



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
Anderson Park Preliminary Plat**

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Closed Record Public Hearing to consider the Hearing Examiner's recommendation regarding preliminary plat approval of Anderson Park, submitted by Cottonwood Partners LLC. The plat is a residential subdivision of 30.75 acres into 94 single-family lots in the R-3 zoning district located in the vicinity of S. 64th Avenue & Occidental Road.

Said closed record public hearing will be held on **Tuesday, November 5, 2019, at 6:00 p.m.**, or soon thereafter, in the Council Chambers at City Hall located at 129 N. 2nd Street, Yakima, WA. *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.

Dated & mailed this 7th day of October, 2019.

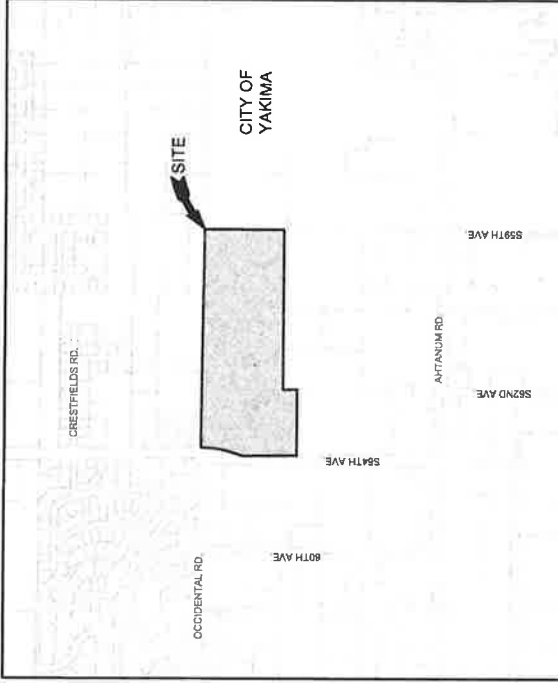
Sonya Claar Tee, CMC
City Clerk

PRELIMINARY PLAT OF "ANDERSON PARK"

(A PORTION OF THE NE 1/4, SECTION 5, TOWNSHIP
12 NORTH, RANGE 18 EAST, W.M.)

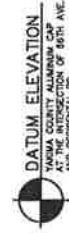
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CITY OF YAKIMA
PLANNING DIV.

LEGAL DESCRIPTION:
GOVERNMENT LOT 1, SECTION 5,
TOWNSHIP 12 NORTH, RANGE 18
EAST, W.M. PART OF
THE NORTHEAST QUARTER OF
SAID SECTION 5, DESCRIBED AS
FOLLOWS:
BEGINNING AT THE NORTHEAST
CORNER OF GOVERNMENT LOT 2
OF SAID SECTION 5;
THENCE SOUTH 0°03'57" WEST
148.00 FEET TO THE POINT OF
BEGINNING TO THE SOUTHEAST CORNER OF
SAID LOT 5;
THENCE CONTINUING
SOUTH 89°59'49.00 FEET;
THENCE SOUTH 89°13'03" WEST
PARALLEL WITH THE SOUTH LINE
OF SAID LOT 2 A DISTANCE OF
148.00 FEET TO THE EAST LINE
RIGHT OF WAY LINE OF THE
YAKIMA VALLEY TRANSPORTATION
COMPANY AS THE SAME EXISTED
ON DECEMBER 1, 1936;
THENCE SOUTH 0°03'57" WEST
ALONG SAID RIGHT OF WAY LINE
TO THE NORTH LINE OF SAID
LOT 2; EASTERLY ALONG SAID
NORTH LINE TO THE POINT OF
BEGINNING;
EXCEPT THAT PORTION
CONVEYED TO YAKIMA COUNTY
FOR ROAD UNDER AUDITOR'S
FILE NO. 2962906, RECORDS OF
YAKIMA COUNTY, WASHINGTON,
AND EXCEPT RIGHT OF WAY PER
A.F.NO. 8016184



VICINITY MAP
N.T.S.

