



DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

Joan Davenport, AICP, Director

129 North Second Street, 2nd Floor, Yakima, WA 98901

ask.planning@yakimawa.gov • www.yakimawa.gov/services/planning

NOTICE OF PETITION AND PUBLIC HEARING

DATE: 08/17/2016
TO: Petitioner and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
SUBJECT: Notice of Petition for the vacation of public right-of-way. RWV #003-16

NOTICE OF PETITION

The City of Yakima, Department of Community Development has received, from the Catholic Bishop of Yakima Corp., a request to vacate a portion of public right-of-way currently used as a private access road in the vicinity of S. 51st Ave. and Tieton Dr., as it prepares to build an additional early learning/childcare center. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall—2nd Floor, 129 N. 2nd St., Yakima, WA.

NOTICE OF PUBLIC HEARING

This request requires that the Hearing Examiner hold an open record public hearing. The public hearing is scheduled to be held on **Thursday, September 15, 2016**, beginning at **9:00 a.m.**, in the Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit written comments to:

**Joan Davenport, Community Development Director
City of Yakima, Department of Community Development
129 North 2nd Street, Yakima, WA 98901**

If you have any questions on this proposal, please call Eric Crowell, Assistant Planner at (509) 576-6736.

Other Permits Required: None

Encl.: Petition, Written Narrative, Site Plan, and Mailing Map

The City Council shall decide whether or not to vacate the street or right-of-way which is the subject of this notice. The Hearing Examiner conducts a public hearing and makes a recommendation to the City Council. If you wish to be informed of the time, date, and place of the City Council meeting at which the Hearing Examiner's recommendation will be considered, leave your name and mailing address in writing with a representative of the Community Development Department present at the public hearing.

PETITION NO. 16-04
CITY OF YAKIMA, WASHINGTON
PETITION TO VACATE STREET OR ALLEY

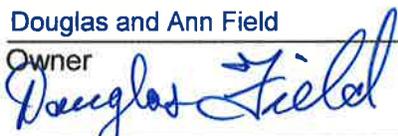
To the City Council of the City of Yakima, Washington.

Comes now the undersigned petitioners and, pursuant to RCW Chapter 35.79, now respectfully show:

The undersigned petitioners request that the following described street, alley or portion thereof, located in the City of Yakima, be vacated pursuant to RCW 35.79 (*provide legal description below, or attach to petition if lengthy*).

Each of the undersigned petitioners is the owner of an interest in real estate abutting on the above-described area. The undersigned petitioners constitute owners of more than two-thirds of said abutting property.

Wherefore, petitioners pray that proceedings be heard hereon for the vacation of said area in the manner prescribed by RCW Ch. 35.79.

<u>Catholic Bishop of Yakima Corp.</u>	<u>5301 Tieton Drive, Suite A</u>	
Owner	Address	
	<u>5/15/2014</u>	<u>49</u>
Signature	Date	Ownership %
<u>Douglas and Ann Field</u>	<u>402 410 S. 51st Avenue</u>	
Owner	Address	
	<u>6/9/2016</u>	<u>35</u>
Signature	Date	Ownership %
<u>KG and Susanne Lutz</u>	<u>5103 Tieton Drive</u>	
Owner	Address	
		<u>14</u>
Signature	Date	Ownership %

(if there are more property owners than what is room for please attach a separate list of property owners abutting the right-of-way to be vacated as well as their address, percentage of frontage on the right-of-way, and signature with date and the total ownership percentage of the property owners participating in this vacation)

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JUN 24 2016

**CITY OF YAKIMA
 PLANNING DIV.**



**Supplemental Application For:
RIGHT-OF-WAY VACATION**

Fee: \$420.00 (RCW 35.79) (+50% appraised value)

PART II - LOCATION

1. VICINITY - LOCATION OF RIGHT-OF-WAY TO BE VACATED:

West of S. 51st Avenue between W. Tieton Drive and W. Walnut Street

2. LEGAL DESCRIPTION OF THE RIGHT-OF-WAY TO BE VACATED: (Attach if lengthy)

The east 28' of the property listed above per the agreement in Auditor's File No. 1452101. (see attached)

The Diocese agrees to pay the full amount due should the Application for Right-of-Way Vacation be approved.

PART III - APPLICATION INFORMATION

3. A WRITTEN NARRATIVE: (Please submit a written response to the following questions)

A. What is the public benefit, reason for, and limitations of the proposed right-of-way vacation?

In preparing to build an additional Early Learning/Childcare Center to be administered by the Catholic Family & Child Services, the City of Yakima has stated its desire to have this unused Right-of-Way vacated as part of this project.

