



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: 01/08/2016

TO: Petitioner and Adjoining Property Owners

FROM: Joan Davenport, AICP, Community Development Director

SUBJECT: Notice of Petition for the vacation of platted alley right-of-way. RWV #002-15

NOTICE OF PETITION

The City of Yakima, Department of Community Development has received, from Ken Marble, a request to vacate a portion of platted right-of-way, as described herein. The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 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, February 11, 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 Trevor Martin, Assistant Planner at (509) 575-6162.

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 the representative of the Community Development Department present at the examiner's public hearing.

PETITION NO. 15-05
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>Ken Marble</u> <small>Owner</small>	<u>PO Box 1021, Yakima wa</u> <small>Address</small>	<u>98907</u>
<u>Ken Marble</u> <small>Signature</small>	<u>10/24/15</u> <small>Date</small>	<u>100%</u> <small>Ownership %</small>
<hr/> <small>Owner</small>	<hr/> <small>Address</small>	<hr/>
<hr/> <small>Signature</small>	<hr/> <small>Date</small>	<hr/> <small>Ownership %</small>
<hr/> <small>Owner</small>	<hr/> <small>Address</small>	<hr/>
<hr/> <small>Signature</small>	<hr/> <small>Date</small>	<hr/> <small>Ownership %</small>

(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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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:

Alley West of Naches Avenue and South of Pacific Avenue along Lot 5, Block D, South Park Addition.

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

See Attached

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?

See Attached

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

No

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

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

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

Yes, there is power and communications facilities on poles and a sanitary sewer line. Irrigation comes from the north & ends at the north line of Lot 5. No utilities will have to be relocated. All utilities are within the original 10' alley.

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

LEGAL DESCRIPTION OF PORTION OF ALLEY TO BE VACATED

The North 20 feet AND the South 5 feet of the North 25 feet of the West 30 feet of Lot 4 of Block "D" of SOUTH PARK ADDITION to NORTH YAKIMA, W.T. (now Yakima, Washington) as recorded in Volume "B" of Plats, Page 2, records of Yakima County, Washington;

AND that portion of the 10-foot wide alley on the West side of Block "D" of SOUTH PARK ADDITION to NORTH YAKIMA, W.T. (now Yakima, Washington) as recorded in Volume "B" of Plats, Page 2, records of Yakima County, Washington, described as follows: Beginning at the Northwest corner of Lot 4 of Block "D" of said plat; thence South along the West line of said Lot 4 to a point 25 feet South of the North line thereof; thence West parallel with the North line of said Lot 4, 10 feet to West line of said 10-foot wide alley; thence North along said West line to the intersection of the North line of Lot 5 of said Block "D" extended West to the West line of said 10-foot wide alley; thence East along said North line extended to the Northwest corner of said Lot 5; thence South along the West line of said Lot 5 to the Northwest corner of said Lot 4 and the Point of Beginning.

Containing 3401 Sq. Ft.

3. A (WRITTEN NARRATIVE)

The owner wants to be able to fence in parcel no. 191330-12404 and include it with adjacent M-1, light industrial parcels that he owns and make it a useful parcel. Parcel no. 191330-12404 is zoned M-1, light industrial, but cannot be used as such by itself because it is not large enough to accommodate any light industrial uses. Vacating the alley will limit access to adjacent lands that the applicant owns. Adjacent parcels to the north can use the remaining existing alley for access if they want. Garbage pickup for the existing parcels to the north will have to be changed to the front of the parcels on Naches Avenue or the garbage truck will have to back up after emptying the garbage cans.

KAM
'is Property owner owns the real estate to the west and to the south of the alley that is proposed to be vacated, as well as Lot 5 that is to the north and east of the alleys.