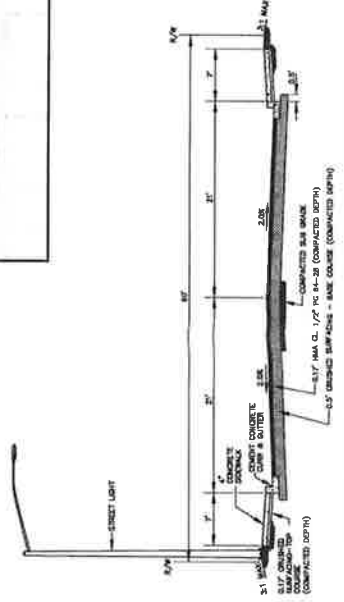
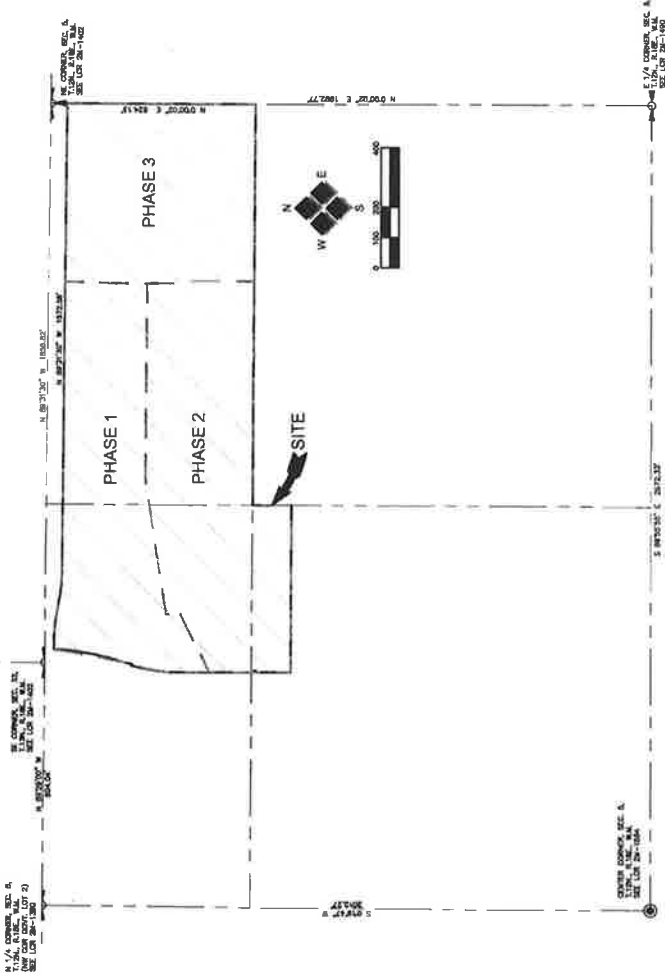
NOTES
SEE SHEET 4 FOR ADDITIONAL NOTES.



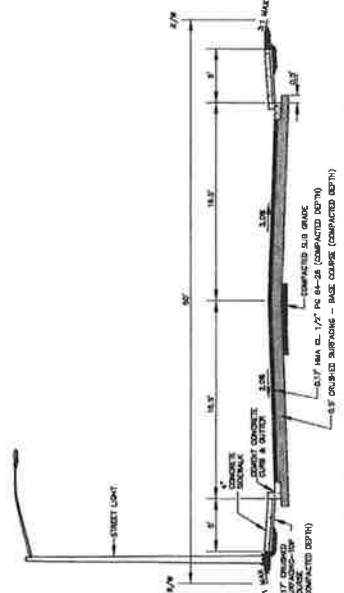
DATUM ELEVATION
YAKIMA COUNTY, WASHINGTON
AT THE INTERSECTION OF 80TH AVE
AND OCCIDENTAL RD.
ELEVATION: 1183.65 (NAVD83)

ENGINEER/SURVEYOR
HLA ENGINEERING & LAND
SURVEYING, INC.
2803 RIVER ROAD
YAKIMA, WA 98902
MIKE HEIT, P.E.
TIM FRIES, PLS
(509) 966-7000

