



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

NOTICE OF APPLICATION AND PUBLIC HEARING

DATE: March 8, 2019
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Neil Buren (5801 Englewood Ave, Yakima, WA 98908)
FILE NUMBER: PAL#001-19
LOCATION: Vicinity of 1800 S 4th Ave.
TAX PARCEL NUMBER(S): 181336-14400, -14401, -14402, -14405, -14434, -14435, & -14443
DATE OF APPLICATION: February 8, 2019
DATE OF COMPLETENESS: March 1, 2019

PROJECT DESCRIPTION Proposed Long Plat Easement Release to vacate a portion of an existing 16-foot public utility easement located in the Light Industrial (M-1) zoning district.

DETERMINATION OF CONSISTENCY Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows:

1. The type of land use: Long Plat Easement Release to remove a platted utility easement.
2. Level of Development: N/A
3. Infrastructure and public facilities: The subject property is able to be served by public streets, water, garbage collection, etc.
4. Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards.

Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows:

1. The type of land use: Long Plat Easement Release to remove a platted utility easement.
2. Density of Development: N/A
3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public streets, water, garbage collection, etc.

REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING Your views on this proposal are welcome. All written comments received by 5:00 p.m. on **March 28, 2019**, will be considered prior to issuing the recommendation. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **April 11, 2019 at 9:00 a.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (PAL#001-19) and applicant's name (Buren) in any correspondence you submit. You can mail your comments to:

**Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St.; Yakima, WA 98901**

NOTICE OF DECISION Following the public hearing, the Hearing Examiner will issue his decision within ten (10) business days. When available, a copy of the decision will be mailed to parties of record and entities who were provided this notice.

The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 N 2nd S, Yakima, WA.

If you have questions regarding this proposal, please call Trevor Martin, Associate Planner, at (509) 575-6162, or e-mail to trevor.martin@yakimawa.gov.

Enclosed: Narratives, Project Descriptions, Site Plan, and Vicinity Map





DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

129 Norte Calle 2ª, 2º Piso, Yakima, WA 98901

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

AVISO DE APLICACIÓN Y AUDIENCIA PÚBLICA

El Departamento de Desarrollo Comunitario de la Ciudad de Yakima ha recibido una aplicación por parte de un propietario/solicitante y este es un aviso sobre esa solicitud. Información sobre la ubicación de la propiedad en cuestión y la solicitud es la siguiente:

FECHA OTORGADA: 8 de marzo, 2019
PARA: Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Neil Buren (5801 Englewood Ave., Yakima, WA 98908)
No. DE ARCHIVO: PAL#001-19
UBICACIÓN: Cerca de 1800 S 4th Ave.
No. DE PARCELA(S): 181336-14400, -14401, -14402, -14405, -14434, -14435, & -14443
FECHA DE APLICACIÓN: 8 de febrero, 2019
FECHA DE APLICACIÓN COMPLETA: 1 de marzo, 2019

DESCRIPCIÓN DEL PROYECTO: Propuesta para la cesión de una servidumbre de utilidades públicas para desocupar una parte de la servidumbre de 16 pies existente localizada en la zona industrial M-1.

DETERMINACIÓN DE LA CONSISTENCIA Conforme al Código Municipal YMC §16.06.020(A), las consideraciones del proyecto se determinan consistentes con las siguientes normas aplicables:

1. El tipo de uso terrenal: Cesión de servidumbre de una subdivisión registrada para remover la servidumbre de utilidades.
2. Nivel de desarrollo: N/A
3. Infraestructura e instalaciones públicas: La propiedad en cuestión puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
4. Características del desarrollo: La propuesta se adherirá a todas las normas de desarrollo del Título 12 y el Título 15.

Conforme al Código Municipal YMC §16.06.020(B), los reglamentos de desarrollo y las consideraciones del plan comprensivo son coherentes, de la siguiente manera:

1. El tipo del uso terrenal: Cesión de servidumbre de una subdivisión registrada para remover la servidumbre de utilidades.
2. Densidad del desarrollo: N/A
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad en cuestión puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.

SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA: Sus opiniones sobre esta propuesta son bienvenidas. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el **28 de marzo, 2019** serán considerados antes de emitir la decisión final sobre esta solicitud. Esta propuesta requiere una audiencia pública con registro abierto con el Examinador de Audiencias. Por lo tanto, una audiencia pública se llevara a cabo el **11 de abril, 2019** comenzando a las 9:00 a.m. en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. Se le invita a cualquier persona que desee expresar sus opiniones sobre este caso a asistir a la audiencia pública o a presentar comentarios por escrito. Por favor de hacer referencia al número de archivo (PAL#001-19) o al nombre del solicitante (Buren) en cualquier correspondencia que envié. Por favor de enviar sus comentarios sobre a:

Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St., Yakima, WA 98901

AVISO DE LA DECISIÓN/RECOMENDACIÓN FINAL: Después de la audiencia pública, el Examinador de Audiencias emitirá su decisión o recomendación dentro de diez (10) días hábiles. Cuando la decisión final sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso. El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA. Si tiene cualquier

pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: ask.planning@yakimawa.gov

Adjuntos: Narrativo, Descripción del Proyecto, Plan de Sitio, Mapa



Supplemental Application For:
AMENDED LONG PLAT
 CITY OF YAKIMA, SUBDIVISION ORDINANCE, TITLE 14

PART II - APPLICATION INFORMATION

1. DESCRIBE REASON FOR PROPOSED PLAT ALTERATION, VACATION OF PLAT OR PORTION THEREOF, OR PLAT EASEMENT RELEASE:

There are no existing utilities in the easement in question. One owner owns all the listed lots. Current plans show buildings encroaching on existing easements.

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

Ab1 Rentals, LLC

2. SURVEYOR AND/OR CONTACT PERSON WITH THEIR CONTACT INFORMATION:

*Douglas Gray - GSE 509 575 6434
 P.O. Box 510 Yakima, Wa. 98907 DGRAY@GRAYSE.GS*

3. NAME OF SUBDIVISION:

PART III - REQUIRED ATTACHMENTS

4. TRAFFIC CONCURRENCY: (if required, see YMC Ch. 12.08, Traffic Capacity Test)

5. REQUIRED ATTACHMENTS PER YMC 14.20.260 & YMC 14.20.280:

Plat Alteration or Plat Vacation (or portion thereof):

- A. Signatures of the majority of those persons having an ownership interest of lots, tracts, parcels, sites or divisions in the subject subdivision or portion to be vacated or altered;
- B. If the subdivision is subject to restrictive covenants filed at the time of the approval of the subdivision, and the application for plat vacation or alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the plat vacation or the alteration of the subdivision or portion thereof; and
- C. A copy of the approved plat proposed to be vacated or altered, together with all plat amendments recorded since the date of the original approval.

Plat Easement Release:

- A. A copy of the previously approved plat showing the proposed vacation of the easement.

