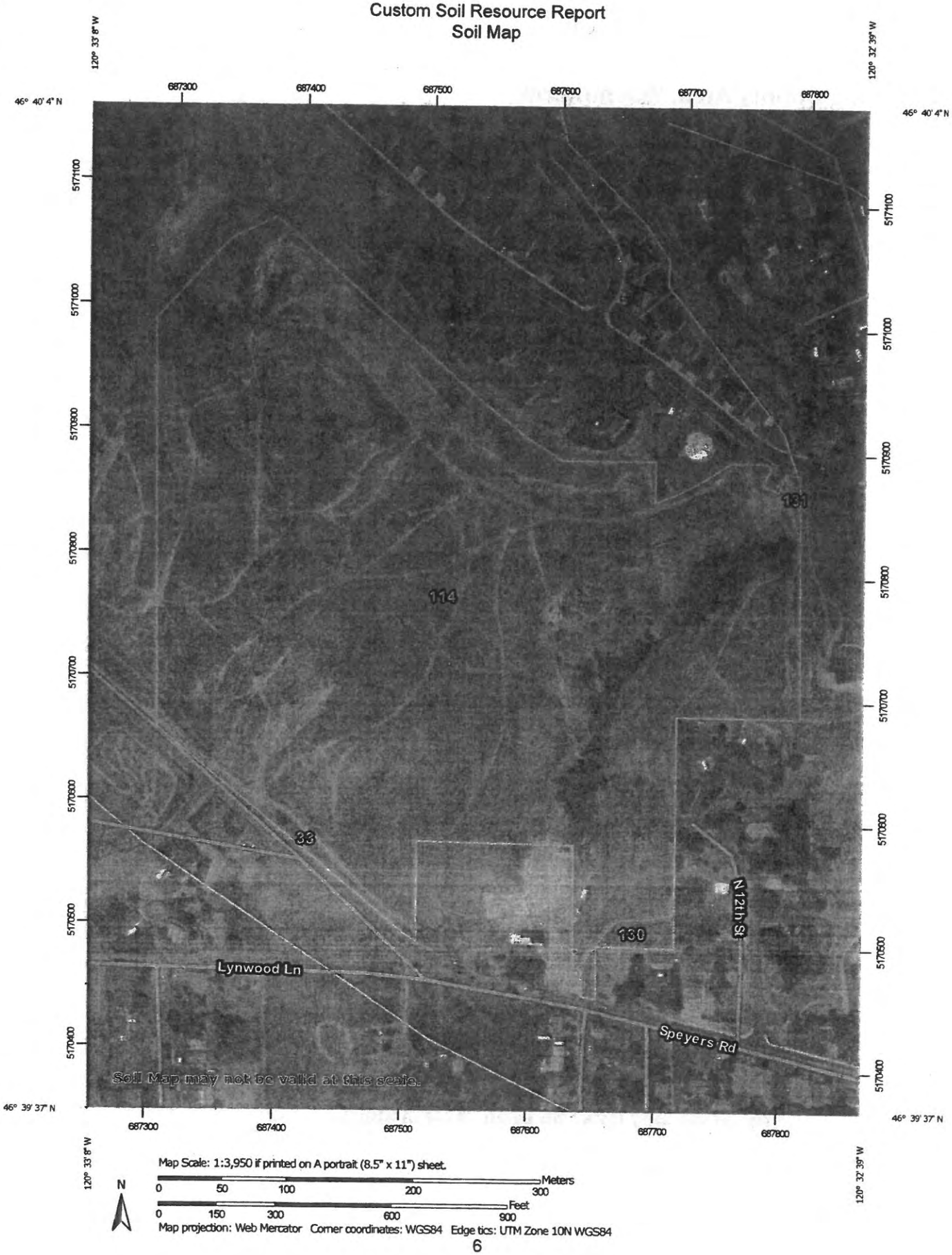
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Yakima County Area, Washington

Hillside Estates

November 16, 2017

Custom Soil Resource Report
Soil Map



Map Scale: 1:3,950 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

Yakima County Area, Washington

33—Esquatzel silt loam, 2 to 5 percent slopes

Map Unit Setting

National map unit symbol: 29st
Elevation: 300 to 2,900 feet
Mean annual precipitation: 6 to 12 inches
Mean annual air temperature: 48 to 54 degrees F
Frost-free period: 130 to 200 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Esquatzel and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Esquatzel

Setting

Landform: Flood plains
Parent material: Alluvium

Typical profile

H1 - 0 to 17 inches: silt loam
H2 - 17 to 60 inches: silt loam
H3 - 60 to 64 inches: stratified fine sandy loam to silt loam

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 5 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Very high (about 12.6 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Hydric soil rating: No

114—Roza clay loam, 30 to 60 percent slopes

Map Unit Setting

National map unit symbol: 29ph

Elevation: 1,100 to 4,600 feet
Mean annual precipitation: 8 to 12 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 110 to 165 days
Farmland classification: Not prime farmland

Map Unit Composition

Roza and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Roza

Setting

Parent material: Alluvium and/or residuum derived from fine textured sediments

Typical profile

H1 - 0 to 2 inches: clay loam
H2 - 2 to 19 inches: silty clay
H3 - 19 to 60 inches: clay loam

Properties and qualities

Slope: 30 to 60 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 20 percent
Available water storage in profile: High (about 9.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: C
Ecological site: CALCAREOUS LOAM 10-16" pz (R008XY701WA)
Hydric soil rating: No

130—Selah silt loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 29q2
Elevation: 1,100 to 2,900 feet
Mean annual precipitation: 8 to 15 inches
Mean annual air temperature: 48 to 55 degrees F
Frost-free period: 130 to 180 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Selah and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Selah

Setting

Landform: Terraces
Parent material: Loess and old alluvium

Typical profile

H1 - 0 to 7 inches: silt loam
H2 - 7 to 29 inches: silt loam
H3 - 29 to 34 inches: clay loam
H4 - 34 to 38 inches: cemented material

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 20 to 40 inches to duripan
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 15 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: LOAMY 10-16 PZ (R008XY102WA)
Hydric soil rating: No

131—Selah silt loam, 15 to 30 percent slopes

Map Unit Setting

National map unit symbol: 29q3
Elevation: 1,100 to 2,900 feet
Mean annual precipitation: 8 to 15 inches
Mean annual air temperature: 48 to 55 degrees F
Frost-free period: 130 to 180 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Selah and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Selah

Setting

Landform: Terraces
Parent material: Loess and old alluvium

Typical profile

H1 - 0 to 7 inches: silt loam
H2 - 7 to 29 inches: silt loam
H3 - 29 to 34 inches: clay loam
H4 - 34 to 38 inches: cemented material

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: 20 to 40 inches to duripan
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 15 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: LOAMY 10-16 PZ (R008XY102WA)
Hydric soil rating: No

City of Selah, Washington TRANSPORTATION CAPACITY ANALYSIS

The Washington State Growth Management Act (RCW 36.70A.070) requires all new development to be consistent with the existing or planned street system capacities. The City of Selaha adopted Selah Municipal Code Section 10.08.190 to implement this local requirement. The information you provide with this application will be used to estimate the impact of your development upon the PM Peak Hour traffic on the City of Yakima arterial streets.

APPLICATION INFORMATION

Received
JAN 30 2020
By
City of Selah
Planning Dept.

Applicant Name: NCW Development, LLC
Contact Person: Stephanie Flowers
Mailing Address: PO Box 119
Wenatchee, WA 98807
Project Address: TBD
Parcel Number: 181435-22001, 181435-22002, 181435-21015

RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Number of Units 51 42 SF	Describe	Describe
Housing Type: Single Family (single family, Apartment, condo, MHP)	Gross Floor Area:	Gross Floor Area:
Special Population: (Assisted Living, Nursing Home, etc)	Parking Spaces: (Required/Provided)	Parking Spaces: (Required/Provided)
Other: (Day Care, Church, etc)	Number of Employees	Number of Employees

Project Description: Residential Subdivision with 51 lots.

*****PLEASE ATTACH A SITE PLAN*****

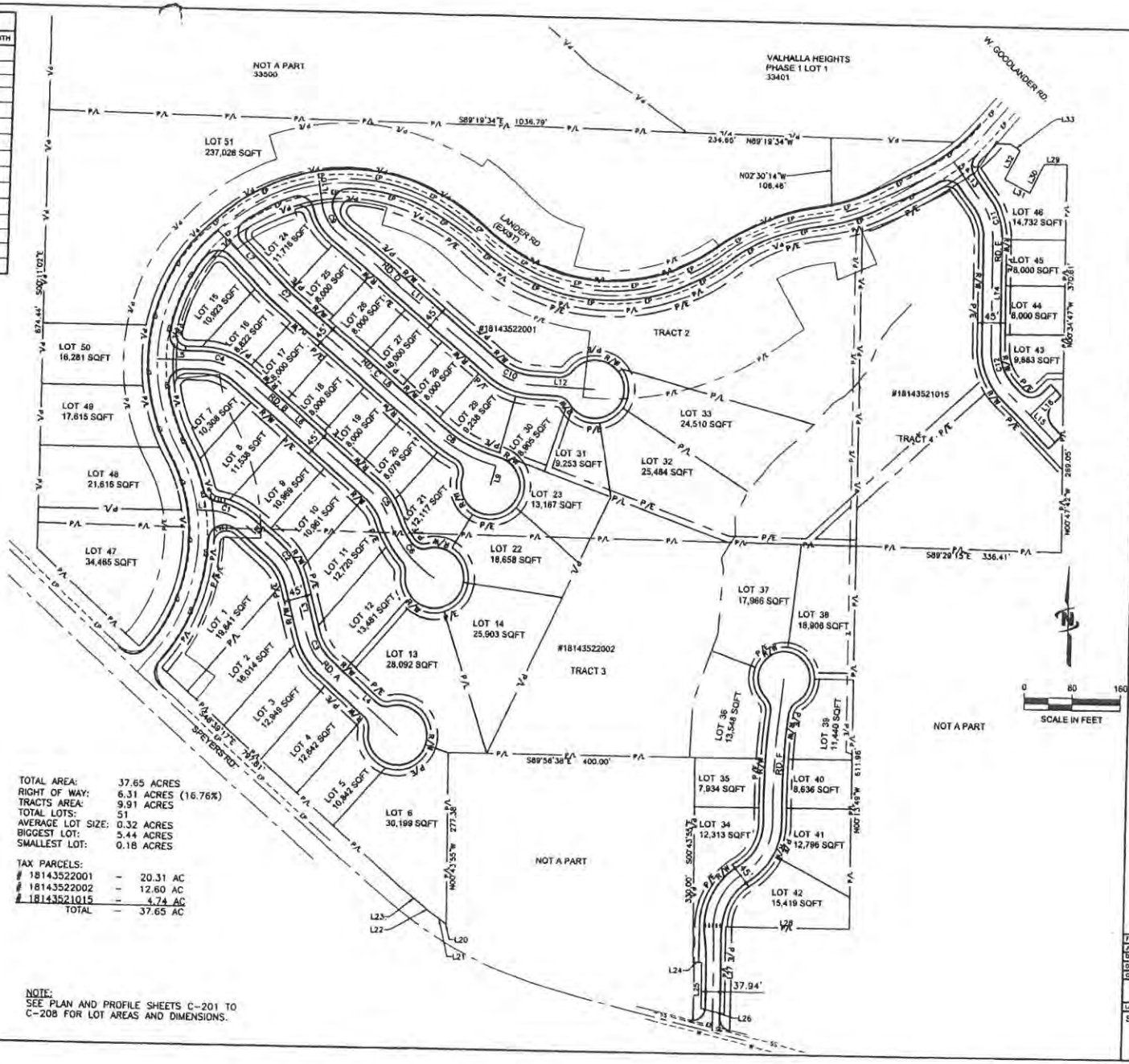
Submit this form and any required attachments to the City of Selah Public Works Department at 222 S. Rushmore Road. You will receive a Notice of Decision explaining the Findings of this analysis. Please review the Decision when it is sent to you, as there is a limited time period for Request for Reconsideration or Appeal.

Questions? Contact the City of Selah Planning Department at 222 S. Rushmore Road, Selah, WA 98942 Phone: 509-698-7365

EXHIBIT
5b

CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	68.58'	100.00'	35.70'	39°17'36"	S69°11'54"E	67.24'
C2	59.48'	100.00'	30.65'	34°04'39"	S32°30'46"E	58.60'
C3	57.91'	100.00'	29.79'	33°10'50"	S32°03'52"E	57.11'
C4	70.50'	100.00'	36.78'	40°23'31"	S69°44'51"E	69.05'
C5	52.80'	100.00'	27.03'	30°15'08"	S34°25'33"E	52.19'
C6	122.04'	172.50'	63.70'	40°32'04"	S39°34'01"E	119.51'
C7	23.72'	240.00'	11.87'	5°39'44"	S46°43'14"E	23.71'
C8	109.53'	240.00'	55.74'	26°08'56"	S62°37'35"E	108.59'
C9	70.84'	100.00'	36.98'	40°35'13"	S29°13'30"E	69.37'
C10	65.81'	100.00'	34.14'	37°42'16"	S66°24'14"E	64.63'
C11	62.60'	100.00'	32.37'	35°52'07"	S18°30'51"E	61.59'
C12	78.35'	100.00'	41.31'	44°53'33"	S23°01'33"E	76.38'
C13	100.49'	100.00'	54.95'	57°34'45"	N28°47'23"E	96.32'
C14	100.90'	100.00'	55.21'	57°48'34"	N28°40'28"E	96.67'
C15	114.06'	1000.00'	57.10'	6°32'10"	N3°02'18"E	114.01'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S88°50'41"E	18.00'
L2	S49°33'06"E	62.54'
L3	S15°28'27"E	63.74'
L4	S48°39'17"E	160.23'
L5	S89°56'37"E	72.07'
L6	S49°33'06"E	282.60'
L7	S43°53'22"E	131.98'
L8	S49°33'06"E	334.79'
L9	S14°17'56"W	32.50'
L10	S8°57'53"E	25.00'
L11	S49°33'06"E	334.79'
L12	S87°15'22"E	103.56'
L13	S36°26'54"E	79.72'
L14	S0°34'47"E	190.36'
L15	S45°28'20"E	111.67'
L16	S44°31'40"W	80.00'
L17	N0°00'00"E	165.98'
L18	N0°13'49"W	46.91'
L19	N6°18'21"E	71.64'
L20	S60°10'13"E	3.36'
L21	S55°49'09"E	30.37'
L22	S51°12'33"E	11.03'
L23	S50°58'59"E	51.52'
L24	S69°21'11"E	13.63'
L25	S0°00'00"W	73.61'
L26	S76°40'52"E	38.99'
L27	N0°00'00"E	140.00'
L28	S90°00'00"E	201.80'
L29	S89°14'37"W	37.66'
L30	S26°29'59"W	51.00'
L31	N63°30'01"W	45.93'
L32	N26°30'01"E	51.56'
L33	N57°10'36"W	18.11'



TOTAL AREA: 37.65 ACRES
RIGHT OF WAY: 6.31 ACRES (16.76%)
TRACTS AREA: 9.91 ACRES
TOTAL LOTS: 51
AVERAGE LOT SIZE: 0.32 ACRES
BIGGEST LOT: 5.44 ACRES
SMALLEST LOT: 0.18 ACRES

TAX PARCELS:
18143522001 – 20.31 AC
18143522002 – 12.60 AC
18143521015 – 4.74 AC
TOTAL – 37.65 AC

NOTE:
SEE PLAN AND PROFILE SHEETS C-201 TO C-208 FOR LOT AREAS AND DIMENSIONS.

J-U-B ENGINEERS, INC.
2810 W. Clearwater Ave.
Suite 201
Kennewick, WA 99336

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

J-U-B SHALL RETAIN ALL PROPERTY RIGHTS, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REPRODUCED, PUBLISHED OR DISTRIBUTED FOR ANY PURPOSE WITHOUT WRITTEN CONSENT BY J-U-B. THESE DRAWINGS ARE FURNISHED WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

REVISIONS

HILLSIDE ESTATES
SELAH, WA

OVERALL SITE PLAN

FILE: 30-19-065_C-100
J-U-B PROJ. #: 30-19-065
DRAWN BY: JDC
DESIGN BY: DSM
CHECKED BY: DSM
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 1/23/2020

SHEET NUMBER:
C-100

Northern, Inc.

Appendix VII

Washington DOE Water Well Logs

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report.

File Original with Department of Ecology
Second Copy - Owner's Copy
Third Copy - Driller's Copy

WATER WELL REPORT

STATE OF WASHINGTON

Notice of Intent W108832
UNIQUE WELL I.D. # AET-942
Water Right Permit No.

(1) OWNER: Name Rand Barker Address 710 St. Rt. 821 #138, Yakima

(2) LOCATION OF WELL: County Yakima NW 1/4 SW 1/4 Sec 26 T 14 N.R. 18 WM

(2a) STREET ADDRESS OF WELL: (or nearest address) 1130 McGonagle Rd.

TAX PARCEL NO.:

M

(3) PROPOSED USE: [X] Domestic [ ] Industrial [ ] Municipal [ ] Irrigation [ ] Test Well [ ] Other [ ] DeWater

(4) TYPE OF WORK: Owner's number of well (if more than one)
[X] New Well [ ] Deepened [ ] Reconditioned [ ] Decommission
Method: [ ] Dug [ ] Bored [ ] Cable [ ] Driven [X] Rotary [ ] Jetted

(5) DIMENSIONS: Diameter of well 6 inches
Drilled 545 feet. Depth of completed well 545 ft.

(6) CONSTRUCTION DETAILS
Casing Installed:
[X] Welded 6 " Diam. from +1 ft. to 533 ft.
[ ] Liner installed " Diam. from ft. to ft.
[ ] Threaded " Diam. from ft. to ft.

Perforations: [ ] Yes [X] No
Type of perforator used
SIZE of perforations in. by in.
perforations from ft. to ft.

Screens: [ ] Yes [X] No [ ] K-Pac Location
Manufacturer's Name
Type Model No.
Diam. Slot Size from ft. to ft.
Diam. Slot Size from ft. to ft.

Gravel/Filter packed: [ ] Yes [X] No [ ] Size of gravel/sand
Material placed from ft. to ft.

Surface seal: [X] Yes [ ] No To what depth? 23 ft.
Material used in seal Bentonite
Did any strata contain unusable water? [ ] Yes [X] No
Type of water? Depth of strata
Method of sealing strata off

(7) PUMP: Manufacturer's Name
Type: H.P.

(8) WATER LEVELS: Land-surface elevation above mean sea level 1620 ft.
Static level 290 ft. below top of well Date 6-9-99
Artesian pressure lbs. per square inch Date
Artesian water is controlled by (Cap, valve, etc.)