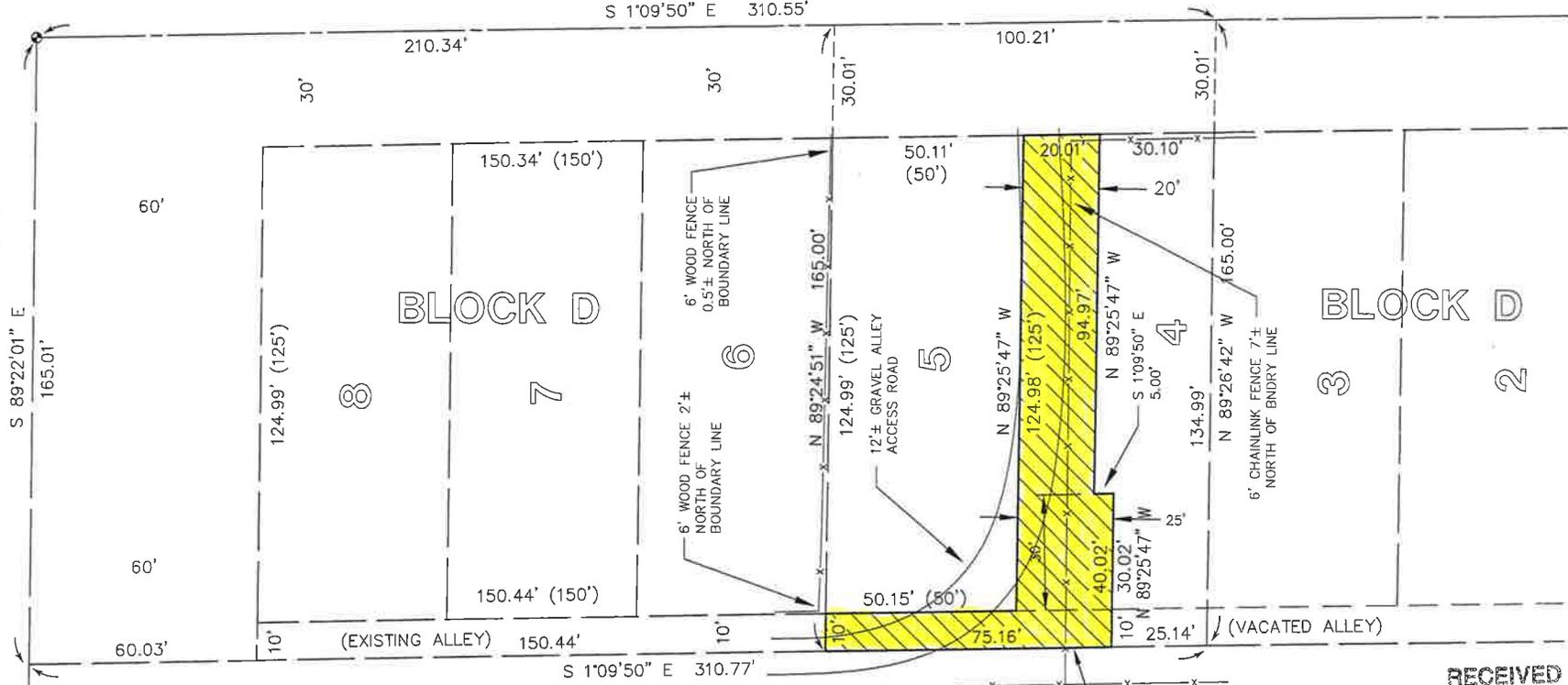
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CITY OF YAKIMA
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PACIFIC AVENUE

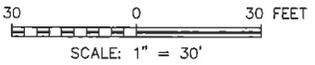
NACHES AVENUE



S 1°09'50" E 310.55'

S 89°22'01" E 165.01'

S 1°09'50" E 310.77'



PROPOSED ALLEY VACATION WILL CONTAIN 3401 SQ. FT.

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PLSA	ENGINEERING—SURVEYING—PLANNING	1120 WEST LINCOLN AVENUE
	YAKIMA, WASHINGTON 98902	(509) 575-6990
SITE MAP FOR ALLEY VACATION		DRAWN BY: RICK
NO PARCEL NO.		DATE: 10/14/2015
PREPARED FOR		JOB NO: 14125
HORIZON DISTRIBUTION, INC.		SHEET NO.
NW 1/4, NE 1/4, SEC. 30, T-13 N, R-19 E, W/M		1 of 1

