



OFFICE OF THE CITY CLERK
129 North Second Street
Yakima, Washington 98901
Phone (509) 575-6037 • Fax (509) 576-6614

**CITY OF YAKIMA
NOTICE OF CLOSED RECORD PUBLIC HEARING
Rezone of Property at 4503 Powerhouse Road**

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Closed Record Public Hearing to consider the Hearing Examiner's recommendation on the application submitted by Teton Development to rezone a 3.1 acre parcel from Small Convenience Center (SCC) to Local Business (B-2) for the construction of a residential mini-storage facility.

Said closed record public hearing will be held **Tuesday, August 1, 2017 at 2:30 p.m.** in the Council Chambers at City Hall located at 129 North 2nd Street, Yakima, Washington.

Closed Record Hearing means the public is invited to testify on the existing Hearing Examiner's records but will not be allowed to introduce any new information.

Any citizen wishing to comment on this request is welcome to attend the closed record public hearing or contact the City Council in the following manner:

- 1) Send a letter via regular mail to "Yakima City Council, 129 N. 2nd Street, Yakima, WA 98901"; or,
- 2) E-mail your comments to citycouncil@yakimawa.gov. Include in the e-mail subject line, "Teton Development rezone." Please also include your name and mailing address.

Dated this 12th day of July, 2017.

Sonya Claar Tee, CMC
City Clerk

Mailed: July 13, 2017

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M. AND THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M. LYING SOUTHERLY OF WESTERLY OF SHORT PLAT NO. 82-23, RECORDS OF YAKIMA COUNTY, WASHINGTON AND LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 89°00'00" EAST, ALONG THE SOUTH LINE OF SAID SECTION 10, 710.00 FEET; THENCE NORTH 0°00'36" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 10, 500.00 FEET; THENCE NORTH 0°00'36" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 10, 100.00 FEET; THENCE SOUTH 0°00'36" EAST 354.20 FEET; THENCE SOUTH 0°00'00" EAST 78.59 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF POWERHOUSE ROAD AND THE TERMINUS POINT OF THE HEREIN DESCRIBED LINE;

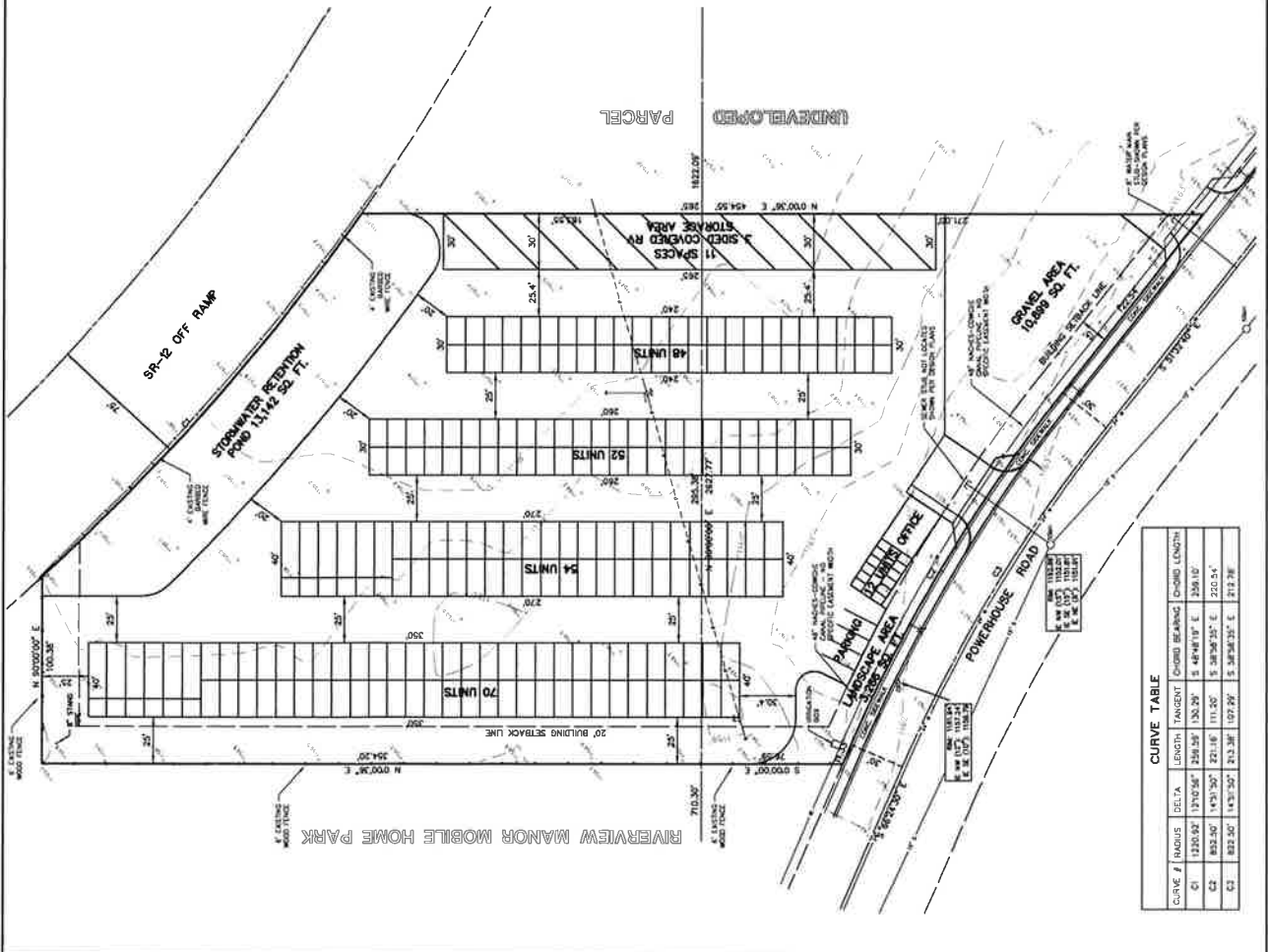
EXCEPT THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 89°00'00" EAST, ALONG THE SOUTH LINE OF SAID SECTION 10, 1005.89 FEET; THENCE NORTH 0°00'36" EAST 183.55 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SR-12; THENCE SOUTH 89°00'00" WEST 100.00 FEET TO THE SOUTHWEST CORNER OF THE NORTHERLY RIGHT OF WAY LINE OF POWERHOUSE ROAD AND THE TERMINUS POINT OF THE HEREIN DESCRIBED LINE.