(9) WELL TESTS: Drawdown is amount water level is lowered below static level
Was a pump test made? [ ] Yes [X] No If yes, by whom?
Yield: gal./min. with ft. drawdown after hrs.
Yield: gal./min. with ft. drawdown after hrs.
Yield: gal./min. with ft. drawdown after hrs.
Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level

Date of test
Bailer test gal./min. with ft. drawdown after hrs.
Airtest 60 gal./min. with ft. drawdown after 1 hrs.
Artesian flow g.p.m. Date 6-9-99
Temperature of water 65 Was a chemical analysis made? [ ] Yes [X] No

(10) WELL LOG or DECOMMISSIONING PROCEDURE DESCRIPTION
Formation: Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information. Indicate all water encountered.

MATERIAL	FROM	TO
Br. Sandstone	0	68
Br. Sandstone & Br. Clay	68	320
Br. Sandstone & Water	320	330
Br. Sandstone & Br. Clay	330	360
Br. Sandstone & Hd.	360	380
Br. Clay & Soft Br. Clay & Water		
Br. Clay	380	455
Gray Clay & Gray Sand & Br. Clay	455	523
Gray Clay & Gray Sand & Gray Sandstone & Hd. Green Clay & Water	523	533
Gray Sandstone & Hd. Br. Clay & Water	533	545

DEPT. OF ECOLOGY CENTRAL REGION OFFICE JUL 15 1999 Received

Work Started 6-2-, 99. Completed 6-9-, 99

WELL CONSTRUCTION CERTIFICATION:

I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

Type or Print Name Jerry Rank License No. 1435
(Licensed Driller/Engineer)

Trainee Name License No.

Drilling Company Oasis Drilling
(Signed) Jerry L. Rank License No. 1435
(Licensed Driller/Engineer)

Address 2017 S. 16th Ave., Union Gap

Contractor's Registration No. OASISD*072J9 Date 6-11-, 99

(USE ADDITIONAL SHEETS IF NECESSARY)

Ecology is an Equal Opportunity and Affirmative Action employer. For special accommodation needs, contact the Water Resources Program at (360) 407-6600. The TDD number is (360) 407-6008.

ECY 050-1-20 (11/98)

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report.

Please print, sign and return to the Department of Ecology

Water Well Report

Original – Ecology, 1st copy – owner, 2nd copy – driller

ECOLOGY

Construction/Decommission

☒ Construction 253512

☐ Decommission *ORIGINAL INSTALLATION Notice of Intent Number* _____

Current Notice of Intent No. W 255566

Unique Ecology Well ID Tag No. APG 360 D

Water Right Permit No. _____

Property Owner Name Brad + Terra Ruddick

Well Street Address 1590 Speyers

City Selah County Yakima

Location NW 1/4-1/4 NW 1/4 Sec 35 Twn 14 R 18 EWM or WWM (circle one)

Lat/Long (s, t, r still REQUIRED) Lat Deg _____ Lat Min/Sec _____ Long Deg _____ Long Min/Sec _____

Tax Parcel No. 181435-22004

PROPOSED USE: ☒ Domestic ☐ Irrigation ☐ Industrial ☐ Test Well ☐ Municipal ☐ Other _____ ☐ DeWater

TYPE OF WORK: Owner's number of well (if more than one) _____

☒ New well ☐ Reconditioned ☐ Deepened

Method: ☐ Dug ☐ Bored ☐ Driven ☐ Cable ☒ Rotary ☐ Jetted

DIMENSIONS: Diameter of well 6 inches, drilled 183 ft.

Depth of completed well 183 ft.

CONSTRUCTION DETAILS

Casing Installed: ☒ Welded 6" Diam. from +1 ft. to 158 ft.

☐ Liner installed _____" Diam. from _____ ft. to _____ ft.

☐ Threaded _____" Diam. from _____ ft. to _____ ft.

Perforations: ☐ Yes ☒ No

Type of perforator used _____

SIZE of perfs _____ in. by _____ in. and no. of perfs _____ from _____ ft. to _____ ft.

Screens: ☐ Yes ☒ No ☐ K-Pac Location _____

Manufacturer's Name _____

Type _____ Model No. _____

Diam. _____ Slot size _____ from _____ ft. to _____ ft.

Diam. _____ Slot size _____ from _____ ft. to _____ ft.

Gravel/Filter packed: ☐ Yes ☒ No ☐ Size of gravel/sand _____

Materials placed from _____ ft. to _____ ft.

Surface Seal: ☒ Yes ☐ No To what depth? 18 ft.

Material used in seal Bentonit

Did any strata contain unusable water? ☐ Yes ☐ No

Type of water? _____ Depth of strata _____

Method of sealing strata off _____

PUMP: Manufacturer's Name _____

Type: _____ H.P. _____

WATER LEVELS: Land-surface elevation above mean sea level _____ ft.

Static level 105 ft. below top of well Date 9-7-06

Artesian pressure _____ lbs. per square inch Date _____

Artesian water is controlled by _____ (cap, valve, etc.)

WELL TESTS: Drawdown is amount water level is lowered below static level

Was a pump test made? ☐ Yes ☐ No If yes, by whom? _____

Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs.

Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs.

Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs.

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level

Date of test _____

Bailer test _____ gal./min. with _____ ft. drawdown after _____ hrs.

Airtest 60 gal./min. with stem set at 180 ft. for 1 hrs.

Artesian flow _____ g.p.m. Date _____

Temperature of water _____ Was a chemical analysis made? ☐ Yes ☐ No

CONSTRUCTION OR DECOMMISSION PROCEDURE

Formation: Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information indicate all water encountered. (USE ADDITIONAL SHEETS IF NECESSARY.)

MATERIAL	FROM	TO
Cemented Gravel	0	7
Clay + Sandstone Layers	7	110
Sandstone	110	135
Sand	135	145
Clay + Sandstone Layers	145	183

DEPT OF ECOLOGY Received SEP 18 2006 CENTRAL REGION OFFICE

Start Date 9-7-06 Completed Date 9-7-06

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

Driller/Engineer/Trainee Name (Print) Gary Lydin

Driller/Engineer/Trainee Signature Gary Lydin

Driller or trainee License No. 1023

Drilling Company Apple Valley Well Drilling

Address PO Box 55

City, State, Zip Selah Wa.

Contractor's Registration No. Applevwellxl Date 9-8-06

If TRAINEE:

Driller's Licensed No. _____

Driller's Signature _____

Ecology is an Equal Opportunity Employer.

ECY 050-1-20 (Rev 2/03)

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report.

WATER WELL REPORT

Original & 1st copy – Ecology, 2nd copy – owner, 3rd copy – driller

DEPARTMENT OF ECOLOGY State of Washington

Construction/Decommission *("x" in circle)*

☐ Construction 309972

X Decommission *ORIGINAL INSTALLATION*

Notice of Intent Number N/A

PROPOSED USE: ☐ Domestic ☐ Industrial ☐ Municipal ☐ DeWater ☐ Irrigation ☐ Test Well ☐ Other. _____

TYPE OF WORK: Owner's number of well (if more than one) _____

☐ New well ☐ Reconditioned *Method* ☐ Dug ☐ Bored ☐ Driven ☐ Deepened ☐ Cable ☐ Rotary ☐ Jetted

DIMENSIONS: Diameter of well _____ inches, drilled _____ ft. Depth of completed well _____ ft.

CONSTRUCTION DETAILS

Casing Installed: ☐ Welded _____" Diam. from _____ ft. to _____ ft.
☐ Liner installed _____" Diam. from _____ ft. to _____ ft.
☐ Threaded _____" Diam. From _____ ft. to _____ ft.

Perforations: ☐ Yes ☐ No

Type of perforator used _____

SIZE of perfs _____ in. by _____ in. and no. of perfs _____ from _____ ft. to _____ ft.

Screens: ☐ Yes ☐ No ☐ K-Pac Location _____

Manufacturer's Name _____

Type _____ Model No. _____

Diam. _____ Slot size _____ from _____ ft. to _____ ft.

Diam. _____ Slot size _____ from _____ ft. to _____ ft.

Gravel/Filter packed: ☐ Yes ☐ No Size of gravel/sand _____

Materials placed from _____ ft. to _____ ft.

Surface Seal: ☐ Yes ☐ No To what depth? _____ ft.

Material used in seal _____

Did any strata contain unusable water? ☐ Yes ☐ No

Type of water? _____ Depth of strata _____

Method of sealing strata off _____

PUMP: Manufacturer's Name _____

Type: _____ H.P. _____

WATER LEVELS: Land-surface elevation above mean sea level _____ ft.

Static level _____ ft. below top of well Date _____

Artesian pressure _____ lbs. per square inch Date _____

Artesian water is controlled by _____ (cap, valve, etc.)

WELL TESTS: Drawdown is amount water level is lowered below static level

Was a pump test made? ☐ Yes ☐ No If yes, by whom? _____

Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs.

Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs.

Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs.

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level

Date of test _____

Bailer test _____ gal./min. with _____ ft. drawdown after _____ hrs.

Airtest _____ gal./min. with stem set at _____ ft. for _____ hrs.

Artesian flow _____ g.p.m. Date _____

Temperature of water _____ Was a chemical analysis made? ☐ Yes ☐ No

CURRENT

Notice of Intent No. AE03643

Unique Ecology Well ID Tag No. N/A

Water Right Permit No. N/A

Property Owner Name Carol Ann Simmerman

Well Street Address 1105 Speyers Rd d

City Selah County Yakima

Location NW1/4-1/4 NW1/4 Sec 35 Twn 14N R18E EWM ☐ Or WWM ☐
(s, t, r Still REQUIRED)

Lat/Long Lat Deg ____ Lat Min/Sec ____
Long Deg ____ Long Min/Sec ____

Tax Parcel No. (Required) 18143524435

CONSTRUCTION OR DECOMMISSION PROCEDURE

Formation: Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information. (USE ADDITIONAL SHEETS IF NECESSARY.)

MATERIAL	FROM	TO
Decommission 6" steel cased, 135' deep well		
METHOD: Ecology Variance issued 16 July 2008 allowing use		
of coarse bentonite chips and no requirement to withdraw or		
perforate casing.		
44 - .50 pound bags of Bentonite used in decommissioning well.		
Each bag of coarse bentonite chips were slowly emptied and		
dropped into the casing. The first 25 bags were added without		
hydrating because the static water level measured at 73'. Each		
of the next 19 bags were emptied and 2 gallons of		
chlorinated city water added to hydrate the bentonite chips.		
Three minutes was allowed to elapse between bags.		
Well casing was cut 3" below ground with bentonite		
to greater than 1' depth over cut casing and backfilled.		

RECEIVED
AUG 05 2008
DEPARTMENT OF ECOLOGY - CENTRAL REGIONAL OFFICE

Start Date 7/25/08 Completed Date 7/25/08

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

☐ Driller ☒ Engineer ☐ Trainee Name (Print) NORMAN HEPNER

Driller/Engineer/Trainee Signature _____

Driller or trainee License No. PE #31063

IF TRAINEE: Driller's License No:

Driller's Signature:

Drilling Company PE #31063

Address 2763 Speyers Rd.

City, State, Zip Selah WA 98942

Contractor's Registration No. _____ Date 7/25/08

ECY 050-1-20 (Rev 06/08) *If you need this document in an alternate format, please call the Water Resources Program at 360-407-6600. Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.*

Northern, Inc.

Appendix VIII

USGS Design Maps Summary Report

USGS Design Maps Summary Report

User-Specified Input

Report Title Hillside Estates
Wed December 20, 2017 01:35:47 UTC

Building Code Reference Document 2012/2015 International Building Code
(which utilizes USGS hazard data available in 2008)

Site Coordinates 46.66324°N, 120.5512°W

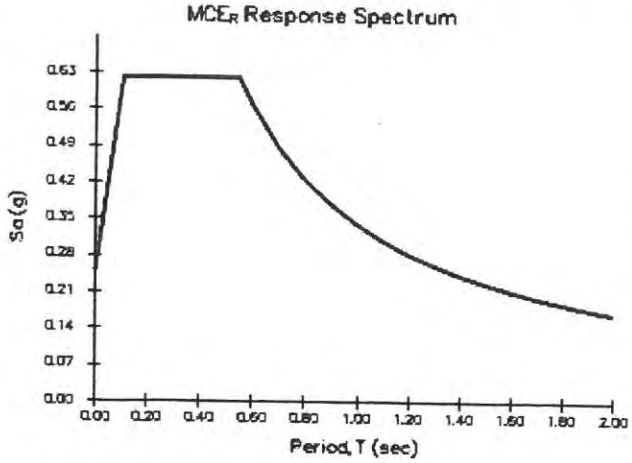
Site Soil Classification Site Class C – "Very Dense Soil and Soft Rock"

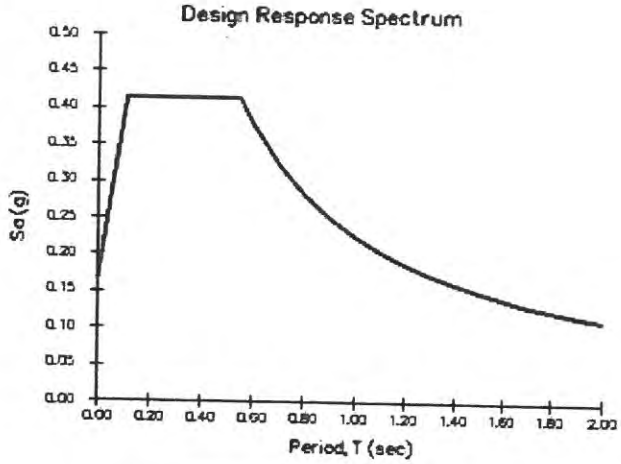
Risk Category I/II/III

USGS-Provided Output

S_S =	0.522 g	S_{MS} =	0.621 g	S_{DS} =	0.414 g
S_1 =	0.214 g	S_{M1} =	0.340 g	S_{D1} =	0.227 g

For information on how the SS and S1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the "2009 NEHRP" building code reference document.





Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.

Received

MAR 19 2020

By _____
City of Selah
Planning Dept.

Warren and Tammijo Peters
609 N 14th Street
Selah, WA 98942

March 18, 2020

Re: Vicinity of W. Goodlander, Lander and Speyers Roads

Mr. Jeff Peters,

We would like to voice some concerns we have regarding this project. We live on North 14th street at the bottom of both hills. Our house and the neighbor's house (607 N 14th) sit at the lowest part of the road. 611 N 14th St is also in the low portion of the road. Currently we all experience flooding in our driveways and garages if we have a large downpour of rain.

The proposed project will add another large piece of pavement that will direct even more water down our street and ending in our driveways and garages. We would like this potential flooding issue addressed by the builders of the development. The addition of catch basins in our driveways would be a possible help to dissipate extra water.

We appreciate your consideration in this matter.

Sincerely,

3-18-20

Warren and Tammijo Peters (609 N 14th St)

3/18/2020

Debbie Baughman (607 N 14th St)

3-18-20

Ralph and Amy Morfin (611 N 14th St)

3-18-2020

3-18-2020

EXHIBIT
1c

Peters, Jeff

From: MARY CLARK <maryeden@fairpoint.net>
Sent: Monday, March 23, 2020 3:45 PM
To: Peters, Jeff
Cc: maryeden
Subject: Opposition to Development for Hillside North of Speyers Road of Approximently 37 acres.

Hi Jeff,

I live directly across Speyers Road from this proposed development. I own 3 acres and a home in which I have lived for almost 50 years. I feed over 50 quail during the winters. Also, many other birds such as pheasants, doves, herons, red-tailed hawks, magpies, scrub jaws, blue jays and many species of small songbirds inhabit this area. There are many coyotes which we can hear almost every night. There are skunks and small rodents such as sage rats. I've even had raccoons on my patio. There are also bull snakes, garter snakes and lizards. Is an environmental study to be done to figure out what the impact of this development will have on the wildlife?

Also, the traffic on Speyers Road has already become a lot worse, along with the noise, since Zirkle Fruit runs multiple shifts at their warehouse west of us. Does the City of Selah or Yakima County plan to
widen Speyers Road which could encroach on my property?

The building of this development will create lots of dust as there is hardly a day that the wind doesn't come up from the west. In other words, development will create a health hazard and a noise nuisance. I am 80 years old and I believe I have a right to a somewhat quiet and dust-free environment to live in.

Sincerely,

Mary E. Clark
101 Lynwood Lane
Selah, WA 98942

HLA
Engineering and Land Surveying, Inc.

February 25, 2020

City of Selah
222 S. Rushmore Road
Selah, WA 98942

Attn: Joe Henne
Public Works Director

Re: Hillside Estates Preliminary Plat
Plan Review
HLA Project No. 20006G

Dear Joe:

Per your request, we have completed our review of the Plan Set for the Hillside Estates Preliminary Plat, received on February 4, 2020. Our review comments are below.

General Project Comments:

1. New sewer, storm manholes and water valve boxes shall generally be placed in the middle of a lane of travel, so the structure is not in a wheel path.

2. See attached redlined plan sheet with comments.

Plan Comments:

1. Sheet C-100, C-101 & C-206

   a. The 45' City right-of-way does not apply to Road F. Selah Standard Detail ST-3 (see attached) applies to this local access street including a 50' right-of-way width. The table in the bottom left corner of sheet C-100 will need to be revised to reflect the Road F changes.

   b. Provide drivable access to the manhole directly north of Lots 37 and 38 including applicable easement.

   c. Provide an easement between Road E and the manhole directly north of Lots 37 and 38 across Tract 4 for the new sewer main.

   d. Provide an easement between Lots 37 and 38 for the new sewer main.

2. Sheet C-101

   a. Two PRV stations will be needed within the plat. The exact location of the PRV stations will depend on final design grades.

   b. Road E is located within Selah water pressure Zone 4. A connection to the existing Zone 4 water main will need to be made downstream of the existing PRV station near the Zone 5 Booster Pump Station along West Goodlander Road. Consequently, there is no water main connection required across Tract 4.

EXHIBIT
2C

c. There is no water main connection required between Lots 12 and 13 as this is a transition area between pressure Zones 2 and 3.

d. There is no water main connection required between Lots 30 and 31 or between Lots 38 and 39.

3. Sheet C-201

   a. If the existing storm infiltration system on the south end of Lot 1 remains part of the overall storm drainage system, then there will need to be a drainage easement for the facility.

4. Sheet C-205 & C-206

   a. We recommend the Selah Fire Department review and approve road grades greater than 10%, and the use of a hammerhead turn-around.

5. Sheet C-207 & C-208

   a. Though Lander Road has a Federal Functional Classification of Major Collector, the City will allow the 30' pavement width as shown. Sidewalks will be allowed on one side of the new roadway except where building lots are shown on both sides of the roadway. Specific to this drawing set, sidewalks are also required west of the roadway in front of Lots 47-50.

6. Sheet C-501

   a. For all road sections provide 3" HMA over 3" Crushed Surfacing Top Course over 8" Crushed Surfacing Base Course per Selah Standard Detail ST-3.