B. Does the vacation deny sole access to a public street for any property?

No, all adjacent properties will maintain access to public streets on other property boundaries.

C. Is the proposal consistent with existing plans of the City? (Petitions should be consistent with the Six-year Transportation Improvement Plan, the Urban Area Comprehensive Plan and other official City Plans and policies)

Yes, as this is not currently an active street, road or alley maintained by the City and the City has no plans to use it as such, this vacation would not impact the City's existing plans in any way.

D. Is the vacation appropriate with existing zoning and land use? (Vacation of Right-of-Ways should be appropriate with existing and anticipated development in the area, based upon zoning, current use and long-range plans)

Yes, the vacation would not change any current zoning or land use on this or adjacent properties.

E. Are there any public or franchised utilities in the right-of-way to be vacated and if so, will they be relocated?

It is our understanding that an underground utility exists under the right-of-way and it is our intent to replace the right-of-way with a combined utility/access easement.

PART IV - REQUIRED ATTACHMENTS

4. SITE PLAN REQUIRED: (Please use the City of Yakima Site Plan Checklist, attached)

5. PETITION TO VACATE STREET OR ALLEY REQUIRED (attached)

6. TITLE REPORT (may be waived)

7. SURVEY OF THE AREA TO BE VACATED (may be waived)

8. APPRAISAL OF THE PROPERTY (If the assessed value of the portion of right-of-way to be vacated exceeds \$20,000)

9. ENGINEERING PLAN (may be required to indicate how the curb, gutter and other physical features will be treated after the vacation is enacted.)

10. TRAFFIC ANALYSIS (A traffic analysis prepared by a Certified Engineer, which describes the impact to the City transportation network of the closure of the right-of-way, may be required depending on the right-of-way being vacated. As a result of that analysis, a Traffic Study may also be required)

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

RIGHT OF WAY VACATION

Written Narrative

Catholic Diocese of Yakima/Catholic Family & Child Services

The 28' portion of land adjacent to the Diocese property indicated on the included site plan was in the possession of the Diocese prior to the City of Yakima purchasing it from them in 1987, as indicated in the included Property Appraisal Report. An existing sewer easement is present on the south half of the right of way currently and that easement will remain following this action.

If approved, the Property Owner petitioning for this Vacation, Catholic Diocese of Yakima, agrees to pay the amount due to the City in full as they are requesting that the entire Right of Way property be returned to them.

Currently, there is a private access road to the parking lot for the Diocese' existing child care facility within the easement. Also, an undeveloped grass lawn is present north of the access road, see photos in the Property Appraisal Report. There appears to be no existing City of Yakima improvements for street or alley anywhere along the Right of Way.

Removing the Right of Way will not negatively impact any existing access or use by adjoining properties and will allow the Property Owner to develop an additional childcare facility for community families.

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AREA OF
RIGHT-OF-WAY
TO BE VACATED

BOR Architecture, pllc
1520 N. 16th Avenue, Suite C
Yakima, Washington 99002
P: (509) 454-3229 - F: (509) 454-3224
www.borarch.com