PROJECT NOTES

PARCEL CONTAINS 134,985 SQ. FT. PARCEL WILL CONTAIN 27,207 SQ. FT. OF PAVEMENT SURFACE WHICH WILL BE 20.2% OF THE TOTAL PARCEL. THERE WILL BE A TOTAL OF 6 BUILDINGS ON THE PARCEL CONTAINING 236 UNITS, AN OFFICE AND 11 RV PARKING SPACES IN A THREE SIDED BUILDING.

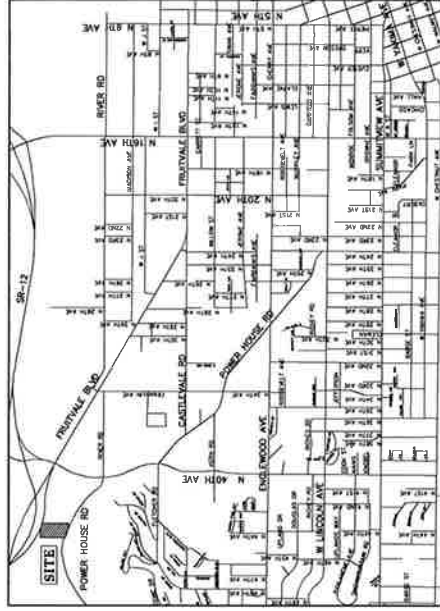
THERE IS AN EXISTING 8-FOOT TALL SITE SCREENING FENCE SEPARATING THE PARCEL FROM THE ADJACENT MOBILE HOME PARK. THE REST OF THE PARCEL WILL EITHER BE ISOLATED FROM ADJACENT PARCELS BY SCREENING STANDARD "C" CRITERIA.

THE NEW OFFICE WILL BE CONNECTED TO EXISTING CITY OF YAKIMA SANITARY SEWER AND WATER LINES.



CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	1203.00	174°56'	258.58'	135.29'	S 48°46'19" E	258.10'
C2	853.50	147°31'00"	221.46'	111.93'	S 38°49'25" E	202.94'
C3	823.20	147°31'00"	213.38'	107.29'	S 38°49'25" E	212.78'

VICINITY MAP



SCALE: 1" = 50'

PLSA
 ENGINEERING-SURVIVING-PLANNING
 501 NORTH 20TH AVENUE, SUITE 3
 YAKIMA, WASHINGTON 98902

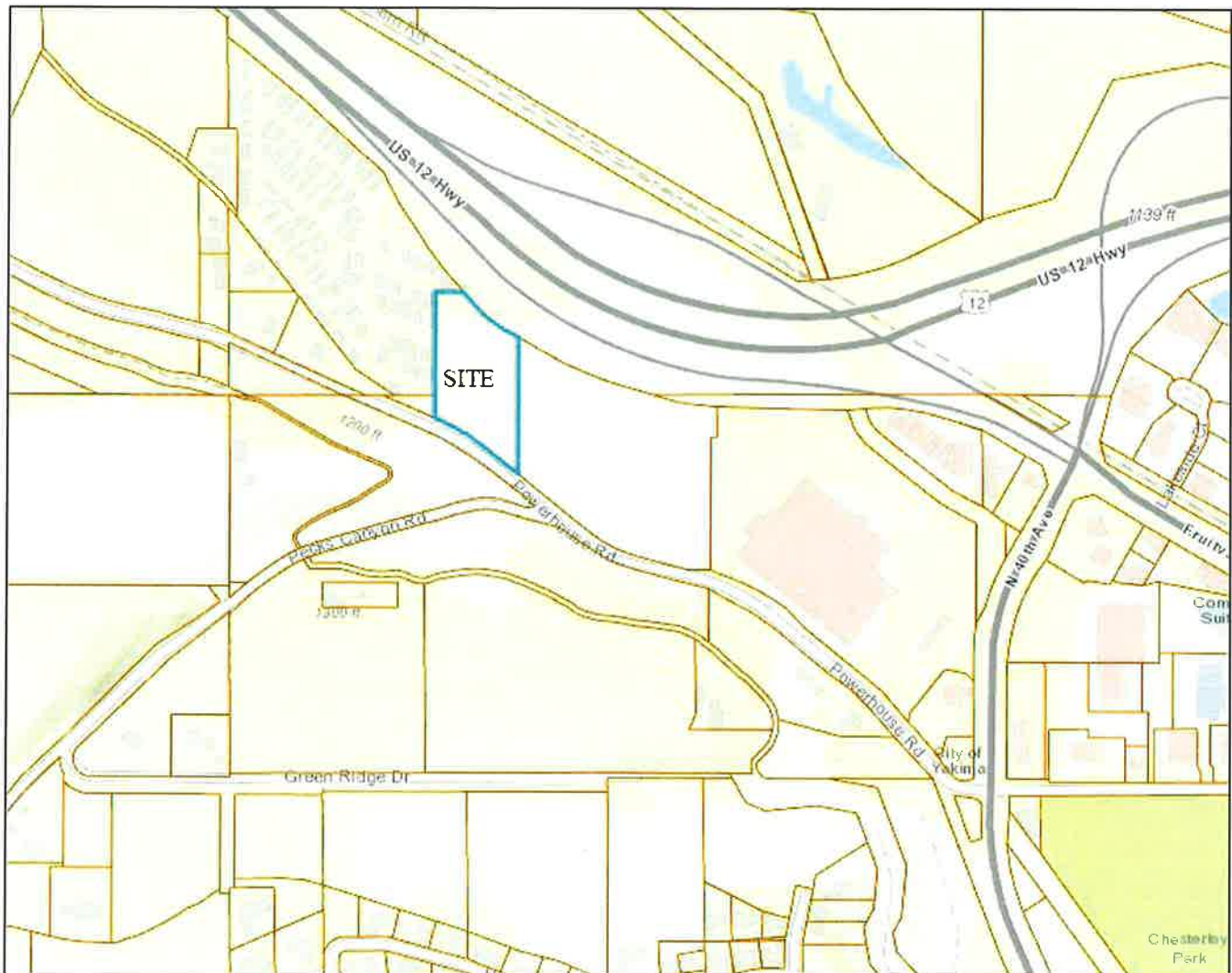
PRELIMINARY STORAGE UNIT SITE PLAN
 236 UNITS
 DATE: 07/17/2013
 SHEET NO. 1 OF 1

PREPARED FOR:
 MOULTRAY AND ASSOCIATES

VICINITY MAP



File Number: RZ#001-17, CL3#002-17, & SEPA#006-17
Project Name: Teton Development LLC
Site Address: 4503 Powerhouse Rd



Proposal: Proposal to change the zoning of one 3.1 acre parcel from Small Convenience Center (SCC) to Local Business (B-2), and proposal to construct 236 residential mini-storage units (5 buildings total) with an office.

Contact the City of Yakima Planning Division at (509) 575-6183

Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.
Date Created: 3/20/2017