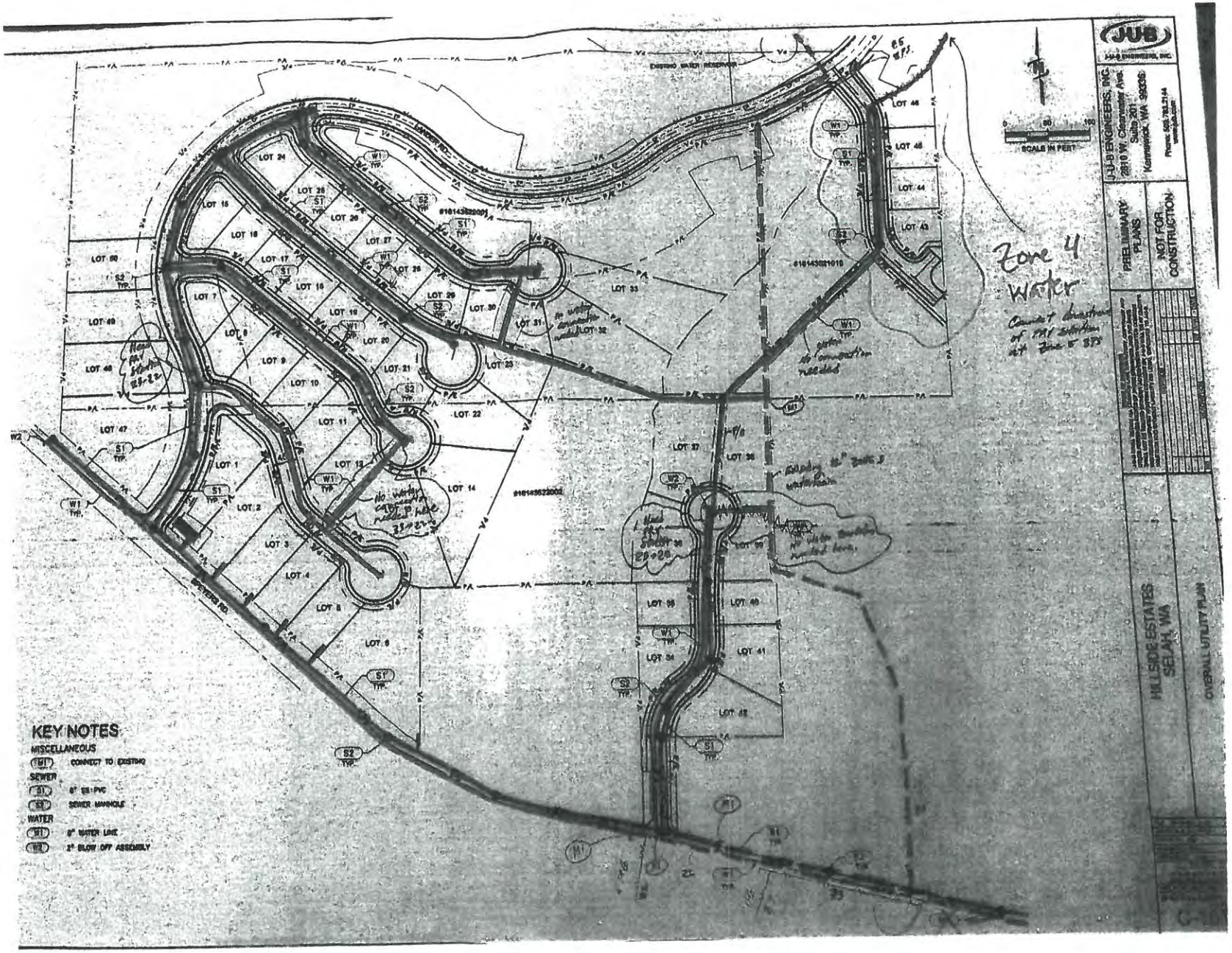
We look forward to reviewing the final plans for this project. Please advise if we may answer questions or provide additional information.

Very truly yours,

Terry D. Alapeteri, PE

TDA/cla

Enclosures


KEY NOTES
MISCELLANEOUS
W1 CONNECT TO EXISTING
SEWER
S1 8" SS PVC
S2 SEWER MANHOLE
WATER
W1 8" WATER LINE
W2 2" BLOW OFF ASSEMBLY
SCALE IN FEET
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EXISTING WATER RESERVOIR
SEVERS RD
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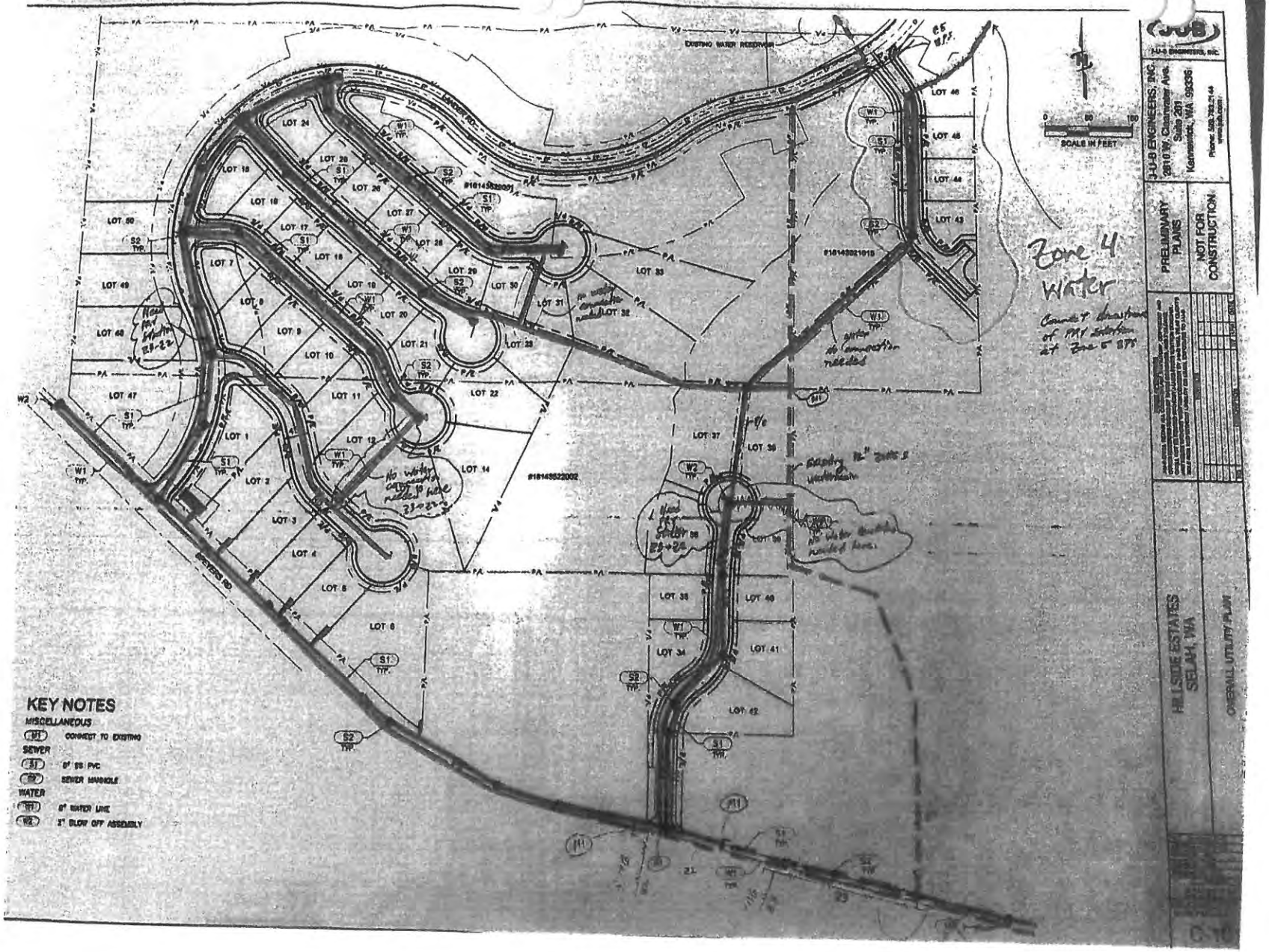
LOT 50
Zone 4 Water
JUB ENGINEERS, INC.
2810 W. Clearwater Ave. Suite 201
Kennewick, WA 99336
PRELIMINARY PLANS
NOT FOR CONSTRUCTION
HILLSIDE ESTATES
SELAH, WA
OVERALL UTILITY PLAN


KEY NOTES
MISCELLANEOUS
W1 CONNECT TO EXISTING
SEWER
S1 8" SS PVC
S2 SEWER MANHOLE
WATER
W1 8" WATER LINE
W2 2" BLOW OFF ASSEMBLY
EXISTING WATER RESERVOIR
SPIERS RD
SCALE IN FEET
Zone 4 Water
Connect location of PRV station at Zone 5 BPS
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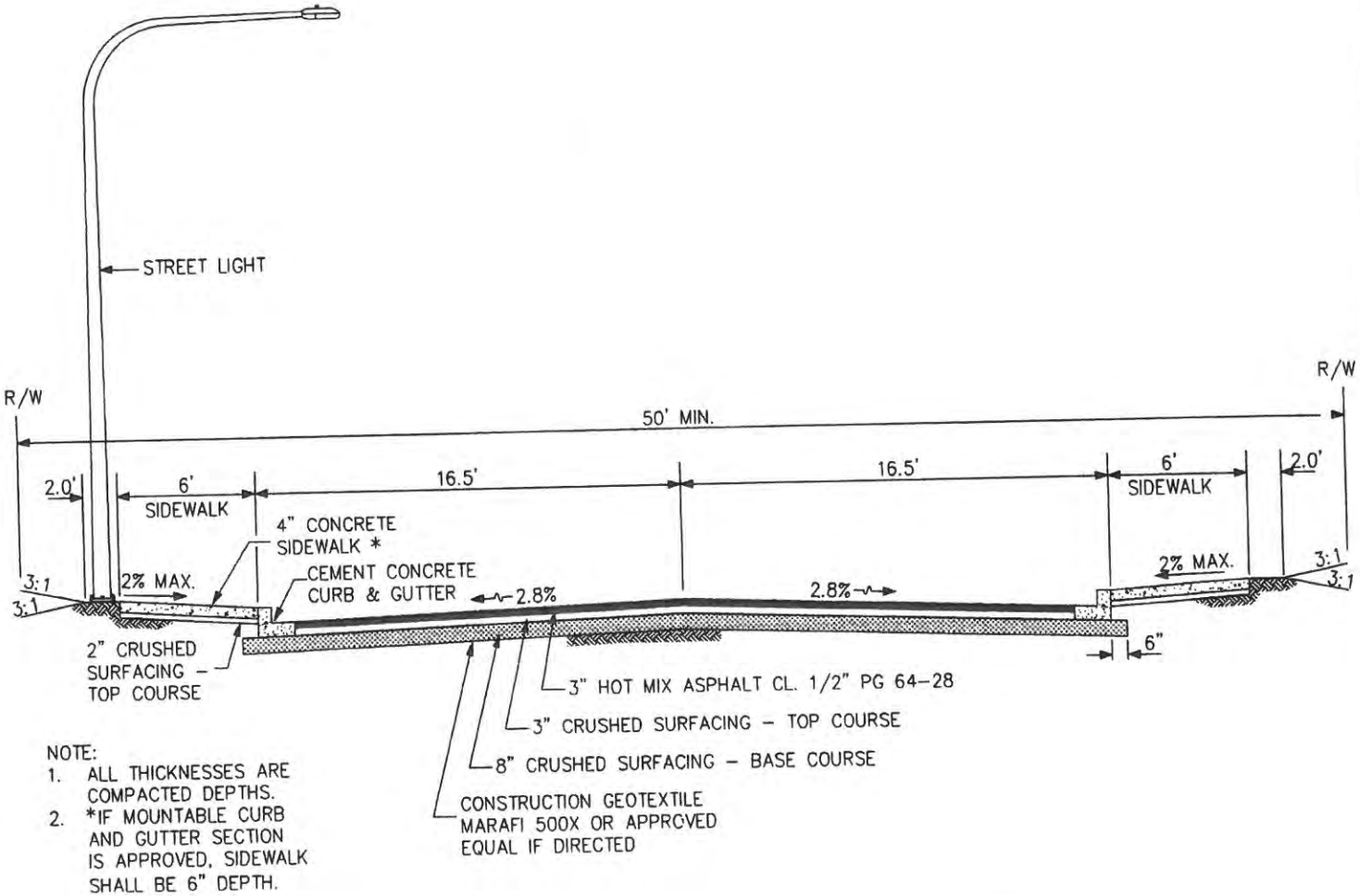
J-U-B ENGINEERS, INC.
2810 W. Clearwater Ave. Suite 201
Kennewick, WA 99336
Phone: 509.782.2154
PRELIMINARY PLANS
NOT FOR CONSTRUCTION
HILLSIDE ESTATES
SELAH, WA
OVERALL UTILITY PLAN

NOTES:

- ONLY THE LATEST DETAIL, AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, SHALL BE USED.



NOTE:

1. ALL THICKNESSES ARE COMPACTED DEPTHS.
2. *IF MOUNTABLE CURB AND GUTTER SECTION IS APPROVED, SIDEWALK SHALL BE 6" DEPTH.

ROADWAY SECTION – LOCAL ACCESS (RESIDENTIAL)

NOT TO SCALE

Revision	Date	Description	Appr
ORIG.	10/06		
REV.	01/12	WIDENED SIDEWALK TO 6'	

CITY OF SELAH–STANDARD DETAIL

ROADWAY SECTION – LOCAL ACCESS (RESIDENTIAL)

ST-3

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

Received
MAR 12 2020
By
City of Selah
Planning Dept.

March 3rd, 2020

City of Selah
ATTN: Jeff Peters, Community Development Supervisor
222 S Rushmore RD
Selah, WA 98942

RE: Hillside Estates SEPA Comments

The Hillside Estates development consists of 51 residential lots. With an expected increase of roughly 500 vehicle trips per day, Speyers road will be significantly impacted by this development. Currently, this section of roadway does not meet the Yakima County Roads standards for an urban minor arterial roadway. Therefore, mitigation for said impact will need to meet the transportation goals set forth within Yakima County's Horizon 2040 Comprehensive plan. Per the Horizon 2040 plan Speyers Road should meet the level of service standards and development standards utilized within the Selah city limits for an urban minor arterial roadway with considerations for safety, mobility, economic development and alternative modes of transportation. It is of important note that this section of roadway is located within one mile of six schools and there are no pedestrian facilities in place outside of the city limits. The portion of Speyers road within the city limits has been identified as a walking route for these schools.

If you need any further assistance, please contact me at (509) 574-2300.

Sincerely,

Matt Pietrusiewicz, P.E.
Yakima County Engineer

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 day 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.

EXHIBIT
3C

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

March 9, 2020

Jeff Peters
Community Development
City of Selah
222 S. Rushmore Road
Selah, WA 98942

Re: SEPA-2020-001

Dear Jeff Peters:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the subdivision of 37.65 acres into 42 lots, proposed by NCW Development, LLC. We have reviewed the documents and have the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site
If the 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.

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, 509-574-3991, with questions about this permit.

Sincerely,

Gwen Clear

Gwen Clear
Environmental Review Coordinator
Central Regional Office
509-575-2012
crosepa@ecy.wa.gov

202001320

EXHIBIT
4c

Peters, Jeff

From: Lange, James
Sent: Monday, March 23, 2020 2:49 PM
To: Peters, Jeff
Subject: RE: Hillside Estates

I see no issues with the proposed road names

I would suggest that the PD road running to the north off of Speyers be named 'Hawthorne' as suggested and not 14th, as this is not a city street.
Jim Lange

From: Peters, Jeff
Sent: Monday, March 23, 2020 2:22 PM
To: Lange, James <james.lange@selahwa.gov>
Subject: FW: Hillside Estates

Jeff Peters
Community Development Supervisor
CITY of SELAH
222 S. Rushmore Rd.
Selah, WA 98942
509-698-7366 Office
jeff.peters@selahwa.gov

From: Stephanie Flowers <StephanieF@sellandconstruction.com>
Sent: Monday, March 23, 2020 9:14 AM
To: Peters, Jeff <jeff.peters@selahwa.gov>
Subject: Hillside Estates

Hi Jeff –
See how these road names look. Please let me know if you have questions.