DEVELOPER
COTTONWOOD PARTNERS, LLC
P.O. BOX 8335
YAKIMA, WA 98908



CITY OF YAKIMA - RESIDENTIAL SECTION (OCCIDENTAL ROAD)
NOT TO SCALE



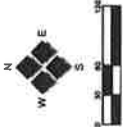
CITY OF YAKIMA - RESIDENTIAL SECTION (INTERIOR PLAT ROAD)
NOT TO SCALE

JOB NUMBER: 19065		DATE: 7-09-19	SHEET: 1
FILE NAMES: 19065.DWG		DRAWING: 19065.DWG	of 4
DESIGNED BY: MRH	ENTITLED BY: MDH	REVISION:	PRELIMINARY PLAT
<p>HLA Engineering and Land Surveying, Inc. 2803 River Road Yakima, WA 98902 509.966.7000 Fax: 509.965.3800 www.hlasvll.com</p>			<p>ANDERSON PARK Cottonwood Partners, LLC. Yakima County, Washington</p>

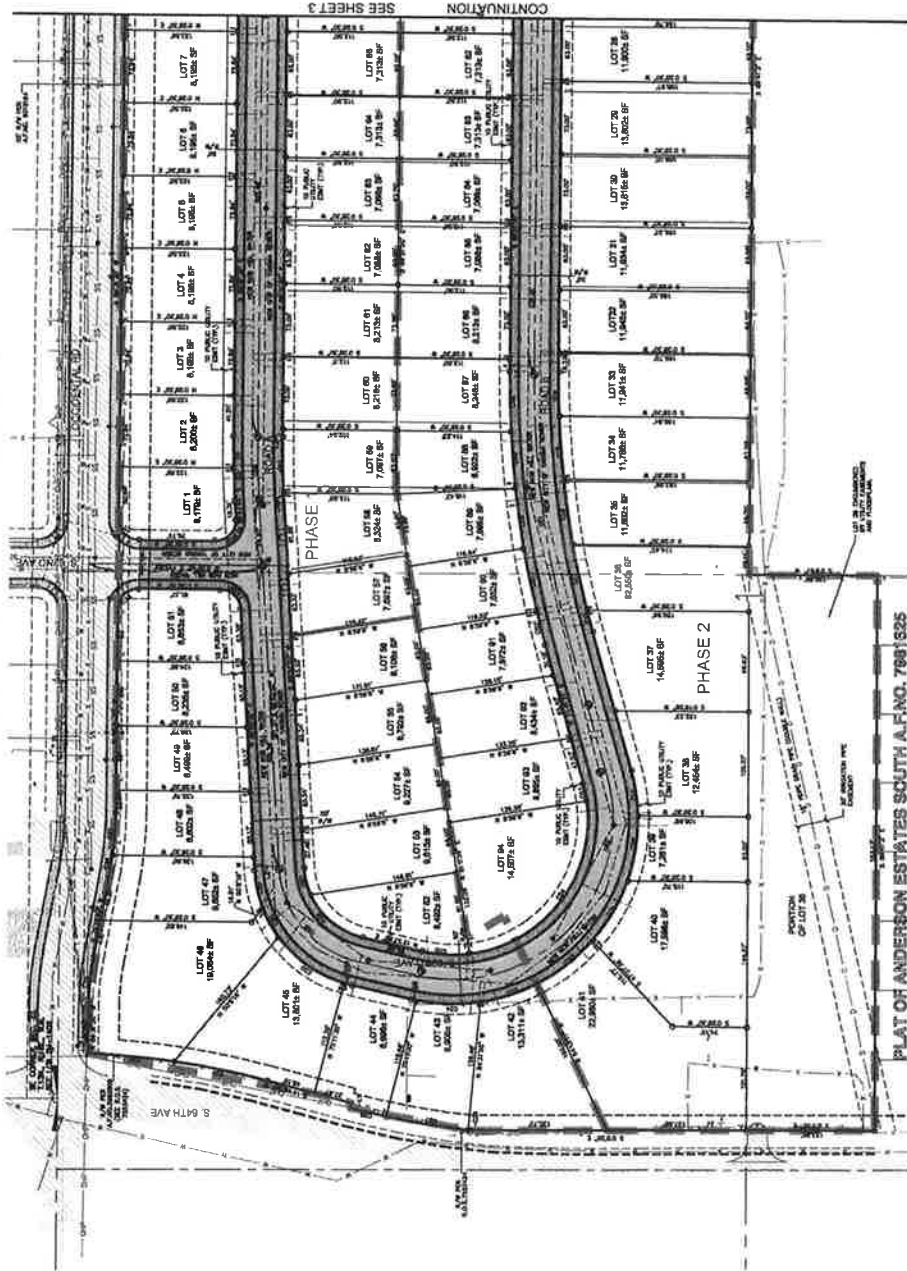
PARCEL NO. 181205-11002

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ANDERSON PARK
Cottonwood Partners, LLC.
Yakima County, Washington
PRELIMINARY PLAT