BORA
BOR Architecture

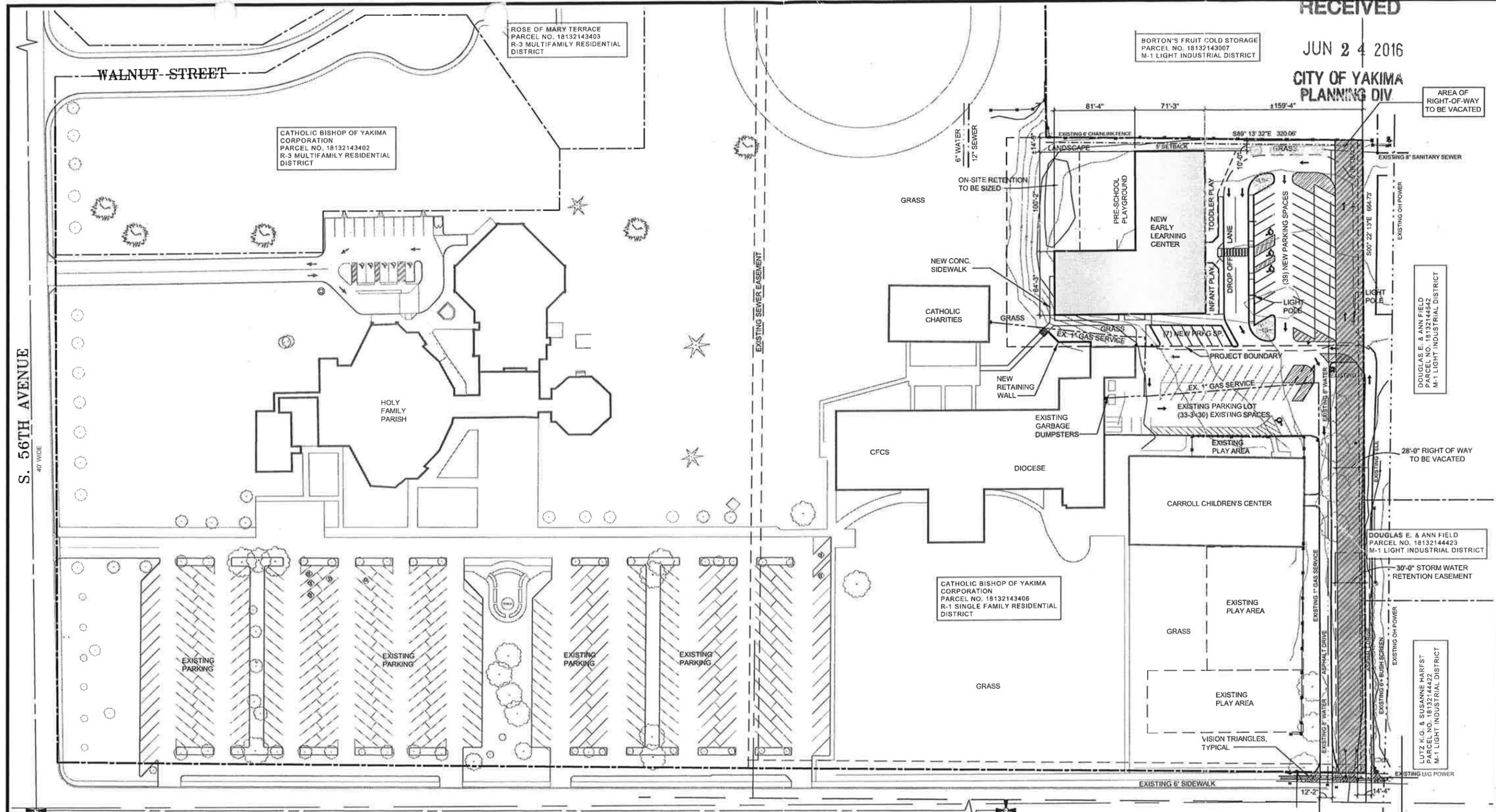
PRELIMINARY
REVIEW
NOT FOR CONSTRUCTION

PROPOSED SITE PLAN
RIGHT-OF-WAY VACATION

NEW EARLY
LEARNING CENTER
CATHOLIC FAMILY & CHILD SERVICES

5301 TIETON DRIVE
YAKIMA, WASHINGTON

PROJ. NO. 1528
DRAWN BY
DATE 01/07/16
REVISION
SHEET NO.



W. TIETON DRIVE

SITE INFORMATION

CONTACT INFORMATION: CATHOLIC BISHOP OF YAKIMA CORP
5301 TIETON DRIVE SUITE A
YAKIMA, WA 98908
(509) 965-7117

LOT INFORMATION: PARCEL NO. 18132143406
5301 TIETON DRIVE
R-1 = SINGLE FAMILY RESIDENTIAL
SEE APPLICATION FOR LEGAL DESCRIPTION

PERMITTED LOT COVERAGE PER TABLE 5-1

R-1 SINGLE FAMILY RESIDENTIAL 60%

LOT COVERAGE AT PROJECT PARCEL ONLY:

FOOTPRINTS OF EXISTING STRUCTURES 0 SF
NEW STRUCTURE FOOTPRINT 17,000 SF
EXISTING PAVED AREA 0 SF
PROPOSED PAVED AREA 24,285 SF
TOTAL IMPERVIOUS SURFACE 41,285 SF

LOT SIZE 80,000 SF
LOT COVERAGE (41,285 SF / 80,000 SF) 52%

PROPERTY LINE SETBACKS (REQUIRED):

NORTH PROPERTY LINE: 5'
EAST PROPERTY LINE: 5'

PARKING CALCULATIONS (PER TABLE 6-1):

REQUIRED PARKING

NEW CHILDCARE BUILDING	17 STALLS
CHILDREN COUNT (98 / 6)	22 STALLS
STAFF FOR CLASSROOMS (1 STALL PER STAFF)	20 STALLS
OFFICE SUPPORT SERVICES (3844 SF / 200)	1 STALL
OFFICE STORAGE SPACE (375 SF / 500)	3 STALLS
KITCHEN STAFF	3 STALLS
TOTAL NEW STALLS REQUIRED	63 STALLS