THANKS,

STEPHANIE FLOWERS, P.E.
SELLAND CONSTRUCTION, INC.
CELL: 509-881-7325

SELLAND
CONSTRUCTION

EXHIBIT
5C

Hillside Estates proposed addressing

Lot #	proposed address
1	1414 Huntington
2	1412 Huntington
3	1410 Huntington
4	1408 Huntington
5	1406 Huntington
6	1404 Huntington
7	1418 Hillside
8	1416 Hillside
9	1414 Hillside
10	1412 Hillside
11	1410 Hillside
12	1408 Hillside
13	1406 Hillside
14	1404 Hillside
15	1420 Horizon
16	1418 Horizon
17	1416 Horizon
18	1414 Horizon
19	1412 Horizon
20	1410 Horizon
21	1408 Horizon
22	1406 Horizon
23	1404 Horizon
24	1418 High Canyon
25	1416 high Canyon
26	1414 High Canyon
27	1412 High Canyon
28	1410 High Canyon
29	1408 High Canyon
30	1406 High Canyon
31	1404 High Canyon
32	1402 High Canyon
33	1400 High Canyon
34	710 Lander
35	712 Lander
36	714 Lander
37	716 Lander
38	718 Lander
39	803 Hilltop
40	805 Hilltop
41	807 Hilltop
42	809 Hilltop

EXHIBIT
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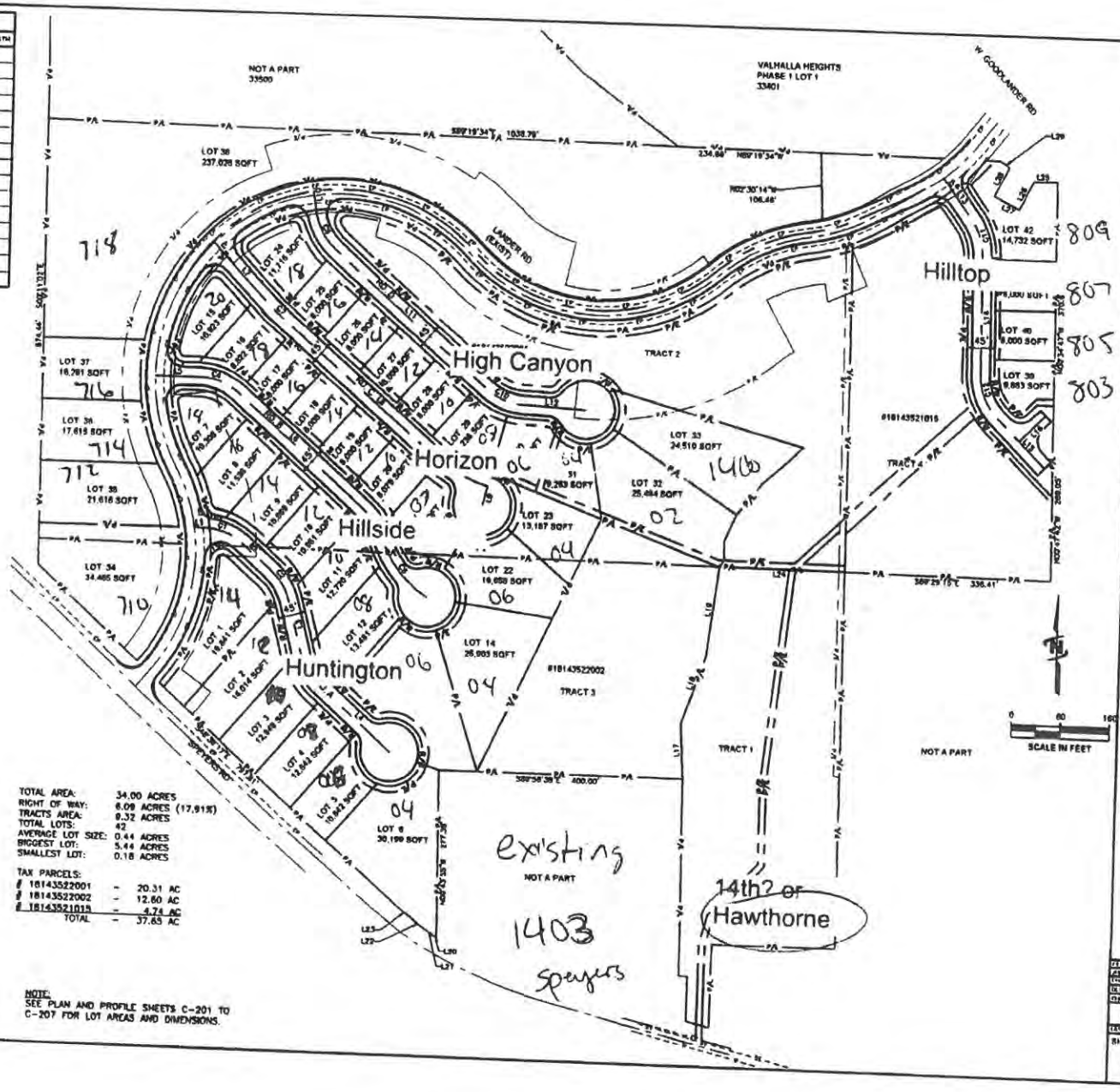
6C

CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	68.58'	100.00'	35.70'	39°17'38"	S69°11'34"E	67.24'
C2	58.48'	100.00'	30.85'	34°04'39"	S32°30'46"E	58.60'
C3	37.91'	100.00'	19.78'	21°10'30"	S32°03'32"E	37.11'
C4	70.50'	100.00'	36.78'	40°23'31"	S69°44'31"E	69.05'
C5	52.80'	100.00'	27.03'	30°15'06"	S34°25'33"E	52.19'
C6	122.04'	172.50'	63.70'	40°32'04"	S39°34'01"E	119.51'
C7	23.72'	240.00'	11.87'	5°39'44"	S48°43'14"E	23.71'
C8	109.53'	240.00'	56.74'	26°00'56"	S62°37'35"E	108.59'
C9	70.64'	100.00'	36.88'	40°35'13"	S29°15'30"E	69.37'
C10	65.81'	100.00'	34.14'	37°42'16"	S68°24'14"E	64.63'
C11	52.60'	100.00'	27.27'	30°32'07"	S18°30'51"E	51.99'
C12	78.35'	100.00'	41.31'	44°53'33"	S23°01'33"E	76.36'
C13	109.46'	100.00'	54.85'	57°34'45"	N28°47'23"E	105.02'
C14	100.90'	100.00'	55.21'	57°48'34"	N28°46'28"E	96.67'
C15	114.06'	1000.00'	57.10'	6°32'16"	N3°02'18"E	114.01'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S88°50'41"E	18.00'
L2	S49°33'06"E	62.94'
L3	S15°26'27"E	83.74'
L4	S48°39'17"E	100.23'
L5	S89°54'37"E	72.07'
L6	S49°33'06"E	282.60'
L7	S43°53'22"E	134.41'
L8	S49°33'06"E	334.79'
L9	S14°17'38"W	32.30'
L10	S8°57'53"E	31.31'
L11	S49°33'06"E	334.79'
L12	S87°15'22"E	103.58'
L13	S38°26'54"E	79.72'
L14	S0°34'47"E	190.38'
L15	S45°28'20"E	111.87'
L16	S44°31'40"W	60.00'
L17	N3°11'55"W	89.21'
L18	N19°15'18"E	114.41'
L19	N7°02'51"E	145.03'
L20	S80°10'13"E	3.36'
L21	S55°46'09"E	30.37'
L22	S51°12'33"E	11.03'
L23	S50°58'38"E	51.52'
L24	N89°31'49"W	204.80'
L25	S89°14'37"W	37.98'
L26	S28°29'36"W	51.00'
L27	N63°30'01"W	45.93'
L28	N29°30'01"E	51.38'
L29	N57°10'26"W	18.11'



TOTAL AREA: 34.00 ACRES
RIGHT OF WAY: 6.09 ACRES (17.91%)
TRACTS AREA: 0.32 ACRES
TOTAL LOTS: 42
AVERAGE LOT SIZE: 0.44 ACRES
BIGGEST LOT: 5.44 ACRES
SMALLEST LOT: 0.18 ACRES

TAX PARCELS:
18143522001 - 20.31 AC
18143522002 - 12.60 AC
18143521015 - 4.74 AC
TOTAL - 37.65 AC

NOTE:
SEE PLAN AND PROFILE SHEETS C-201 TO C-207 FOR LOT AREAS AND DIMENSIONS.

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2810 W. Clearwater Ave.
Suite 201
Kennewick, WA 99338
Phone: 509.783.2144
www.jub.com

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

HILLSIDE ESTATES
SELAH, WA

OVERALL SITE PLAN

SHEET NUMBER:
C-100

CITY OF SELAH

Planning Department
222 South Rushmore Road
Selah, Washington 98942

Phone 509 698-7365
Fax 509 698-7372

CITY OF SELAH
NOTICE OF DEVELOPMENT APPLICATION, ENVIRONMENTAL REVIEW, OPPORTUNITY TO PROVIDE COMMENT & NOTICE OF PUBLIC HEARING

DATE: February 21, 2020
TO: Applicant, and Adjoining Property Owners, SEPA Agencies
FROM: Jeff Peters, Community Development Supervisor

SUBJECT: Notice of Application and State Environmental Policy Act (SEPA) review for an Environmental Checklist application for a 42-lot subdivision of 37.65 acres, and additional Environmental Review for the future development of a nine lot Planned Development of 3.5 acres located in the vicinity of W. Goodlander, Lander, and Speyers Roads, Selah, WA 98942.

APPLICATION INFORMATION
File Numbers: PLP-2020-001, SEPA-2020-001, TCA-001-2020

Project Description: On February 14, 2020, the City of Selah Planning Department received applications for a Preliminary Long Plat, State Environmental Policy Act Checklist, and Transportation Concurrency review from NCW Development, LLC – Stephanie Flowers. The developer is proposing a Preliminary Long Plat to subdivide 37.65 acres into 42 single-family lots with proposed lot sizes range from 0.18 - .079 acres. Additionally, the developer is also requesting Environmental Review for the future development of a nine lot Planned Development of 3.5 acres which is proposed as Phase 2 of the overall project (subdivision plans for the Planned Development are not being reviewed at this time).

Project Location: Vicinity of W. Goodlander, Lander, and Speyers Roads, Selah, WA 98942.

Tax Parcel Numbers: 181435-22001, 181435-22002, & 181435-21015

Project Applicant: NCW Development, LLC – Stephanie Flowers
P.O. Box 119
Wenatchee, WA 98807

Determination of Complete Application: This application was determined complete for processing on February 17, 2020. The decision on this application will be made within one-hundred twenty days of the determination of complete application.

Approvals, Actions and Required Studies: Environmental Determination and approval of Preliminary Plat.

Environmental Review: The City of Selah is the lead agency for this proposal under the State Environmental Policy Act (SEPA). The City has reviewed the proposal for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS). The process in WAC 197-11-355 is being used. This may be your only opportunity to comment on

EXHIBIT
1d

the environmental impacts of the proposal. After all comments have been received and considered, a threshold determination will be made without an additional comment period. Comments received by 5:00 PM **March 6, 2020**, will be considered in making the determination. A copy will be sent to those who comment or may be obtained upon request. The determination will have specific appeal information and may be appealed within five business days of issuance.

Request for Written Comments on the Proposal: Written comments concerning the proposed Preliminary Plat and Environmental Checklist will be accepted during the public comment period that ends at 5:00 p.m., on **March 6, 2020**. You may mail your comments to Selah Planning Department, 222 So. Rushmore Road, Selah, WA 98942, send them by fax to (509) 698-7372 or by e-mail to jeff.peters@selahwa.gov. Reference File Numbers: PLP-2020-001, SEPA-2020-001, TCR-001-2020 or "NCW Development, LLC" in your correspondence.

Open Record Public Hearing: These applications require that the City of Selah Hearing Examiner conduct an open record public hearing regarding the applicant's Preliminary Long Plat. This public hearing has been scheduled for **March 30, 2020**, beginning at **10:00 a.m.** in the Council Chambers, City Hall, 115 W. Naches Ave. Any person desiring to express their views on this matter are invited to attend the public hearing or to submit their written comments to the above address. All interested persons may appear and provide testimony on the application. SMC 21.09.050, & SMC 10.06.040, are pertinent to the hearing procedure. At the conclusion of the public hearing, the Hearing Examiner will consider the matter and issue a recommendation to the City Council for approval, approval with conditions, or denial of the Preliminary Long Plat.

Application information including the SEPA environmental checklist and maps detailing the proposal are available during regular business hours at the Planning Department at 222 South Rushmore Road, Selah, Washington 98942. The staff report will be available approximately one week before the hearing. Contact the Planning Department with project, procedural or environmental questions.

Dated this 21st day of February 2020.

/s/

Jeff Peters, Community Development Supervisor

YAKIMA HERALD-REPUBLIC
WE TELL YOUR STORIES YAKIMAHERALD.COM

El Sol de Yakima

Affidavit of Publication

STATE OF WASHINGTON,)
)
COUNTY OF YAKIMA)

Sydney Drew, being first duly sworn on oath deposes and says that she/he is the Accounting clerk of Yakima Herald-Republic, Inc., a daily newspaper. Said newspaper is a legal newspaper approved by the Superior Court of the State of Washington for Yakima County under an order made and entered on the 13th day of February, 1968, and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continually as a daily newspaper in Yakima, Yakima County, Washington. Said newspaper is now and has been during all of said time printed in an office maintained at the aforesaid place of publication of said newspaper.

That the annexed is a true copy of a:
CITY OF SELAH NOTICE OF DEVELOPMENT

it was published in regular issues (and not in supplement form) of said newspaper once each day and for a period of 1 times, the first insertion being on 02/21/2020 and the last insertion being on 02/21/2020

Yakima Herald-Republic 02/21/20

and the such newspaper was regularly distributed to its subscribers during all of the said period. That the full amount of the fee charged for the foregoing publication is the sum of $310.80

Accounting Clerk

Sworn to before me this 21 day of, February 2020

Notary Public in and for the
State of Washington,
residing at Yakima

R RENE CONNATSER
APPOINTMENT EXPIRES AUGUST 15, 2023
NOTARY PUBLIC
Commission # 181153
STATE OF WASHINGTON

EXHIBIT
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2d

CITY OF SELAH NOTICE OF DEVELOPMENT APPLICATION, ENVIRONMENTAL REVIEW, OPPORTUNITY TO PROVIDE COMMENT & NOTICE OF PUBLIC HEARING: DATE: February 21, 2020: **TO:** Applicant, and Adjoining Property Owners, SEPA Agencies: **FROM:** Jeff Peters, Community Development Supervisor: **SUBJECT:** Notice of Application and State Environmental Policy Act (SEPA) review for an Environmental Checklist application for a 42-lot subdivision of 37.65 acres, and additional Environmental Review for the future development of a nine lot Planned Development of 3.5 acres located in the vicinity of W. Goodlander, Lander, and Speyers Roads, Selah, WA 98942: **APPLICATION INFORMATION: File Numbers:** PLP-2020-001, SEPA-2020-001, TCR-001-2020: **Project Description:** On February 14, 2020, the City of Selah Planning Department received applications for a Preliminary Long Plat, State Environmental Policy Act Checklist, and Transportation Concurrency review from NCW Development, LLC – Stephanie Flowers. The developer is proposing a Preliminary Long Plat to subdivide 37.65 acres into 42 single-family lots with proposed lot sizes range from 0.18 - .079 acres. Additionally, the developer is also requesting Environmental Review for the future development of a nine lot Planned Development of 3.5 acres which is proposed as Phase 2 of the overall project (subdivision plans for the Planned Development are not being reviewed at this time): **Project Location:** Vicinity of W. Goodlander, Lander, and Speyers Roads, Selah, WA 98942.: **Tax Parcel Numbers:** 181435-22001, 181435-22002, & 181435-21015: **Project Applicant:** NCW Development, LLC – Stephanie Flowers, P.O. Box 119, Wenatchee, WA 98807: **Determination of Complete Application:** This application was determined complete for processing on February 17, 2020. The decision on this application will be made within one-hundred twenty days of the determination of complete application.: **Approvals, Actions and Required Studies:** Environmental Determination and approval of Preliminary Plat.: **Environmental Review:** The City of Selah is the lead agency for this proposal under the State Environmental Policy Act (SEPA). The City has reviewed the proposal for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS). The process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. After all comments have been received and considered, a threshold determination will be made without an additional comment period. Comments received by 5:00 PM **March 6, 2020**, will be considered in making the determination. A copy will be sent to those who comment or may be obtained upon request. The determination will have specific appeal information and may be appealed within five business days of issuance.: **Request for Written Comments on the Proposal:** Written comments concerning the proposed Preliminary Plat and Environmental Checklist will be accepted during the public comment period that ends at 5:00 p.m., on **March 6, 2020.** You may mail your comments to Selah Planning Department, 222 So. Rushmore Road, Selah, WA 98942, send them by fax to (509) 698-7372 or by e-mail to jeff.peters@selahwa.gov. Reference File Numbers: PLP-2020-001, SEPA-2020-001, TCR-001-2020 or "NCW Development, LLC" in your correspondence.: **Open Record Public Hearing:** These applications require that the City of Selah Hearing Examiner conduct an open record public hearing regarding the applicant's Preliminary Long Plat. This public hearing has been scheduled for **March 30, 2020**, beginning at **10:00 a.m.** in the Council Chambers, City Hall, 115 W. Naches Ave. Any person desiring to express their views on this matter are invited to attend the public hearing or to submit their written comments to the above address. All interested persons may appear and provide testimony on the application. SMC 21.09.050, & SMC 10.06.040, are pertinent to the hearing procedure. At the conclusion of the public hearing, the Hearing Examiner will consider the matter and issue a recommendation to the City Council for approval, approval with conditions, or denial of the Preliminary Long Plat. Application information including the SEPA environmental checklist and maps detailing the proposal are available during regular business hours at the Planning Department at 222 South Rushmore Road, Selah, Washington 98942. The staff report will be available approximately one week before the hearing. Contact the Planning Department with project, procedural or environmental questions: Dated this 21st day of February 2020: /s/ Jeff Peters, Community Development Supervisor

(934046) February 21, 2020

Courtesy of Yakima Herald-Republic

CITY OF SELAH
AFFIDAVIT OF MAILING

STATE OF WASHINGTON
COUNTY OF YAKIMA

I, Brandy Tucker, being first duly sworn on oath dispose and says:

I am an employee of the City of Selah, 222 South Rushmore Road, Selah, Washington; that I did on the 21 day of February, 2020 caused to be mailed, 31 envelopes, containing a true and correct copy of the PLP-2002-001 & SEPA-2020-001. Said envelopes mailed from Selah, WA. with the correct first class postage and addressed to the persons having made written or verbal comment regarding these files.

A listing of the persons to whom notice has been mailed is contained in file PLP-2020-001 & SEPA-2020-001.

Signed

STATE OF WASHINGTON
COUNTY OF YAKIMA

On this day personally appeared before me, Brandy Tucker, to me known to be the individual referenced herein and who caused to be mailed PLP-2020-001 & SEPA-2020-001

Given under my hand and official seal this 21st day of February 2020.

Caprise Groo
Signed

Notary Public in and for the State of Washington, residing at Yakima, WA. My term expires June 1, 2021.

CAPRISE GROO
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2021

EXHIBIT
3d

CITY OF SELAH
Planning Department • 222 South Rushmore RD. • Selah, WA 98942 • Ph: (509) 698-7365 •
www.selahwa.gov

CITY OF SELAH
NOTICE OF CRITICAL AREA DEVELOPMENT REVIEW &
OPPORTUNITY TO PROVIDE COMMENT

Application: On February 28, 2020, the City of Selah Planning Department received a Critical Area Geologically Hazardous Areas application from NCW Development, LLC for development of a 42-lot Preliminary Long Plat constituting 37.65 acres, and future development of a nine lot Planned Development constituting 3.5 acres.

Project Address: Vicinity of W. Goodlander, Lander, and Speyers Roads, Selah, WA 98942
Tax Parcel Number: 181435-22001, 181435-22002, & 181435-21015

Zoning District of Subject Property: One-Family Residential (R-1)
File Numbers: CAO-2020-001

The application was determined complete for processing on February 28, 2020. The decision on this application will be made within one-hundred twenty days of the determination of complete application.

Request for Written Comments on the Proposal Written comments concerning the proposed Critical Area application will be accepted during the public comment period that ends at **5:00 p.m., on March 13, 2020**. You may mail your comments to Selah Planning Department, 222 So. Rushmore Road, Selah, WA 98942, send them by fax to (509) 698-7372 or by e-mail to jeff.peters@selahwa.gov. Reference File Numbers: CAO-2020-001 or "NCW Development, LLC" in your correspondence.

Application information, environmental information, required studies and maps detailing the proposal are available during regular business hours at the Planning Department at 222 South Rushmore Road, Selah, Washington 98942 or online at https://selahwa.gov/planning/public-notices/. Contact the Planning Department with project, procedural or environmental questions.

Dated this 28th day of February 2020.