JOB NUMBER: 19053	DATE: 7-09-19
FILE NAME: 19053.DWG	MR: MDH
DRAWING:	DESIGNED BY:
	ENTERED BY:
	DATE:
	REVISION:

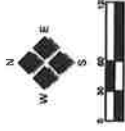
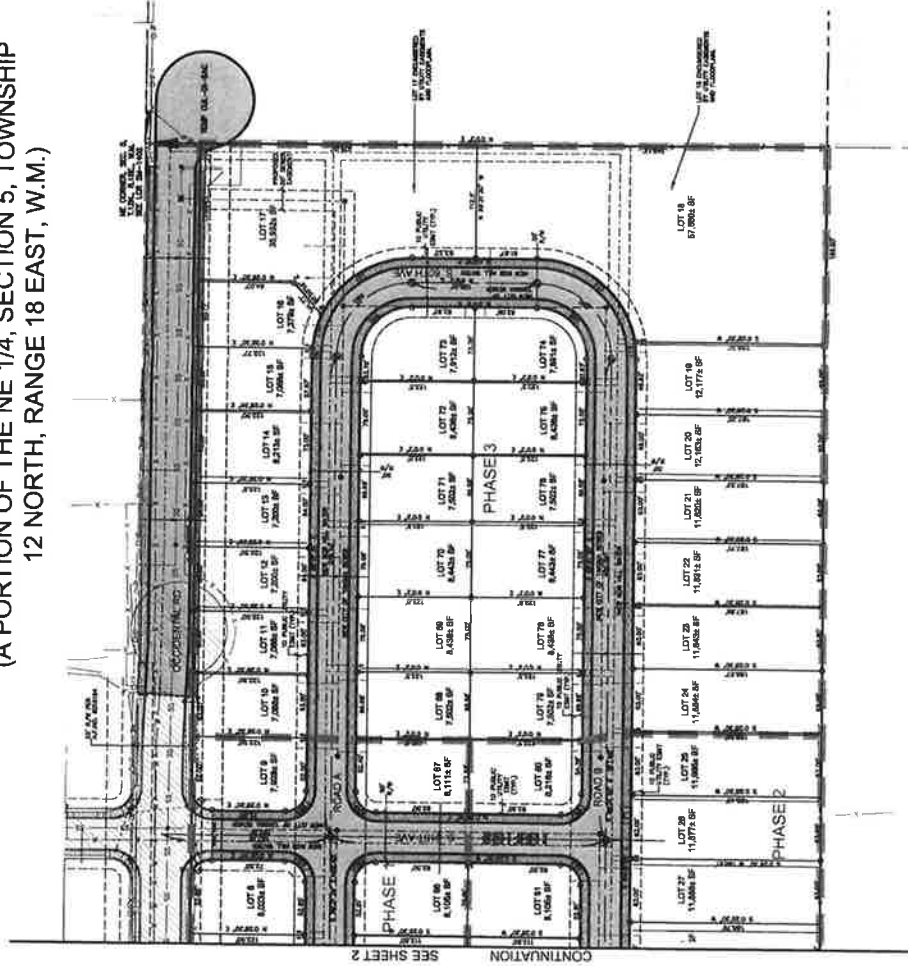


2803 River Road
Yakima, WA 98902
509.965.7000
Fax: 509.965.3800
www.hlaenvi.com



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PLANNING DIV.

2803 River Road
Yakima, WA 98902
509-965-7000
Fax: 509-965-3600
www.hlsurvey.com



JOB NUMBER: 19065
DATE: 7-09-19
FILE NAME: 19065.DWG
DRAWING: 19065.DWG

DESIGNED BY:	ENTR'D BY:	DATE	REVISION
MRH	MOH		

ANDERSON PARK
Cottonwood Partners, LLC.
Yakima County, Washington
PRELIMINARY PLAT