EXISTING CHURCH AND CHARITIES/DIOCESE BUILDINGS

EXISTING CAMPUS BUILDINGS (345-3 SPACES)	342 STALLS
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EXISTING STALLS	342 STALLS
NEW STALLS	46 STALLS
TOTAL STALLS	388 STALLS

PROPOSED SITE PLAN

SCALE: 100' = 1"



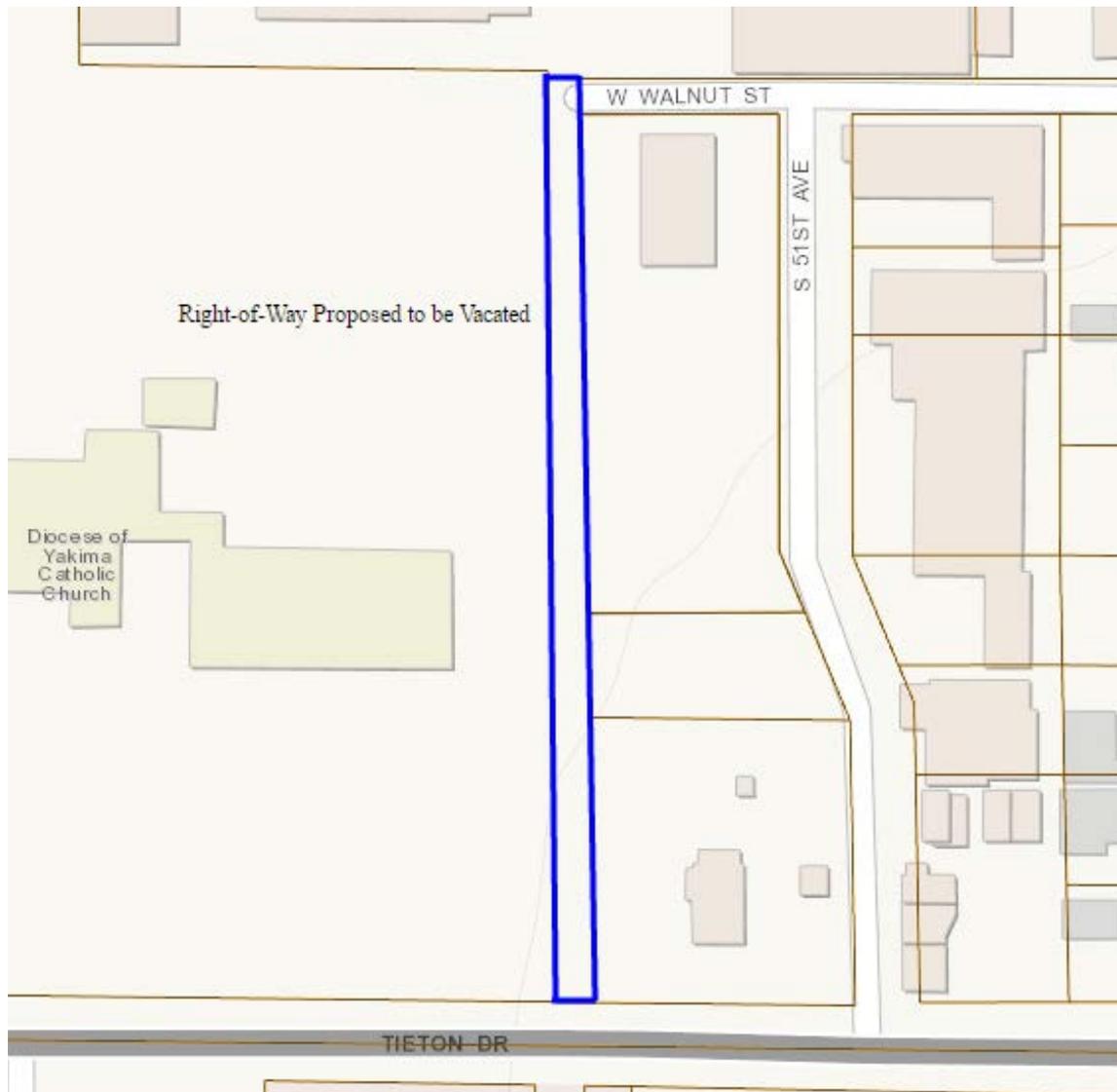
VICINITY MAP



File Number: RWV#003-16

Project Name: CATHOLIC BISHOP OF YAKIMA CORP.

Site Address: Vic. of S 51st Ave & Tieton Dr



Proposal: Vacate a portion of right-of-way currently used as a private access road just west of S. 51st Ave from Tieton Dr to Walnut St.

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: 6/28/2016