/s/

Jeff Peters, Community Development Supervisor

EXHIBIT
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CITY OF SELAH
AFFIDAVIT OF MAILING

STATE OF WASHINGTON
COUNTY OF YAKIMA

I, Jeff Peters, being first duly sworn on oath dispose and says:

I am an employee of the City of Selah, 222 South Rushmore Road, Selah, Washington. I mailed on the 28 day of February 2020, 5 envelopes, containing a true and correct copy of the Notice of Application for File Number CAO-2020-001. Said envelopes mailed from Selah, WA with the correct first class postage and addressed to the all property owners within a 600-ft. radius of the subject tax parcels listed on the applicants land use application.

A listing of the interested parties to whom notice has been mailed is contained in File No. CAO-2020-001.

Jeffery R. Peters

Jeff Peters

STATE OF WASHINGTON
COUNTY OF YAKIMA

On this day personally appeared before me Jeffery R. Peters to me known to be the individual referenced herein and who caused to be mailed the Notice of Application for CAO-2020-001.

Given under my hand and official seal this 28th day of February, 2020.

Caprise Groo

Caprise Groo

Notary Public in and for the State of Washington, residing at Yakima, WA. My term expires June 1, 2021.

CAPRISE GROO
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2021

EXHIBIT
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City of Selah, Washington
Transportation Concurrency Analysis

Date of Review:	March 10, 2020
Review Prepared by:	Jeff Peters, Community Development Supervisor, (509) 698-7365
Proposed Development:	42 Lot Single-Family Residential Subdivision
Subject Address:	Vicinity of Lander/Speyers Rd., Selah, WA 98942
ITE Land Use:	210 – Single-Family Detached Housing

Average Weekday Trips = 399.84
PM Peak Hour Trips = 42.84

Summary of Information Used to Determine Concurrency:

The applicant, NCW Development, LLC, proposes to construct a Single-Family Residential 42 Lot Subdivision in the vicinity of Lander and Speyers Rd., within the city of Selah, Washington. Traffic from this new development will enter the Arterial Street system on Lander Rd. and turn north or south on Speyers Rd. City of Selah Administrative procedures for Concurrency Analysis identify that the city shall use the ITE Trip Generation Manual to determine the Average Daily Trips generated for a proposed development, any vehicle trips previously assigned under the Concurrency Ordinance, and Table 3-2 Peak Hour Volume and Level of Service of the City's 2017 Comprehensive Plan, to determine if carrying capacity exists within the affected public street system. City of Selah Transportation Concurrency analysis does not address intersection capacity.

Analysis of Impact to City of Yakima Arterial Streets:

This application has been reviewed and approved for consistency with the City of Selah's Transportation Capacity Management Ordinance. Speyers Rd. is designated as Minor Arterial street with current Average Annualized Daily Traffic counts 1,920. Peak hour volumes of 192. Based upon ITE Land Use 210, this subdivision will generate approximately 399.84 Average Weekday Trips and 42.84 Peak Hour Trips. Based upon the addition of the above projected traffic to Speyers Rd., this development will not exceed the capacity of the City street system, and reserve capacity exists on all impacted streets. This review does not include any site development or safety issues, which may be discussed at the project level or SEPA review. The review does not address intersection level of service.

EXHIBIT
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CITY OF SELAH

Planning Department
222 South Rushmore Road
Selah, Washington 98942

Phone 509 698-7365
Fax 509 698-7372

CITY OF SELAH
RENOTICE OF DEVELOPMENT APPLICATION, ENVIRONMENTAL REVIEW, OPPORTUNITY TO PROVIDE COMMENT & NOTICE OF PUBLIC HEARING

DATE: March 11, 2020
TO: Applicant, and Adjoining Property Owners, SEPA Agencies
FROM: Jeff Peters, Community Development Supervisor
SUBJECT: Renotice of Application and State Environmental Policy Act (SEPA) review for an Environmental Checklist application for a 42-lot subdivision of 37.65 acres, and additional Environmental Review for the future development of a nine lot Planned Development of 3.5 acres located in the vicinity of W. Goodlander, Lander, and Speyers Roads, Selah, WA 98942.

NOTICE OF PROCEDURAL ERROR AND RENOTICE OF APPLICATIONS, ENVIRONMENTAL REVIEW AND PUBIC COMMENT PERIODS:
Due to a procedural error regarding how the City of Selah's computerized public notice system selected the surrounding property owners who received the original public notice for these development applications, the city has determined that not all property owners were provided notice. To correct this deficiency the City of Selah is recirculating this notice to all property owners within a 600-foot radius, and extending the SEPA and public comment periods for these land use applications to **March 25, 2020**.

APPLICATION INFORMATION
File Numbers: PLP-2020-001, SEPA-2020-001, CAO-2020-001, TCA-001-2020

Project Description: On February 14, 2020, the City of Selah Planning Department received applications for a Preliminary Long Plat, Critical Area Review, State Environmental Policy Act Checklist, and Transportation Concurrency review from NCW Development, LLC – Stephanie Flowers. The developer is proposing a Preliminary Long Plat to subdivide 37.65 acres into 42 single-family lots with proposed lot sizes range from 0.18 - .079 acres. Additionally, the developer is also requesting Environmental Review for the future development of a nine lot Planned Development of 3.5 acres which is proposed as Phase 2 of the overall project (subdivision plans for the Planned Development are not being reviewed at this time).

Project Location: Vicinity of W. Goodlander, Lander, and Speyers Roads, Selah, WA 98942.

Tax Parcel Numbers: 181435-22001, 181435-22002, & 181435-21015

Project Applicant: NCW Development, LLC – Stephanie Flowers
P.O. Box 119
Wenatchee, WA 98807

Determination of Complete Application: This application was determined complete for processing on February 17, 2020. The decision on this application will be made within one-hundred twenty days of the determination of complete application.

EXHIBIT
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Approvals, Actions and Required Studies: Environmental Determination and approval of Preliminary Plat.

Environmental Review: The City of Selah is the lead agency for this proposal under the State Environmental Policy Act (SEPA). The City has reviewed the proposal for probable adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS). The process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. After all comments have been received and considered, a threshold determination will be made without an additional comment period. Comments received by 5:00 PM **March 25, 2020**, will be considered in making the determination. A copy will be sent to those who comment or may be obtained upon request. The determination will have specific appeal information and may be appealed within five business days of issuance.

Request for Written Comments on the Proposal: Written comments concerning the proposed Preliminary Plat and Environmental Checklist will be accepted during the public comment period that ends at 5:00 p.m., on **March 25, 2020**. You may mail your comments to Selah Planning Department, 222 So. Rushmore Road, Selah, WA 98942, send them by fax to (509) 698-7372 or by e-mail to jeff.peters@selahwa.gov. Reference File Numbers: PLP-2020-001, SEPA-2020-001, CAO-2020-001, TCR-001-2020 or "NCW Development, LLC" in your correspondence.

Open Record Public Hearing: These applications require that the City of Selah Hearing Examiner conduct an open record public hearing regarding the applicant's Preliminary Long Plat. This public hearing has been scheduled for **March 30, 2020**, beginning at **10:00 a.m.** in the Council Chambers, City Hall, 115 W. Naches Ave. Any person desiring to express their views on this matter are invited to attend the public hearing or to submit their written comments to the above address. All interested persons may appear and provide testimony on the application. SMC 21.09.050, & SMC 10.06.040, are pertinent to the hearing procedure. At the conclusion of the public hearing, the Hearing Examiner will consider the matter and issue a recommendation to the City Council for approval, approval with conditions, or denial of the Preliminary Long Plat.

Application information including the SEPA environmental checklist and maps detailing the proposal are available during regular business hours at the Planning Department at 222 South Rushmore Road, Selah, Washington 98942, or on the city's website at: https://selahwa.gov/planning/public-notices/. The staff report will be available approximately one week before the hearing. Contact the Planning Department with project, procedural or environmental questions.

Dated this 11th day of March 2020.

/s/

Jeff Peters, Community Development Supervisor

CITY OF SELAH
AFFIDAVIT OF MAILING

STATE OF WASHINGTON
COUNTY OF YAKIMA

I, Brandy Tucker, being first duly sworn on oath dispose and says:

I am an employee of the City of Selah, 222 South Rushmore Road, Selah, Washington; that I did on the 11 day of March, 2020 caused to be mailed, 104 envelopes, containing a true and correct copy of the Re Notice of Development Application, Environmental Review and Opportunity to provide comment. Said envelopes mailed from Selah, WA. with the correct first class postage and addressed to the persons having made written or verbal comment regarding these files.

A listing of the persons to whom notice has been mailed is contained in file SEPA-2020-001, PLP-2020-001.

Signed

STATE OF WASHINGTON
COUNTY OF YAKIMA

On this day personally appeared before me, Brandy Tucker, to me known to be the individual referenced herein and who caused to be mailed SEPA-2020-001, PLP-2020-001

Given under my hand and official seal this 11th day of March 2020.

Caprise Groo
Signed

Notary Public in and for the State of Washington, residing at Yakima, WA. My term expires June 1, 2021.

CAPRISE GROO
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2021

EXHIBIT
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DECLARATION OF POSTING

Applicant # PLP-2002-001

Project Name: Hillside Estates

- ☐ CONDITIONAL USE PERMIT
- ☐ NONCONFORMING USE PERMIT
- ☐ ADMINISTRATIVE USE PERMIT
- ☐ FOREST PRACTICE CONVERSION OPTION HARVEST PLAN (COHP)
- ☐ BINDING SITE PLAN
- ☐ SHORT PLAT
- ☐ LARGE LOT
- ☐ SHORT PLAT / LARGE LOT ALTERATION
- ☐ WETLAND PERMIT
- ☐ REZONE
- ☐ SITE PLAN REVIEW (SPR)
- ☐ VARIANCE
- ☐ ADMINISTRATIVE VARIANCE
- ☑ SUBDIVISION

- ☐ SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT
- ☐ SHORELINE NONCONFORMING USE PERMIT
- ☐ SHORELINE CONDITIONAL USE PERMIT
- SHORELINE VARIANCE
- ☑ PRELIMINARY PLAT
- ☐ MAJOR AMENDMENT
- ☐ MINOR AMENDMENT
- ☐ FORMAL PLAT ALTERATION
- ☐ PLANNED DEVELOPMENT DISTRICT
- ☐ PUBLIC FACILITY PERMIT
- ☐ WETLAND OR FISH & WILDLIFE VARIANCE
- ☐ WETLAND OR FISH & WILDLIFE REASONABLE USE EXCEPTION REQUEST FOR REMOVAL OF DEVELOPMENT MORATORIUM

NAME OF APPLICANT: **NCW Development, LLC for Hillside Estates**

I, Stephanie Flowers, on behalf of NCW Development, LLC., state that on the 17th day of March, 2020, I posted a sign relating to the Subdivision file number(s) PLP-2020-001, CAO-2020-001, TCA-2020-001 & SEPA-2020-001 - at the site in a location that complies with the City of Selah requirements:

Vicinity of W. Goodlander, Lander, and Speyers Roads, Selah, WA 98942.

Tax Parcel Numbers: 181435-22001, 181435-22002, & 181435-21015

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct:

Signed on March 17, 2020, at Selah, WA
Date City State

Signature

Stephanie Flowers
Print Name

EXHIBIT
9d

CITY OF SELAH

Planning Department
222 South Rushmore Road
Selah, Washington 98942

Phone 509 698-7365
Fax 509 698-7372

CITY OF SELAH
NOTICE OF COVID-19 PUBLIC HEARING PROCEDURES & CHANGES

DATE: March 23, 2020
TO: Applicant, and Adjoining Property Owners
FROM: Jeff Peters, Community Development Supervisor

SUBJECT: NOTICE OF COVID-19 PUBLIC HEARING PROCEDURES AND CHANGES FOR NCW DEVELOPMENT, LLC 42-LOT SUBDIVISION SCHEDULED FOR MARCH 30, 2020.

File Numbers: PLP-2020-001, SEPA-2020-001, CAO-2020-001, TCA-001-2020
Project Applicant: NCW Development, LLC – Stephanie Flowers
P.O. Box 119
Wenatchee, WA 98807

COVID-19 Public Hearing Procedures/Changes:
Applicant and adjoining property owners in accordance with the multiple proclamations by the Governor of the State of Washington, guidance from the State Attorney General on the requirements of the Open Public Meetings Act, directives by the State Health Department and Yakima Health District regarding COVID-19, the City of Selah has determined that the Public Hearing for NCW Development's 42-Lot Subdivision will **continue as scheduled on March 30, 2020, beginning at 10:00 a.m. in the Council Chambers, City Hall, 115 W. Naches Ave., Selah, WA with the following procedures:**

1. The City of Selah encourages adjoining property owners and members of the public to submit written public comments in lieu of attending the public hearing. All written public comments submitted by US mail and email at jeff.peters@selahwa.gov prior to the date of the hearing will be printed/provided to the city Hearing Examiner for his consideration and recommendation to the Selah City Council;

2. For all members of the public who attend the hearing, the city will enforce the social distancing policy of at least six feet between individuals;

3. All members of the public who attend the hearing will be asked to sign the public hearing sign-in sheet proving their name, address, desire to comment, and cell phone number.
   a. In the event that over ten people attend the public hearing, and/or the social distancing requirements are unable to be met, city staff will direct the public to return to their vehicles where they will be contacted individually to return to testify.
   b. In the event that members of the public do not wish to testify in person city staff will attempt to contact all members of the public who indicated they wished to testify via phone.

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4. At the conclusion of the public hearing, the Hearing Examiner will consider the matter and issue a recommendation to the City Council for approval, approval with conditions, or denial of the Preliminary Long Plat. All members of the public who sign in on the public hearing sign-in sheet or provide a written comment with mailing address will be provided with a copy of the Hearing Examiner's Recommendation to the City Council.

Dated this 23rd day of March 2020.

/s/

Jeff Peters, Community Development Supervisor

CITY OF SELAH
AFFIDAVIT OF MAILING

STATE OF WASHINGTON
COUNTY OF YAKIMA

I, Brandy Tucker, being first duly sworn on oath dispose and says:

I am an employee of the City of Selah, 222 South Rushmore Road, Selah, Washington; that I did on the 23 day of March, 2020 caused to be mailed, 133 envelopes, containing a true and correct copy of the Notice of COVID-19 Public Hearing Changes for NCW Development. Said envelopes mailed from Selah, WA. with the correct first class postage and addressed to the persons having made written or verbal comment regarding these files.

A listing of the persons to whom notice has been mailed is contained in file PLP-2020-001, SEPA-2020-001, CAO-2020-001 & TCA-2020-001.

Signed

STATE OF WASHINGTON
COUNTY OF YAKIMA

On this day personally appeared before me, Brandy Tucker, to me known to be the individual referenced herein and who caused to be mailed File PLP-2020-001, Sepa-2020-001, CAO-2020-001 & TCA-2020-001

Given under my hand and official seal this 24th day of March 2020.

Caprise Groo
Signed

Notary Public in and for the State of Washington, residing at Yakima, WA. My term expires June 1, 2021.

CAPRISE GROO
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 202

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CITY OF SELAH

Planning Department
222 South Rushmore Road
Selah, Washington 98942

Phone 509 698-7365
Fax 509 698-7372

WASHINGTON STATE ENVIRONMENTAL POLICY ACT
MITIGATED DETERMINATION OF NONSIGNIFICANCE
CITY OF SELAH, WASHINGTON
March 25, 2020

PROJECT DESCRIPTION: Environmental Review for the subdivision of a 42-lot Preliminary Long Plat of 37.65 acres, future development of a nine lot Planned Development of 3.5 acres, and Critical Area Review of both developments, which contain geologically hazardous areas. The subject developments are located in the vicinity of W. Goodlander, Lander, and Speyers Roads, Selah, WA 98942.

PROPONENT:	NCW Development, LLC – Stephanie Flowers
PROPERTY OWNER:	Same as above
LOCATION:	Vicinity of W. Goodlander, Lander, and Speyers Roads, Selah, WA 98942.
PARCEL NUMBERS:	181435-22001, 181435-22002, & 181435-21015
LEAD AGENCY:	City of Selah, Washington
FILE NUMBERS:	PLP-2020-001, SEPA-2020-001, TCA-001-2020 & CAO-2020-001.

DETERMINATION: The City of Selah, as lead agency for this proposal, after reviewing a completed environmental checklist and other information on file with the lead agency, has determined that the project will not have a probable significant adverse impact on the environment, and an environmental impact statement (EIS) will not be required under RCW 43.21C.030(2)(c), provided the measures listed below are used to mitigate potential adverse impacts. The information relied upon in reaching this determination is available to the public upon request at the City of Selah Planning Department.

FINDINGS, CONCLUSIONS AND IDENTIFIED ENVIRONMENTAL IMPACTS, AND MITIGATION MEASURES:
This Mitigated Determination of Nonsignificance (MDNS) is hereby conditioned upon the following mitigating measures, as authorized under WAC 197-11-660 and Selah Municipal Code SMC 11.40.400, and the City of Selah Comprehensive Plan, which contains goals, policies, and regulations, which provide substantive authority to require mitigation under the State Environment Policy Act.

FINDINGS:

A. <u>Critical Area:</u>

1. Portions of the subject properties lie within a Critical Area Oversteepened Slopes Intermediate and High Risk areas requiring review and approval under the city's Critical Area Ordinance SMC 11.50.150.

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2. On February 28, 2020, the applicant submitted a Critical Area Identification application form, and Geotechnical Evaluation and Critical Areas Report performed by GN Northern, Inc. dated December 2017.

3. The applicant's Geotechnical Evaluation generally concluded that:
    a. The primary geologic hazards and site constraints for the proposed project include surface erosion and the potential for slope failures. Engineered design and careful construction as recommend in the report can mitigate these geologic constraints and increase safety to all development of potentially geologically hazardous areas;
    b. Preventative measures to control runoff and reduce erosion should be incorporated into site grading plans;
    c. Other common geologic hazards, including fault rupture, liquefaction, and seismic shaking are considered low or negligible on this site;
    d. Development on sloping ground can pose a risk related to global and local stability of the site slopes. Site development will require appropriate design and construction of project slopes as well as drainage/erosion control measures to mitigate the observed geotechnical and geologic site constraints;
    e. The erosional drainage gully extending though the eastern portion of the site requires additional engineering to control stormwater;
    f. "Remedial site grading is required to develop appropriate cut/fill slopes…"
    g. Subsurface exploration and testing shows a typical subsurface soil profile of this localized alluvium, colluvium, and Aeolian deposits atop the relatively shall sedimentary bedrock stratum;
    h. The native soils may be suitable for use as engineered fill and utility trench backfill, provided it is free of significant organic or deleterious matter, and rocks greater than 3-inces;
    i. "Excavation of the on-site silty soils can be accomplished with most types of conventional earth excavation equipment…";
    j. Adherence to the grading and structural recommendations of the report should reduce the potential hazard of slope failure, erosion and settlement problems;
    k. "…existing native (undisturbed) site slopes meet or exceed minimum recommend safety factors.";
    l. "Cut slopes into the native sedimentary bed rock may be graded to a maximum 1H:1V slope gradient…";
    m. "…fill slopes shall be graded to a maximum2H:1V slope gradient, and slope heights shall be limited to 20 feet";
    n. Additional finds and conclusions may be found on pages 17 – 19 of the applicants geotechnical analysis; and
    o. The site is suitable for the proposed construction provided that the geotechnical recommendations in the report are followed.