SHEET 3 of 4

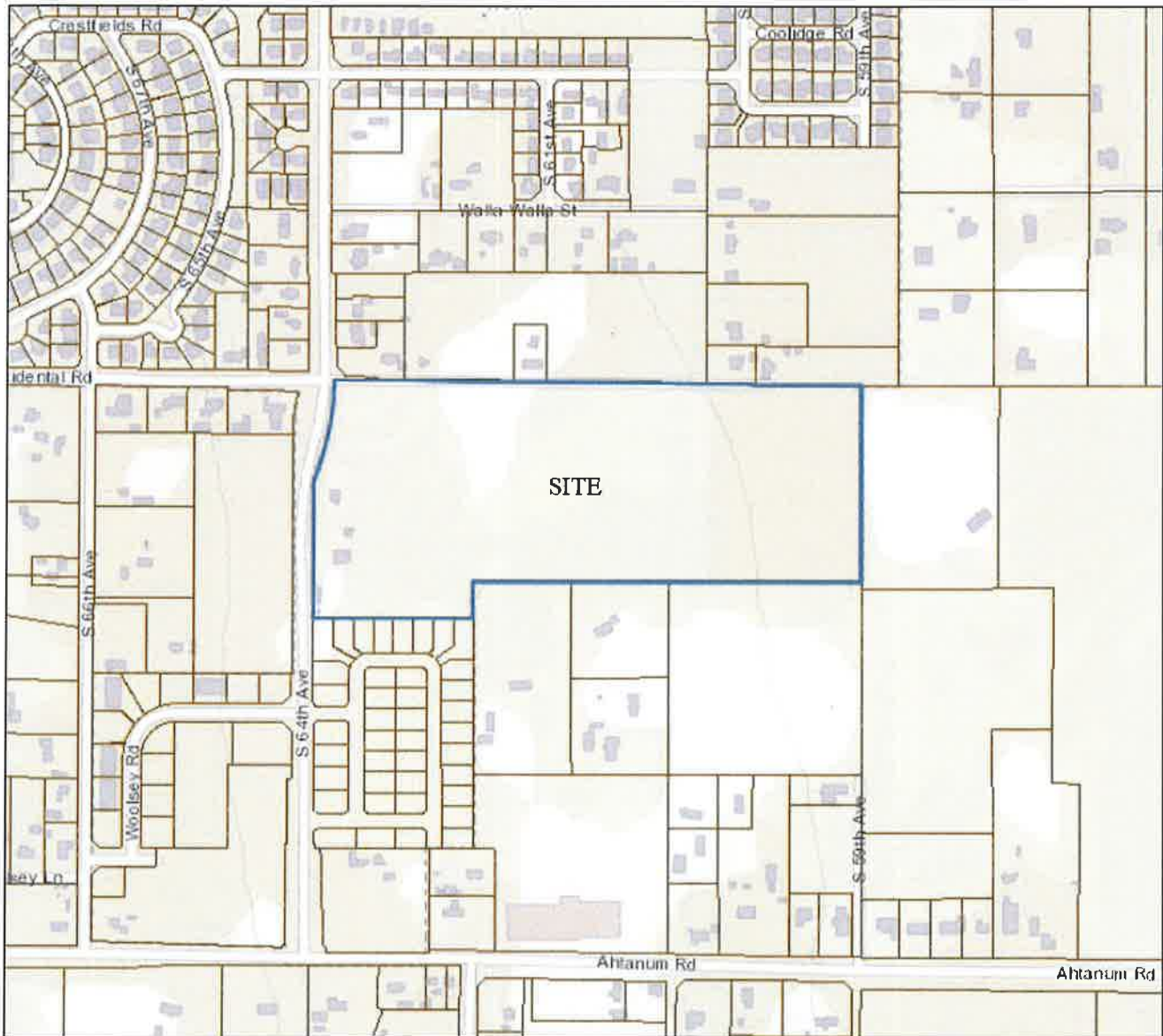
VICINITY MAP



File Number: PLP#002-19, SEPA#024-19, ADJ#013-19 & CAO#008-19

Project Name: COTTONWOOD PARTNERS LLC – “ANDERSON PARK”

Site Address: 2309 S 64TH AVE



Proposal: Proposed long plat that will subdivide approximately 30.75 acres into 94 single-family lots on a parcel partially located within the floodplain in the R-3 zoning district. The proposal also includes an adjustment to the rear and side yard setbacks for the proposed lots to allow a 5-ft side yard setback and a 15-ft rear yard setback.

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: 7/9/2019