B. <u>Transportation:</u>

- **Concurrency:** The applicant submitted a Transportation Concurrency Application on February 14, 2020, to determine if carrying capacity exist in the surrounding streets,

which the subject developments directly access. On March 10, 2020, the City of Selah issued its Transportation Concurrency Analysis finding that both Lander and Speyers Roads have sufficient carrying capacity to accommodate the 399.84 Average Weekday and 42.84 Peak Hour Trips generated by these two developments, and that reserve capacity exists.

- **Existing Conditions of Streets:**

  a. **Streets:**

  - Speyers Rd. is classified as an Urban Minor Arterial, which is located within the jurisdiction of Yakima County. In the vicinity of the subject developments Speyers Rd. is a two way, two-lane arterial approximately 50 to 60-feet-wide with one lane in each direction. Curbs, gutters, and six (6) foot sidewalks are absent for the subject property's street frontage.

  - The Yakima County Engineer has identified that Speyers Rd will be significantly impacted by this development, and that this section of roadway does not meet the Yakima County Roads standards for an Urban Arterial roadway. Furthermore, it has been identified that mitigation is necessary to meet the level of service and development standards of Yakima County's Horizon 2040 Comprehensive Plan, and the City of Selah development standards for an Urban Arterial roadway.

    Therefore, in accordance with the City's development standards for an Urban Arterial roadway, the developer will be required to dedicate approximately 10 ft. of right-of-way along the subject properties frontage (equal a total of 60 ft. in width), and build a half street improvement which includes, curb, gutter, stormwater, sidewalks, and street lights.

  - Lander Rd. is classified as a Collector Street, which is located within the City of Selah's jurisdiction. In the vicinity of the two developments Lander Rd. is currently a two–way, 32-foot roadway with no curb, gutter or sidewalk. The applicant has proposed to dedicate a total of 50-ft. of right-of-way for the reconstruction of Lander Rd. with 30-ft. of asphalt pavement, two 15-ft. wide lanes, curb, gutter, and 6-ft. wide sidewalk on one side of the street.

D. <u>Comprehensive Plan Compliance:</u>

Goals and polices of the City's Comprehensive Plan, which are applicable and are met by this development are as follows:

- Goal 2.2: Development within natural drainage basins.
- Policy 2: Encourage development to areas where infrastructure (water, sewer, stormwater, and streets) is either present, can be easily extended, or is planned to be extended.
- Goal 2.3: Provide for the protection of significant natural features and the public health through land use policies.
- Goal 3.1: Develop an efficient transportation system that supports the community vision.
- Objective 3.1.1.1: Provide a safe and efficient transportation network within the City of Selah.

- Policy 1: Street and highways should be located and designed to meet the demands of both existing and projected land uses as provided for in the Selah Comprehensive Plan.
- Policy 2: Street and highway improvements should be located and designed to respect the residential character of the community and its quality living environment.
- Policy 10: Ensure mobility for all residents, including the elderly and persons with disabilities, by providing accessible transportation services. 2. Apply street and sidewalk design standards and develop a system that responds to the needs of persons who are elderly, disabled or have other special needs.
- Objective 2.1.3: Improve pedestrian safety and circulation within the City of Selah's UGA.
- Policy 1: Require sidewalks on one side of all local streets and both sides of all collectors and arterials.
- Goal 3.4: To ensure that transportation facilities and services needed to support development are available concurrent with the impacts of such development. Concurrency protects investments in existing transportation facilities and services, maximizes the use of these facilities and services, and promotes orderly compact growth.
- Policy 3: Accommodate design and improvements to Selah's transportation system based on both existing conditions and projected growth.
- Policy 4: Allow new development only when and where all transportation facilities are adequate at the time of development, or unless a financial commitment is in place to complete the necessary improvement or strategies which will accommodate the impacts within six years; and only when and where such development can be adequately served by transportation facilities without reducing LOS elsewhere.
- Policy 6: "Require developers to construct streets directly serving new development, and pay a fair-share for specific off-site improvements needed to mitigate the impacts of development..."
- Goal 3.5: To manage, conserve and protect Selah's natural resources though a balance of development activities complemented with sound environmental practices.

CONCLUSIONS:

1. Site-specific impacts for construction of buildings, installation of utilities, dust control, and stormwater facilities are sufficiently addressed and/or mitigated through the implementation of the City of Selah's development standards.

2. The applicant has submitted a Transportation Concurrency Analysis application to address the traffic impacts to the surrounding City and County street systems. Provided all mitigation identified and required, as a condition of approval of this MNDS is completed, no adverse environmental impacts will result from approval of the proposed developments.

3. Speyers Rd. is deficient in right-of-way, and is not built to an Urban Arterial standard lacking curb, gutter, sidewalk, stormwater, and streetlights.

4. The subject development and proposed mitigation is well supported by the City of Selah's Comprehensive Plan through the application and compliance of 15 individual goals, objectives, and policies.

5. After review of the applicant's Critical Area Identification application form, and Geotechnical Evaluation and Critical Areas Report performed by GN Northern, Inc. dated December 2017. The city finds and concludes that provided the recommendations of the applicant's geotechnical analysis and Critical Area Standard Development Permit are followed there should be no negative geotechnical impacts as a result of these developments.

   However to ensure compliance with the recommendations of the report, NCW Development, LLC is required to incorporate all recommended conditions of the December 2017 geotechnical report and Critical Area Substantial Development Permit into its construction documents. Additionally, NCW Development, LLC will also be required to submit a compliance report detailing how the December 2017 geotechnical report recommendations were incorporated into the grading, utility, streets, and final subdivision plans/construction documents which shall be reviewed and approved by the city prior to grading/building permit issuance.

REQUIRED MITIGATION MEASURES

1. All site-specific impacts for construction of buildings, installation of utilities, dust control, and stormwater facilities are sufficiently addressed and/or mitigated through the implementation of the City of Selah's development standards. Compliance with all development standards are either required as a condition of approval as a part of the applicant's Class (3) zoning and/or building permit approval.

2. For Speyers Rd. and in accordance with the City's development standards for an Urban Minor Arterial roadway, the developer shall dedicate approximately 10 ft. of right-of-way along the subject properties frontage (equal a total of 60 ft. in width), and build a half street improvement which includes, curb, gutter, stormwater, sidewalks, and street lights.

3. Lander Rd. shall be dedicated and reconstructed with a total of 50-ft. of right-of-with 30-ft. of asphalt pavement, two 15-ft. wide lanes, curb, gutter (both sides), 6-ft. wide sidewalk on one side of the street, street lights, stormwater drainage, and no parking allowed as depicted upon the applicants Preliminary Plat. Additionally, where Lander Rd. has lots fronting on both sides of Lander Rd. sidewalks shall be installed on both sides of the street.

4. The applicant shall incorporate all recommended conditions of the December 2017 geotechnical report and Critical Area Substantial Development Permit into its construction documents.

5. NCW Development, LLC is required to submit a compliance report detailing how the December 2017 geotechnical report recommendations were incorporated into the grading, utility, streets, and final subdivision plans/construction documents which shall be reviewed and approved by the city prior to grading/building permit issuance.

6. Prior to issuance of any permits for the subject developments, the applicant shall obtain a NPDES stormwater permit for the proposed development from the WSDOE and provide the City of Selah a copy of said permit.

CONTACT PERSON: Contact Jeff Peters, Community Development Supervisor Planner (509) 698-7367 for more information.

☐ There is no comment period for this MDNS

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

Responsible official: Donald C. Wayman

Position/Title: SEPA Responsible Official

Address: City of Selah, 115 W. Naches Avenue, Selah, WA. 98942

Date March 25, 2020 Signature

Appeals: You may appeal this determination to the Selah City Council by filing a written appeal with the required $300.00 filing fee at the Selah Planning Department, 222 S. Rushmore Road no later than 5:00 p.m. on March 30, 2020. You should be prepared to make specific factual objections. Contact the Planning Department at 698-7365 to read or ask about the procedures for SEPA appeals.

CITY OF SELAH

Planning Department
222 South Rushmore Road
Selah, Washington 98942

Phone 509 698-7365
Fax 509 698-7372

City of Selah, Washington
Critical Area Development Permit
March 25, 2020

Application by NCW Development, LLC	**CAO-2020-001**
Critical Area Development Permit for development within an area of oversteepened slopes for the construction development of a 42-lot Preliminary Long Plat constituting 37.65 acres, and future development of a nine lot Planned Development constituting 3.5 acres.	**Jeff Peters** **Community Development Supervisor** **City of Selah** **(509) 698-7367** **Parcel Nos. 181435-22001, 181435-22002, & 181435-21015** **Project Address: Vicinity of W. Goodlander, Lander, and Speyers Roads, Selah, WA 98942**

NCW Development, LLC has submitted a Critical Area Geologically Hazardous Areas application from NCW Development, LLC for development of a 42-lot Preliminary Long Plat constituting 37.65 acres, and future development of a nine lot Planned Development constituting 3.5 acres.

Written notification was sent to surrounding property owners within a 600-ft. radius of the subject properties on February 28, 2020. Based upon a preliminary site inspection, information supplied by the applicant in the Critical Area Ordinance, Preliminary Long Plat, and State Environmental Policy Act (SEPA) Checklist applications, a review of the City of Selah's Critical Area Ordinance, and other pertinent environmental documents, the administrator makes the following.

FINDINGS OF FACT

Project Description

1. The proposed project is located in the vicinity of W. Goodlander, Lander, and Speyers Roads, Selah, WA 98942, and is zoned. Residential, Single-Family (R-1). This project consists of development of a 42-lot Preliminary Long Plat constituting 37.65 acres, and future development of a nine lot Planned Development constituting 3.5 acres within areas designated as Oversteepened Slopes.

Relationship to Critical Area

2. The subject properties, which are being considered for development, are encumbered with oversteepened slopes as follows. Tax Parcel Number: 181426-33500, has 6.54 acres, which is designated as Oversteepened Slopes Intermediate Risk, and 2.07 acres designated as Oversteepened Slopes High Risk. Tax Parcel Number: 181435-22001 is

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encumbered with 4.65 acres of Oversteepened Slopes Intermediate Risk. These developments are being reviewed in accordance with SMC 11.50.150.

Jurisdiction and Process

3. The City of Selah's CAO SMC 11.50.150 Geologically hazardous areas requires that new developments located within or adjacent to a geologically hazardous area must meet minimum performance standards to protect existing uphill and downhill development. Therefore, provided the conditions of this permit are met this project can be deemed to be substantially in compliance with provisions of the City of Selah's Geologically hazardous Critical Area Ordinance.
4. In accordance with the above requirements and SMC 11.50.150(c)(1), the applicant was required to submit a Critical Area application and geological report. On February 28, 2020, the required application and report were submitted and accepted by the City of Selah.
5. The geological report prepared by GN Northern, Inc. dated December 2017 concluded that: "The primary geologic hazards and site constraints for the proposed project include surface erosion and the potential for slope failures. Engineered design and careful construction as recommend in the report can mitigate these geologic constraints and increase safety to all development of potentially geologically hazardous areas... The site is suitable for the proposed construction provided that the geotechnical recommendations in the report are followed."
6. The City of Selah's Critical Areas Ordinance, Chapter 11.50.150(c), provides seven performance standards, listed below, with which development within or adjacent to geological hazard areas must comply:

   a. All projects shall be evaluated through a geotechnical report to determine whether the project is proposed to be located in a geologically hazardous are, and if so, what is the project's potential impact on the geologically hazardous area and the potential impact of the geologic hazard on the proposed project;

      Staff Response: The applicant has submitted a report, which indicates that the proposed development will not have an adverse effect on the adjacent oversteepened slope.

   b. All projects shall comply with the applicable federal, state and local regulations, including the most recently adopted International Building Code;

      Staff Response: The applicant has submitted infrastructure and building plans, which comply with the above stated state, federal, local codes, and the 2015 International Building Code.

   c. Any appropriate buffers determined by the site specific study shall be maintained between all permitted uses and activities and the designated geologically hazardous areas;

      Staff Response: The submitted study did not require any buffers or setbacks from the oversteepened slope.

   d. The existing native vegetation within the buffer area shall be maintained, except that normal, nondestructive pruning and trimming of vegetation for maintenance proposes is allowed;

      Staff Response: No buffer areas have been identified or required.

e. As determined through the site-specific study, appropriate drainage, grading, excavation and erosion control measures shall be implemented in the geologically hazardous areas;

f. ***Staff Response: As a requirement of the applicant's approval all site-specific mitigation identified in the geohazard report shall be complied*** with.

g. As determined through the site-specific study, mitigation measures shall be implemented that maintain the integrity of the geologically hazardous areas;

h. **Staff Response: The applicants study identifies numerous conditions that must be met to maintain the integrity of the geologically hazardous area. Therefore, the City of Selah has required NCW Development, LLC to submit a compliance report detailing how the December 2017 geotechnical report recommendations were incorporated into the grading, utility, streets, and final subdivision plans/construction documents which shall be reviewed and approved by the city prior to grading/building permit issuance.**

i. As determined through the site-specific study, appropriate management and monitoring plans shall be developed and implemented to presser and protect both the geologically hazardous areas and the project, with any necessary surety to ensure compliance with such plans being provided in SMC 11.50.080(c)(4)(J);

Staff Response: The submitted study does not require any monitoring.

Comprehensive Plan and Policies.

7. The City of Selah's Comprehensive Plan includes a number of policies, objectives and goals to guide development within the natural environment. Below are the policies that pertain to this application.

- Goal 2.2: Development within natural drainage basins.
- Policy 2: Encourage development to areas where infrastructure (water, sewer, stormwater, and streets) is either present, can be easily extended, or is planned to be extended.
- Goal 2.3: Provide for the protection of significant natural features and the public health through land use policies.
- Goal 1:8: Establish critical areas protection measures to protect environmentally sensitive areas, and protect people and property from hazards.
- Policy 1: Use the best available science in a reasonable manner to develop regulations to protect the functions and values of critical areas.
- Policy 2: Ensure proposed, and other development, and associated infrastructure are designated at a density, level of site coverage, and occupancy to preserve the structure, values and functions of the natural environment or to safeguard the public from hazards to health and safety.

Staff Response: *This proposed development can be deemed to be in compliance with the goals, objectives and policies of the City of Selah's Comprehensive Plan thereby preserving the natural environment.*

State Environmental Policy Act (SEPA)

8. This application has undergone environmental review since it was not categorically exempt from the environmental review process underlined in WAC 197-11-800. The City of Selah issued a Mitigated Determination of Non-Significance for this review on March 25, 2020. The required appeal period for this review lapsed with no appeals filed.

Notice and Comment

9. Written notification to adjacent property owners within a six hundred foot radius of the subject property, and agencies with environmental expertise was provided on February 21, 2020. No comments were received during the public comment period.

CONCLUSIONS

1. The construction of any structure, commercial or residential in nature that lies within or adjacent to a critical area requires a Critical Area Development Permit.
2. The Administrator finds that the proposed development is consistent with the seven performance standards of the Geologically Hazardous Areas provided the conditions below are implemented. (SMC 11.50)
3. The application has undergone environmental review and all foreseeable impacts have been identified and mitigated for as required by the State Environmental Policy Act.
4. The proposed project can be deemed to be substantially in compliance with the goals, objectives and policies of the City of Selah's Comprehensive Plan as outlined above.
5. A Dust Control Plan is required to be submitted to, and approved by, the Yakima Regional Clean Air Authority prior to any phase of work.
6. A Storm water pollution Prevention Plan (Erosion Sediment Control Plan) is required to be submitted to, and approved by, the Washington State Department of Ecology prior to any phase of work.
7. The applicant shall submit stormwater plans incorporating runoff, flow control, and treatment BMP's consistent with the Eastern Washington Storwater Manual to the City of Selah Public Works department for review and approval.
8. Any other state or local governmental permits not herein mention or required must be complied with in their entirety.

DECISION

Based upon the aforementioned findings and the City of Selah's Critical Area Ordinance the Administrator has determined that the application by **NCW Development, LLC** as described in file number CAO-2020-001 shall be APPROVED subject to the following conditions:

1. A Dust Control Plan shall be submitted to, and approved by, the Yakima Regional Clean Air Authority prior to any phase of work.
2. The applicant shall submit stormwater plans incorporating runoff, flow control, and treatment BMP's consistent with the Eastern Washington Stormwater Manual to the City of Selah Public Works department for review and approval prior to start of construction.
3. A Storm water pollution Prevention Plan (Erosion Sediment Control Plan) shall be submitted to, and approved by, the Washington State Department of Ecology prior to any phase of work.
4. All site-specific impacts for construction of buildings, installation of utilities, dust control, and stormwater facilities are sufficiently addressed and/or mitigated through the implementation of the City of Selah's development standards. Compliance with all development standards are either required as a condition of approval as a part of the applicant's Subdivision approval and/or building permit approval.

5. The applicant shall incorporate all recommended conditions of the December 2017 geotechnical report and Critical Area Substantial Development Permit into its construction documents.
6. NCW Development, LLC is required to submit a compliance report detailing how the December 2017 geotechnical report recommendations were incorporated into the grading, utility, streets, and final subdivision plans/construction documents which shall be reviewed and approved by the city prior to grading/building permit issuance.
7. Prior to issuance of any permits for the subject developments, the applicant shall obtain a NPDES stormwater permit for the proposed development from the WSDOE and provide the City of Selah a copy of said permit.
8. Any other state or local governmental permits not herein mention or required shall be complied with in their entirety.

March 25, 2020
Date

Donald Wayman
City of Selah Administrator

NOTICE OF RIGHT TO APPEAL
This decision shall be final unless appealed in accordance with SMC 11.50.090 no later than March 30, 2020, at 5:00 p.m. Appeal forms may be obtained from the City of Selah Department of Community Development at 222 S. Rushmore Rd. Selah, WA 98942.

CITY OF SELAH
AFFIDAVIT OF MAILING

STATE OF WASHINGTON
COUNTY OF YAKIMA

I, Brandy Tucker, being first duly sworn on oath dispose and says:

I am an employee of the City of Selah, 222 South Rushmore Road, Selah, Washington; that I did on the 25 day of March, 2020 caused to be mailed, 133 envelopes, containing a true and correct copy of the Mitigated Determination of Nonsignificance & Critical Areas Development. Said envelopes mailed from Selah, WA. with the correct first class postage and addressed to the persons having made written or verbal comment regarding these files.

A listing of the persons to whom notice has been mailed is contained in file PLP-2020-001, SEPA-2020-001, CAO-2020-001 & TCA-2020-001.

Signed

STATE OF WASHINGTON
COUNTY OF YAKIMA

On this day personally appeared before me, Brandy Tucker, to me known to be the individual referenced herein and who caused to be mailed
File PLP-2020-001, Sepa-2020-001, CAO-2020-001 + TCA-2020-001

Given under my hand and official seal this 25th day of March 2020.

Caprise Groo
Signed

Notary Public in and for the State of Washington, residing at Yakima, WA. My term expires June 1, 2021.

CAPRISE GROO
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 1, 2021

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CITY OF SELAH

Planning Department
222 South Rushmore Road
Selah, Washington 98942

Phone 509 698-7365
Fax 509 698-7372

DATE: April 16, 2020
TO: Applicant and Parties of Record
FROM: Jeff Peters, City Planner
SUBJECT: Issuance of Hearing Examiner's Recommendation Regarding "Hillside Estates" (File No. PLP 2020-001).

ISSUANCE OF HEARING EXAMINER'S RECOMMENDATION REGARDING THE PRELIMINARY LONG PLAT OF "HILLSIDE ESTATES" (FILE NO. PLP 2020-001)

Applicant and parties of record for the Preliminary Long Plat of "Hillside Estates", on April 15, 2020, the City of Selah Hearing Examiner issued his recommendation of approval subject to conditions to the Selah City Council for the Preliminary Long Plat of Hillside Estates. As a party of record, you are being provided a copy of the recommendation, which is attached.

Additional Action: In accordance with SMC Title 10 & 21, the City Council must hold a closed record public hearing to affirm, modify or reject the Hearing Examiner's recommendation thus approving or denying the Preliminary Plat. Public notice for this closed record public hearing will be provided once a date for council consideration is established.

Dated this 16th day of April 2020.

/s/

Jeff Peters, City Planner

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City of Selah, Washington
Office of the Hearing Examiner

In the matter of the Review for the 42-Lot "Hillside Estates" Preliminary Plat,	)	**Selah File No. PLP-2020-001**
	)	
	)	**HEARING EXAMINER RECOMMENDATION**
Submitted by NCW Development, LLC	)	
	)	
	)	

Received
APR 15 2020
By BA
City of Selah
Planning Dept.

I. INTRODUCTION.

On February 14, 2020, the City of Selah Planning Department received applications for a Preliminary Long Plat, State Environmental Policy Act Checklist, and Transportation Concurrency review from NCW Development, LLC ("NCW"). NCW is proposing a Preliminary Long Plat to subdivide 37.65 acres into 42 single-family lots with proposed lot sizes range from 0.18 to 0.079 acres. Additionally, NCW requested Environmental Review for the future development of a nine lot Planned Development of 3.5 acres which it plans to propose as Phase 2 of the overall project. However, NCW is not seeking review of the subdivision plans for the Planned Development at this time.

An open record hearing on the preliminary plat proposal was conducted on March 30, 2020 at Selah City Council Chambers. The City provided a staff report and a set of hearing exhibits to the Hearing Examiner prior to the hearing. The exhibits are listed in the staff report package and are made part of the hearing record. The exhibits included written comments from neighboring property owners who are concerned about stormwater management, noise generation and dust impacts from the project.

In response to direction from Washington Governor Jay Inslee issued prior to the hearing to address calling for people to shelter in place due the COVID-19 pandemic, the City sent notice to property owners within 300 feet of the subject property advising them of the opportunity and protocol for providing comment at the hearing in a manner consistent with social distancing guidelines. No members of the public attended the hearing. The Hearing Examiner viewed the site immediately following the hearing.

II. SUMMARY OF RECOMMENDATION.

This preliminary plat should be approved, subject to conditions to assure compliance with subdivision design and zoning standards, including the provision of points of connection of the subdivision street system with the public street transportation system.

Based on the staff report and exhibits, the viewing of the site, comments received at the open record hearing and in writing, and a review of pertinent development regulations and the *2017*

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Selah Urban Area Comprehensive Plan (*"2017 Comprehensive Plan"*) provisions, the Hearing Examiner makes the following

III. FINDINGS.

1. APPLICANT AND PROPERTY OWNER.

The preliminary plat application was filed by NCW Development, LLC, P.O. Box 119, Wenatchee, WA, 98807. NCW Development, LLC is the property owner of record based on information in the Yakima County GIS portal.

2. LOCATION AND PARCEL NUMBERS.

The subject property is in the vicinity of West Goodlander, Lander, and Speyers Roads. The Yakima County Assessors Tax Parcel Numbers for the subject properties are 181435-22001, 181435-22002, and 181435-21015.

3. APPLICATION.

The applicant's statement in the Preliminary Long Plat application and Environmental Checklist dated February 14, 2020, requests this subdivision of land pursuant to Chapter 10.50 SMC, and Title 21 SMC, stating: This proposed plat will subdivide approximately 34.15 acres into 42 Single-Family lots. Lot sizes of approximately 5.44 acres to .13 acres. The proposed plat is larger than nine lots and is therefore being processed under the provisions of SMC 10.50.020. The lots will have frontage onto Lander Rd., which will be widened to include curb on both sides of the roadway and sidewalk on one side. The interior roads will be constructed using the City of Selah 32 ft. Super Elevated Roadway Standard with lots constructed on only one side of the road, and the development will be provided with city utilities. The applicant has proposed to dedicate a total of 50-ft. of right-of-way for the reconstruction of Lander Rd. with 30-ft. of asphalt pavement, two 15-ft. wide lanes, curb, gutter, and 6-ft. wide sidewalk on one side of the street.

4. CURRENT SITE CONDITION AND ZONING

The subject property abuts Speyers Road, which is classified as an Urban Minor Arterial and is located within the jurisdiction of Yakima County. In the vicinity of the subject property, Speyers Rd. is a two-way, two-lane arterial approximately 50 to 60-feet-wide with one lane in each direction. Curbs, gutters, and six (6) foot sidewalks have not been installed in the subject property's street frontage. Lander Road, which cut through the property, going uphill to ultimately intersect with West Goodlander Road, is classified as a Collector Street, which is located within the City of Selah's jurisdiction. In the vicinity of the two developments Lander Rd. is currently a two-way, 32-foot roadway with no curb, gutter or sidewalk.

Surface topography across the sloping site includes a number of erosional drainage valleys, including a relatively significant and deeply incised valley extending across the eastern portion of the site covered with dense vegetation and mature trees. Water likely flows through this drainage during periods of heavy stormwater runoff. A number of off-road vehicle trails traverse the project site. Overall the site slopes down toward the southwest, with existing elevations ranging from approximately 1580' above mean seal level (MSL) near the northern tip of the project site to about 1,245' MSL near the intersection of Speyers Road and N 14th Street in the southern portion of the site.

5. ZONING AND LAND USE.

The City of Selah's Zoning Map identifies that the subject and surrounding properties are zoned Residential, Single-Family (R-1). SMC S 10.12.010 indicates that the purpose of the R-1 zoning district is to provide for single-family residential development where urban governmental services are currently available or will be extended by the proponent to facilitate development at no public costs. Specifically, the intent of this district is to:

- Provide for an orderly, phased transition from vacant or partially developed land to single-family residential development;
- Facilitate coordinated and collaborative public infrastructure investment;
- Require individual lot connections to municipal water and sewer systems;
- Require developments to meet the city's minimum urban development standards;
- Particular emphasis shall be given to ensuring that R-1 uses and land divisions will facilitate future urban development and extension of utilities.

The approximately 46-acre irregularly shaped project site is generally bound by Speyers Road and several scattered existing homes to the south and several existing large-lot residential developments to the east. The northern property boundary is generally defined by the southern property lines of existing homes along Goodlander Road as well as the existing City of Selah water storage tank site and a small segment of Goodlander Road.

6. APPLICABLE COMPREHENSIVE PLAN PROVISIONS.

The City of Selah's Comprehensive Plan and Future Land Use Map designates the subject property as suitable for Low Density Residential development. The Low Density Residential designation is characterized as "Low-density residential development, up to five dwelling units per acre. Clustering of dwelling units, within the permitted density range is encouraged to preserve open space, steep slopes, drainage ways, etc..... The predominant use will be low density residential; however, it is the intent and desire of Selah that its low-density neighborhoods develop with a mix of housing types including single-family, duplexes, townhouses, and multi-family dwellings..

The Goals and Policies that apply to this designation and proposed land use are as follows:

6.1 County Wide Planning Goals and Policies:

A. 3.4: Urban growth will occur within UGAs only and not be permitted outside of an adopted UGA except for new fully contained communities.

B. 3.1: Urban growth should be located first in areas already characterized by urban growth that have existing public facilities and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any needed public facilities that are provided by either public or private sources.

B.3.3: Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists and in areas planned for urban services within the next 20-years.

B.3.5: New urban development should utilize available/planned urban services.

6.2 City of Selah Goals and Policies:

Objective 2.2.1.: Encourage economic growth while maintaining quality development and controlling the cost of public improvements in Selah's UGA.

Policy 1: Growth should be encouraged in natural drainage basins.

Policy 2: Encourage development to areas where infrastructure (water, sewer, stormwater, and streets) is either present, can be easily extended, or is planned to be extended.

Policy 3: Conserve land, energy and financial resources by minimizing urban sprawl.

Policy 4: Streets, water, sewer, and stormwater management extensions should be designed to provide service to the maximum area possible with the least length of extension, while also making economic development and job creation a priority.

Goal 5.1: Encourage the availability of affordable housing to all economic segments of the population, while maintaining the character of the community.

Objective 5.1.1: Investigate and re-evaluate development regulations, permit procedures and funding decisions to meet the growing population and economic needs of the City.

Policy 2: Amend zoning regulations to allow housing types and special needs housing in a manner that is consistent with state laws.

Goal 5.2: Promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Objective 5.2.1: Maintain and upgrade the character of existing residential neighborhoods.

Policy 2: Encourage new single-family development throughout low-density residential areas as redevelopment and infill construction at appropriate densities.

Objective HSG 5.2.2: Encourage new residential construction to be compatible with existing residential development.

Natural Environment/Critical Area Goals and Policies:

Goal 2.2: Development within natural drainage basins.

Policy 2: Encourage development to areas where infrastructure (water, sewer, stormwater, and streets) is either present, can be easily extended, or is planned to be extended.

Goal 2.3: Provide for the protection of significant natural features and the public health through land use policies.

Goal 1:8: Establish critical areas protection measures to protect environmentally sensitive areas, and protect people and property from hazards.

Policy 1: Use the best available science in a reasonable manner to develop regulations to protect the functions and values of critical areas.

Policy 2: Ensure proposed, and other development, and associated infrastructure are designated at a density, level of site coverage, and occupancy to preserve the structure, values and functions of the natural environment or to safeguard the public from hazards to health and safety.

7. PUBLIC NOTICE.

Public notice for this application and hearing was provided in accordance with Chapter 10.50 SMC (Subdivision Ordinance), Title 10 SMC (Zoning Ordinance), and Title 21 SMC (Administrative Procedures), and include the following actions and dates:

- Date of Application: February 14, 2020

- Date of Developer's Notice of Complete Application: February 17, 2020
- Date of Notice of Application & Environmental Review : February 21, 2020
- Notice of Public Hearing February 21 , 2020
- Date of Re-notice of Application & Environmental Review March 11, 2020
- Date of Posting of Land Use Action Sign on the Property: March 17, 2020
- Date of Mailing of Notice of MDNS & CAO Decision: March 25, 2020

8. ENVIRONMENTAL REVIEW.

This project underwent a State Environmental Policy Act review because it did not fall below the City of Selah's flexible threshold for SEPA, as established in Section 11.40.110 SMC. Furthermore, on March 25, 2020, the City of Selah completed its Environmental Review of the Preliminary Plat by issuing a Mitigated Determination of Non-Significance on the proposal, which was not appealed during the appeal period.
The below conditions are required conditions of plat approval as required by the City of Selah's Mitigated Determination of Non-Significance dated March 25, 2020:

1. All site-specific impacts for construction of buildings, installation of utilities, dust control, and stormwater facilities are sufficiently addressed and/or mitigated through the implementation of the City of Selah's development standards. Compliance with all development standards are either required as a condition of approval as a part of the applicant's Class (3) zoning and/or building permit approval.

2. For Speyers Rd. and in accordance with the City's development standards for an Urban Minor Arterial roadway, the developer shall dedicate approximately 10 ft. of right-of-way along the subject properties' frontage (equal a total of 60 ft. in width), and build a half street improvement which includes, curb, gutter, stormwater, sidewalks, and street lights.

3. Lander Rd. shall be dedicated and reconstructed with a total of 50-ft. of right-of- with 30-ft. of asphalt pavement, two 15-ft. wide lanes, curb, gutter (both sides), 6-ft. wide sidewalk on one side of the street, street lights, stormwater drainage, and no parking allowed as depicted upon the applicants Preliminary Plat. Additionally, where Lander Rd. has lots fronting on both sides of Lander Rd. sidewalks shall be installed on both sides of the street.

4. The applicant shall incorporate all recommended conditions of the December 2017 geotechnical report and Critical Area Substantial Development Permit into its construction documents.

5. NCW Development, LLC is required to submit a compliance report detailing how the December 2017 geotechnical report recommendations were incorporated into the grading, utility, streets, and final subdivision plans/construction documents which shall

be reviewed and approved by the city prior to grading/building permit issuance.

6. Prior to issuance of any permits for the subject developments, the applicant shall obtain a NPDES stormwater permit for the proposed development from the WSDOE and provide the City of Selah a copy of said permit.

9. PROJECT ANALYSIS.

9.1 Review Criteria.

A hearing examiner recommendation is to be based on a determination of whether the proposed plat complies with the standards set forth in Chapter 10.50 SMC and those adopted by reference, including but not limited to, appropriate provisions for drainage, roads, alleys and other public ways, water supply, sanitary sewerage disposal, parks, playgrounds, fire protection facilities, minimum lot size and other public and private facilities and improvements and provisions contained in any of the city's adopted comprehensive plans (i.e., land use, sewage, storm drainage, transportation, water, etc.) and the zoning ordinance. SMC 10.50.025. Subdivision design standards are set out in SMC 10.50.041 through SMC 10.50.046. As described in SMC 10.50.000, the purpose of the standards generally are to "to lessen congestion in the streets and highways, to provide for adequate light and air, to facilitate adequate provisions for water, sewerage, parks and recreation areas, sites for schools and school grounds and other public requirements, [and] to provide for proper ingress and egress," all in furtherance of public health, safety, and general welfare. The Hearing Examiner may, at the Examiner's discretion, recommend higher standards than those set forth in the subdivision and zoning provisions of the Title 10 SMC if the Examiner determines it is necessary to protect the health, safety, welfare and public interest of the city. SMC 10.50.026.

9.2 Application of the Review Criteria

(1) *Drainage:* Drainage management was one of the issues of particular concern to public commenters, many of whom have experience flooding of their properties from stormwater runoff. Based on City staff comments, all runoff from the road and sidewalks is required to be retained and treated in accordance with the Stormwater Management Manual of Eastern Washington. The plans and calculations for the drainage must be completed by a licensed engineer from the State of Washington. Since the development of this project will involve clearing of more than one acre, a Stormwater Site Plan will also be required. The major components of a Stormwater Site Plan are:

a. Drainage plans and calculations to be completed by a licensed engineer from the State of Washington;
b. A copy of the SWPPP or erosivity waiver; and
c. A stormwater maintenance agreement.

Mitigation measures in the MDNS concerning stormwater manager are properly made conditions of any preliminary plat approval as well. Furthermore, the Critical Areas Permit issued for the project requires compliance with the following conditions:

a. The applicant shall submit stormwater plans incorporating runoff, flow control, and treatment BMP's consistent with the Eastern Washington Stormwater Manual to the City of Selah Public Works department for review and approval prior to start of construction.

b. A Storm water pollution Prevention Plan (Erosion Sediment Control Plan) shall be submitted to, and approved by, the Washington State Department of Ecology prior to any phase of work.

c. Prior to issuance of any permits for the subject developments, the applicant shall obtain a NPDES stormwater permit for the proposed development from the WSDOE and provide the City of Selah a copy of said permit.

To the extent that existing configuration or design of Speyer's Road abutting the subject property is adding to the flooding being experienced on North 14th Street, any improvements to that section of the road as required by the SEPA conditions or approval of this plat must reduce or eliminate any such added contribution. Taken together, all of the SEPA and Critical Areas Permit conditions should avoid any additional impact to neighboring properties from site generated stormwater flows.

(2) *Roads, alleys and other public ways:*

a. The Yakima County Engineer reports that Speyers Rd will be significantly impacted by this development, and that the section of roadway abutting the proposed development does not meet the Yakima County Roads standards for an Urban Arterial roadway. Furthermore, it has been identified that mitigation is necessary to meet the level of service and development standards of Yakima County's Horizon 2040 Comprehensive Plan, and the City of Selah development standards for an Urban Arterial roadway. Therefore, in accordance with the City's development standards for an Urban Arterial roadway, the developer will be required to dedicate approximately 10 ft. of right-of-way along the subject properties frontage (equal a total of 60 ft. in width), and build a half street improvement which includes, curb, gutter, stormwater, sidewalks, and street lights.

b. In the vicinity of the development, Lander Rd. is currently a two-way, 32-foot roadway with no curb, gutter or sidewalk. The applicant has proposed to dedicate a total of 50-ft. of right-of-way for the reconstruction of Lander Rd. with 30-ft. of asphalt pavement, two 15-ft. wide lanes, curb, gutter, and 6-ft. wide sidewalk on one side of the street. The applicant is also proposing to dedicate four 45-foot wide internal Single Frontage unnamed roads and has indicated in

their application that they plan on improving the streets by installing curb, gutter, sidewalk on one side, and a 32 ft. paved drive surface. This standard meets the City of Selah's new Local Access Street (Single Frontage) detail.

Compliance with the streets standards is required by the MDNS, and it is appropriate to condition the preliminary plat recommendation accordingly.

(3) *Water supply:* Public water is required to be used for domestic and fire flow purposes. An adequate water supply for this development is available from the City of Selah. The applicant has submitted a public water main extension that meets the requirements of SMC 10.50.045. The water main must be installed, or financially secured, prior to the recording of a final plat.

(4) *Sanitary sewerage disposal:* Public sewer service is required for all lots. The City of Selah sewer mains in Speyers Rd. are capable of being extended to handle the demands of this development and must be installed, or financially secured, prior to the recording of the final plat.

(5) *Parks and playgrounds:* Volunteer Park is located within one mile of this development and is the closest city park to the subject property. There is no evidence that development of additional park or playground facilities would be made necessary by the proposed plat.

(6) *Fire protection facilities:* The City has adopted the 2015 Edition of the International Fire Code. Compliance with Fire Code will assure property provisions for fire protection facilities.

(7) *Minimum lot size:* Lot size is governed by the Zoning Ordinance.

(8) *Other public and private facilities and improvements:* With regard to schools, the subject development is located within one mile from Selah Intermediate School and Robert Lince Elementary School. No comments were received from the school district suggesting the need for additional school facilities as a result of the proposed subdivision.

(9) *Provisions contained in any of the city's adopted comprehensive plans*: The Low Density Residential designation for the subject property on the adopted Future Land Use Map provides for a maximum density of 5 dwellings per acre. The proposed density of the plat is 1.1 dwellings per gross residential acre, more or less. The proposed preliminary plat is consistent with the Comprehensive Plan's provisions which encourage infill, recognize the need for public water and sewer, encourage disposal of surface drainage on-site, and encourage development consistent with the general land use pattern in the area.

(10) *Adequacy of compliance with the zoning ordinance:*

a. Lot Coverage: The maximum lot coverage permitted in the R-1 zoning district is 35% and all lots will comply with that limitation.

b. Lot Size: The preliminary plat indicates lot sizes that range from 7,840.8 to 34,412.4 square feet. SMC 10.12.030(a) provides that the minimum lot size for a single-family dwelling provided with municipal water and sewage system is 8,000 square feet. Additionally, SMC 10.12.030(a) requires that lots that have a 10 to 15% slope must have a minimum lot size of 8,000 to 10,000 sq. ft. All lots within this subdivision were found to meet the minimum required lot size given the slope of the lots.

c. Lot Width: SMC 10.08.020 prescribes a minimum lot width of shall not exceed a maximum four to one (4:1) depth-to-width ration. SMC 10.50.041(e)(6) provides that "the size and shape of lots shall meet the minimum area and width requirements of the applicable zoning classification..." All lots within this subdivision meet these standards.

d. Density: With a density of about 1.11 dwelling units per gross residential acre, the proposed preliminary plat complies with the City of Selah's Comprehensive Plan Future Land Use Designation Low Density Residential and SMC 10.12.010 requiring a maximum of five dwelling units per net residential acre.

e. Building Heights: SMC 10.08.050 provides that the maximum building height is 35 ft. in the R-1 zoning district. The subject plat and SEPA application identify that all buildings will comply with this requirement.

f. Building Setbacks: SMC S 10.08.090 provides that minimum setbacks must be met per Table 8-3. Al lots within the subject subdivision appear to have sufficient area to comply with these requirements.

g. Sidewalks: Sidewalks are required and must be provided along the development's Speyers Road frontage and interior streets in accordance with SMC S 10.50.044.

9.3 Health, Safety and Welfare Conditions.

The construction of new detached single-family dwellings which will complement adjacent uses will promote the public health, safety and general welfare insofar as there is a need in this community for single-family dwellings and insofar as this proposed preliminary plat would be required to comply with all applicable City development standards, and all conditions of approval specified by the City Council.

Some of the written public comment on the proposed project noted concerns with flooding around North 14th Street. It is not equitable to impose costs of avoiding such flooding on NCW if the development is not materially adding to the flooding. To the extent that the segment of Speyers Road being improved as a condition of plat approval is configured or designed in a way

that adds to that flooding, the public health, safety and welfare require the improvements be designed to eliminate that contribution to the flooding.

Some of the public comments raised concerns regarding impacts to wildlife, dust impacts and the effects of potential widening of Speyers Road. Wildlife impacts are within the scope of SEPA review, and the MDNS concluded that any significant environmental impacts are generally addressed through the City's development standards. The Critical Area Permit specifically required the development of a dust control plan, which should respond to concerns about dust impacts. The widening of Speyers Road is outside of the scope of the application with the exception of requirements to develop a half-street and for dedication of right of way by NCW to support potential future Speyers Road improvements to produce conformity with street width standards. The City indicated at the hearing that it would work with NCW to implement right of way dedications and half street construction requirements. There is no evidence in the record that suggests that the subdivision would conflict with the public health, safety or welfare so long as the development complies with the conditions of approval and works in good faith with the City.

From the foregoing findings, the Hearing Examiner makes the following

IV. CONCLUSIONS.

1. Pursuant to SMC 10.50.025 and 10.50.026, the City of Selah Hearing Examiner is authorized to make a recommendation for approval or disapproval, with written findings of fact and conclusions to support the recommendation to the City Council on preliminary plats. Under the ordinance, within ten working days of the conclusion of a hearing, unless a longer period is agreed to in writing by the applicant, the Hearing Examiner is to render a written recommendation which shall include findings and conclusions based on the record. Because of workplace disruptions associated with COVID-19 responses, this Recommendation was delayed several days.

2. The proposed preliminary plat is consistent with the *2017 Comprehensive Plan* future land use designation and transportation policies.

3. The proposed preliminary plat, if properly conditioned to address standards in the Selah Zoning Ordinance and other provisions of the Selah Municipal Code, complies with subdivision and zoning standards, and is consistent with public health, safety and welfare.

V. RECOMMENDATION.

The application for preliminary plat review by NCW Development, LLC for "Hillside Estates" as specified in the application materials (File No. PLP 2020-001) should be APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. All design and/or improvement notations indicated on the preliminary plat are included herein as conditions of preliminary plat approval. (Including, but not limited to, dedicated right-of-way width, easement widths and locations, lot size and configuration).

2. In accordance with SMC S 10.50.041 and the applicant's preliminary plat, the applicant shall submit and gain approval of civil engineered plans which provide for design of all development standards, including but not limited to curb, gutter, sidewalk, street lighting, storm water, and street design.

3. Prior to final plat approval, the applicant shall submit an overall geotechnical analysis/study showing stability of the subject fill to the satisfaction of the City of Selah's Public Works Director. All lots shall require compaction reports prior to construction.

4. Prior to approval of the final plat, all approved improvements shall be constructed or financially secured according to the standards and requirements of the City of Selah Public Works Director.

5. All lots shall be served with public water from the City of Selah in accordance with SMC 10.50.045. No individual domestic or irrigation wells shall be permitted for any of the lots.

6. All lots shall be provided with public sewer service in accordance with SMC S 10.50.045.

7. Easements for new and/or future utilities shall be a minimum of 16-feet in width and meet the requirements of SMC S 10.50.045.

8. In accordance with City of Selah Standard Detail ST-3B, the application/developer shall record a covenant/plant restriction on the south side of Lots 1 through 5, the south side of lots 7 through 33, and north side of road D restricting the subject hillsides as non-buildable and not further sub-dividable.

9. All conditions of City of Selah SEPA-2020-001 dated March 25, 2020 are hereby incorporated as conditions of this subdivision approval and shall be complied with in their entirety.

10. All conditions of City of Selah CAO-2020-001 dated March 25, 2020 are hereby incorporated as conditions of this subdivision approval and shall be complied with in their entirety.

11. All public and private utilities shall be located underground, with the exception of telephone boxes and similar such structures.

12. All public and private utilities to be located within public road rights-of-way must be installed or financially secured prior to final plat approval.

13. Fire hydrants shall be placed at the locations specified by the City of Selah Public Works and Selah Fire Department. All lots must be provided with adequate fire flow.

14. All permits required by the Yakima Regional Clean Air Authority shall be obtained. The developer shall designate during working hours a responsible party to serve as contact for suspected air quality violations.

15. A final binding stormwater/drainage control plan for the entire development and public streets shall be submitted and approved by the City's Public Works Department prior to construction of improvements for any area of the development. This drainage plan shall also ensure that the

improvements to Speyers Rd. and the development reduces or eliminates any contribution to flooding that occurs on North 14th Street due to stormwater or meltwater.

16. All addresses shall be as specified in Exhibit "A" of the staff report. All addresses must be clearly shown on the face of the final plat as required by RCW 58.17.280.

17. This plat shall be subject to the following notes, which shall be placed on the face of the plat:

a. The addresses shown on this plat are accurate as of the date of recording but may be subject to change. The City of Selah Building Codes Division is responsible for the confirmation or reassignment of addresses at the time of building permit issuance.

b. 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.

18. Irrigation approval, if any is required, shall be shown on the face of the final plat.

19. All other requirements of the zoning and subdivision ordinance, although not specifically set forth herein, shall be complied with in their entirety.

DATED THIS 15TH DAY OF APRIL 2020.

PATRICK D. SPURGIN
HEARING EXAMINER

CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY

Council Meeting	**Action Item**
5/12/2020	N – 1

Title: Resolution Approving the Preliminary Plat of "Hillside Estates" (PLP 2020-001) and Adopting Findings and Conditions of Preliminary Plat Approval.

From: Jeff Peters, Community Development Supervisor

Action Requested: Approval

Staff Recommendation: Approval

Fiscal Impact: N/A

Funding Source: N/A

Background / Findings & Facts: The Hearing Examiner conducted an open record public hearing on March 30, 2020. On April 15, 2020, the Examiner issued his Findings and Conclusions recommending approval of the Preliminary Plat subject to nineteen conditions.

Recommended Motion: I move that the Council adopt the accompanying resolution accepting the Hearing Examiner's recommendation to approve the Preliminary Plat of "Hillside Estates", and adopt the Hearing Examiner's Findings and Conclusions as its own.

Record of all prior actions taken by the City Council and/or a City Board, City Committee, Planning Commission, or the Hearing Examiner (where applicable)

Date:	Action Taken:
3/30/2020	Hearing Examiner Open Record Public Hearing

RESOLUTION NO. _____

RESOLUTION APPROVING THE PRELIMINARY PLAT OF "HILLSIDE ESTATES" (PLP 2020-001)

WHEREAS, on May 12, 2020, the City of Selah City Council considered Preliminary Plat No. PLP 2020-001 known as "Hillside Estates" located in the vicinity of W. Goodlander, Lander, and Speyers Roads, Selah, WA. Yakima County Taxation Parcel Numbers: 181435-22001, 181435-22002, & 181435-21015; and,

WHEREAS, the Hearing Examiner conducted an open record public hearing on March 30, 2020; and

WHEREAS, the Hearing Examiner recommended approval of the Preliminary Plat subject to 19 conditions of approval; and,

WHEREAS, the City of Selah Council is persuaded that the Preliminary Plat meets the requirements of Chapter 10.50 SMC and has adopted the Hearing Examiner's recommendation that the Preliminary Plat be conditioned as recommended by the Examiner; and,

WHEREAS, the City of Selah Council has considered the Hearing Examiner's findings of fact and conclusions dated April 15, 2020 and the City staff report dated March 30, 2020, and the Council is satisfied that the matter has been sufficiently considered; and,

WHEREAS, the City Council adopts the Findings and Conclusions of the Hearing Examiner's Recommendation dated April 15, 2020; and,

WHEREAS, the City Council considered the elements of public use and interest to be served by such platting, and

WHEREAS, the City Council considered the elements of public health, safety, and general welfare pertaining to the preliminary plat;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON that Preliminary Plat No. 2020-001 designated as "Hillside Estates" be approved, that the Hearing Examiner's Findings and Conclusions supporting approval of the proposal be adopted with a date of April 15, 2020, with (19) specific conditions contained in said Findings and Conclusions.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON this 12th day of May, 2020.

_____
Sherry Raymond, Mayor

ATTEST:

Dale E. Novobielski, Clerk/Treasurer

APPROVED AS TO FORM:

Rob Case, City Attorney

CONDITIONS OF PRELIMINARY PLAT APPROVAL

1. All design and/or improvement notations indicated on the preliminary plat are included herein as conditions of preliminary plat approval. (Including, but not limited to, dedicated right-of-way width, easement widths and locations, lot size and configuration).

2. In accordance with SMC § 10.50.041 and the applicant's preliminary plat, the applicant shall submit and gain approval of civil engineered plans which provide for design of all development standards, including but not limited to curb, gutter, sidewalk, street lighting, storm water, and street design.

3. Prior to final plat approval, the applicant shall submit an overall geotechnical analysis/study showing stability of the subject fill to the satisfaction of the City of Selah's Public Works Director. All lots shall require compaction reports prior to construction.

4. Prior to approval of the final plat, all approved improvements shall be constructed or financially secured according to the standards and requirements of the City of Selah Public Works Director.

5. All lots shall be served with public water from the City of Selah in accordance with SMC § 10.50.045. No individual domestic or irrigation wells shall be permitted for any of the lots.

6. All lots shall be provided with public sewer service in accordance with SMC § 10.50.045.

7. Easements for new and/or future utilities shall be a minimum of 16-feet in width and meet the requirements of SMC § 10.50.045.

8. In accordance with City of Selah Standard Detail ST-3B, the application/developer shall record a covenant/plant restriction on the south side of Lots 1 – 5, south side of lots 7 – 33, and north side of road D restricting the subject hillsides as non-buildable and non-further sub-dividable.

9. All conditions of City of Selah SEPA-2020-001 dated March 25, 2020 are hereby incorporated as conditions of this subdivision approval, and shall be complied with in their entirety.

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15. A final binding stormwater/drainage control plan for the entire development and public streets shall be submitted and approved by the City's Public Works Department prior to construction of improvements for any area of the development. This drainage plan shall also ensure that the improvements to Speyers Rd. and the subject development reduces or eliminates flooding on N. 14th St.

16. All addresses shall be as specified in Exhibit "A" of this report. All addresses must be clearly shown on the face of the final plat as required by RCW 58.17.280.

17. This plat shall be subject to the following notes, which must be placed on the face of the plat:

    a. The addresses shown on this plat are accurate as of the date of recording, but may be subject to change. The City of Selah Building Codes Division is responsible for the confirmation or reassignment of addresses at the time of building permit issuance.

    b. 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.

18. Irrigation approval, if any is required, shall be shown on the face of the final plat.

19. All other requirements of the zoning and subdivision ordinance, although not specifically set forth herein, shall be complied with in their entirety.

CITY OF SELAH
CITY COUNCIL
AGENDA ITEM SUMMARY

Council Meeting	Informational Item
5/12/2020	Q – 4a

Title: Lodging Tax Advisory Committee Minutes – February 24, 2020

From: Monica Lake, Executive Assistant

Action Requested: Informational - No action needed

Staff Recommendation: N/A

Board/Commission Recommendation: Not Applicable

Fiscal Impact: N/A

Funding Source: N/A

Background / Findings & Facts: Informational only

City of Selah
Lodging Tax Advisory Committee Meeting
Monday, February 24, 2020
Selah City Council Chambers

A. CALL TO ORDER

Chairman Carlson called the meeting to order at 11:02am.

B. ROLL CALL

Members Present: Russell Carlson; Bill Harris; Shelly Monson

Members Absent: Jean Brown; Tina Garner

Staff Present: Treesa Morales, Recreation Manager; Monica Lake, Executive Assistant

Guests: None

C. APPROVAL OF MINUTES

1. Minutes from Board Meeting November 25, 2019

Board Member Monson noted a misspelling and a typo on the minutes.

Board Member Harris moved, and Board Member Monson seconded, to approve the September 23, 2019 Minutes as amended. By voice vote, approval was unanimous.

D. COMMUNICATIONS **NONE**

E. GENERAL BUSINESS

1. New Committee Chair: Russell Carlson

Chairman Carlson introduced himself to the board.

Recreation Manager Morales said that she thought might be a good time to share what the Board would like him to know about them and what they do.

Board Member Harris explained that they are a recommending body to the Council, with funds from LTAC and the TPA that are spent on items that enhance the quality of life and generate revenue streams in Selah. He noted that they try not to allocate their entire amount the first half of the year, to allow for what may crop up later on.

Board Member Brown joined the meeting.

Chairman Carlson felt that the board had done a good job in the past making sure the tax dollars were well spent.

Discussion followed on the benefit of having a Council Member as part of the board, keeping an eye on the requests coming in and the approval process for allocating funds, and having a current list of expenditures and revenues for each meeting.

Board Member Garner joined the meeting.

Discussion continued, including items such as the benefit of a clear application form, the need to make it more readily available, and acquiring a lift of projects funded last year along with last year's revenues and expenditures.

2. Selah Community Days Association Application

Recreation Manager Morales explained that, although the application had been approved in November, she wanted the board to review it and see where the amounts are allocated in the projected budget.

A brief discussion followed on the possibility of the SCDA coming back to request additional funds and the challenges of dealing with a new venue.

3. Upcoming Events Discussion

Recreation Manager Morales said that she's confident with the budgets requested for the Hot Rods and 4th of July events, but a new event this year is the Little League All Stars state tournament at McGonagle Park.

Discussion followed on the scope of the week-long event, Recreation Manager Morales would be stepping up to present a funding request on behalf of the Little League as their board president has resigned, cancellation of the Base Race for the year, the lack of sign-ups for the UW clinic last year along with rule changes, lower sign-ups for athletics and the possibility of the Selah Little League combining with either Naches or Naches and Yakima, and getting the Selah Chamber more involved in rallying businesses to promote themselves when there are tournaments in town.

4. Meeting Date & Time

Recreation Manager Morales asked if the Board wished to change the date or time of their meetings.

After a brief discussion, the decision was made to keep them at the fourth Monday of the month at 11am, provided there was business to attend to.

E. BOARD MEMBER REPORTS

Board Member Garner expressed her thoughts on having a more complete map of Selah. A brief discussion followed.

Board Member Brown said that the Selah Chamber and the Selah Downtown Association would be hosting a Selah Sip & Stroll event on April 17th, with about ten locations around downtown where businesses would be partnered with food and drink vendors.

Board Member Harris gave a brief up date on GYGSA activities, noting that Carlon Park was getting a bit dated and the group was hoping to make a presentation to Council in the near future.

Board Member Monson and Recreation Manager Morales had no report.

Chairman Carlson requested an update on book versus website advertising, as had been discussed at the previous meeting.

Recreation Manager Morales replied that the book has been produced and delivered, and that the website presence was more fluid with regard to deadlines. A brief discussion followed.

Chairman Carlson asked if the car show would be a one-day or two-day event this year.

Recreation Manager Morales responded that they were planning on a one-day event, and had been looking at Dayton's two-day event for additional ideas, such as a cruise night, where people can line up to watch and preview the cars, or a street dance.

Chairman Carlson observed that one thing that would be beneficial for the car show and other events would be a sound system. A brief discussion followed on whether to look at Bluetooth speakers or running wires throughout the location, to allow for everyone attending to hear announcements.

Recreation Manager Morales will research and bring information to the next meeting.

Board Member Brown brought up banner displays across First Street, north of the Jim Clements Way intersection, where the street becomes City instead of a State route. A brief discussion followed.

F. ADJOURNMENT

Board Member Monson moved, and Board Member Brown seconded, to adjourn the meeting. By voice vote approval was unanimous.

The meeting was adjourned at 12:11pm.