RECEIVED

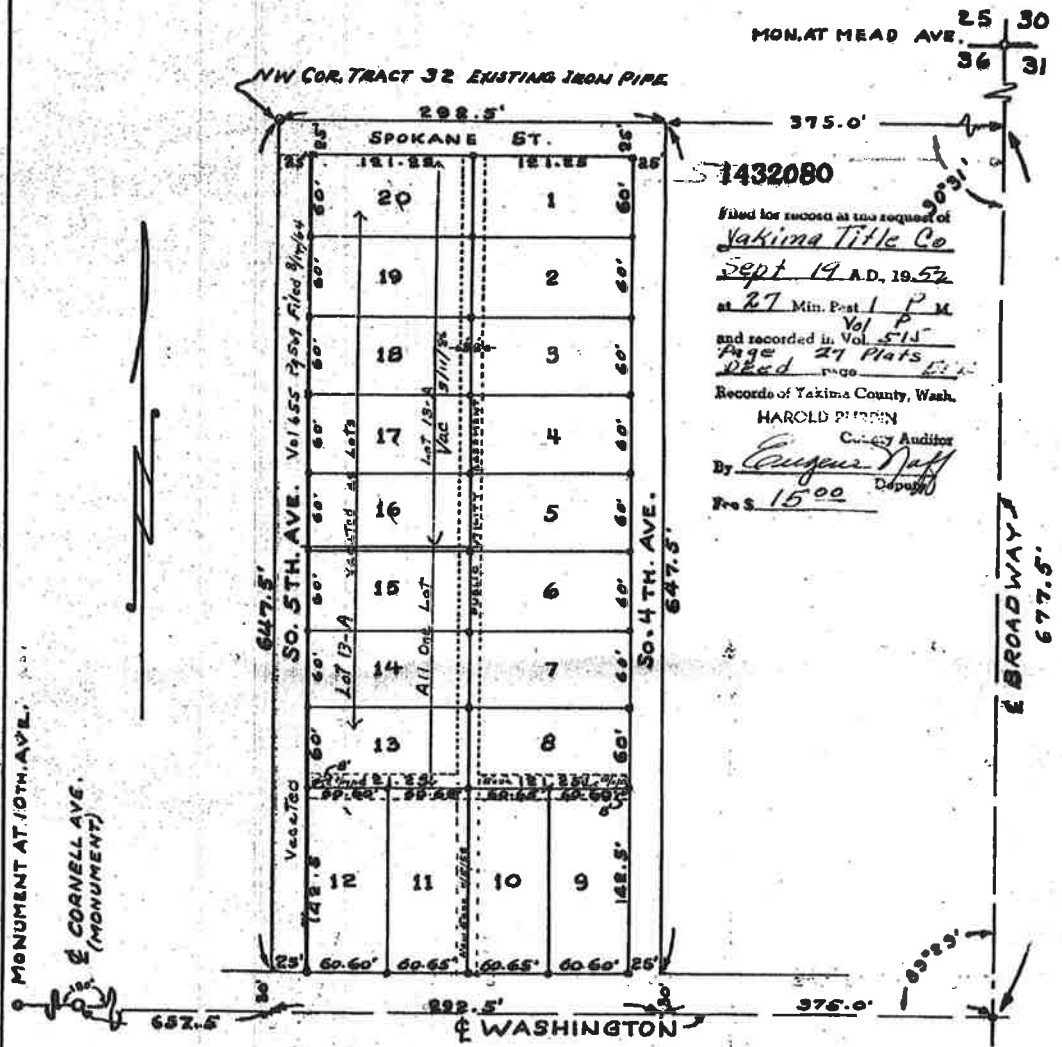
FEB 08 2019

CITY OF YAKIMA
 PLANNING DIV.

BUREN ADDITION

THE WEST 292.5 FT. OF TRACT 32 OF THE PLAT OF SECTION 36, TWP. 13 N., RANGE 18 E. W.M.
Scale 1" = 80'

RECEIVED
FEB 08 2019
CITY OF YAKIMA
PLANNING DIV.



• Indicates Iron Pipe Set

I hereby certify that this Plat is based upon an actual survey accurately establishing the boundary of the Plat; that the distances, courses & angles are shown correctly and that monuments & lot corners have been set as shown

Charles J. McDonald
REGISTERED SURVEYOR

DEDICATION

Know all men by these presents: That, we, Charles C. Buren and Esther Buren husband and wife, are the sole owners of the west 292.5 feet of Tract 32 of plat of Section 36, Twp 13 N Range 18 E. W.M. And that we have platted said parcel into Lots and Streets under the designated name of "Buren Addition" and do hereby dedicate the streets to the use of the public in accordance with the Statutes of the State of Washington and the easements thereon shown are reserved for Public Utilities. In witness whereof we have executed these presents this 17th day of August 1952.

Charles C. Buren
Esther J. Buren

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Yakima }
On this 12 day of Aug. 1952 A.D. personally appeared before me Charles C. Buren and Esther Buren, man and wife, to me known to be the individuals described in, and who executed the foregoing instrument and acknowledged to me that they signed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned. In witness whereof I have here to set my hand and affixed my official seal the day and year in this certificate above written.

J. E. Olson
Notary Public in and for the State
of Washington residing at Yakima

APPROVALS BY YAKIMA COUNTY OFFICIALS

I hereby certify that all taxes have been paid up to and including 1952 and the required deposit made for 1952 taxes.

W. Cole 8-13-52
County Treasurer

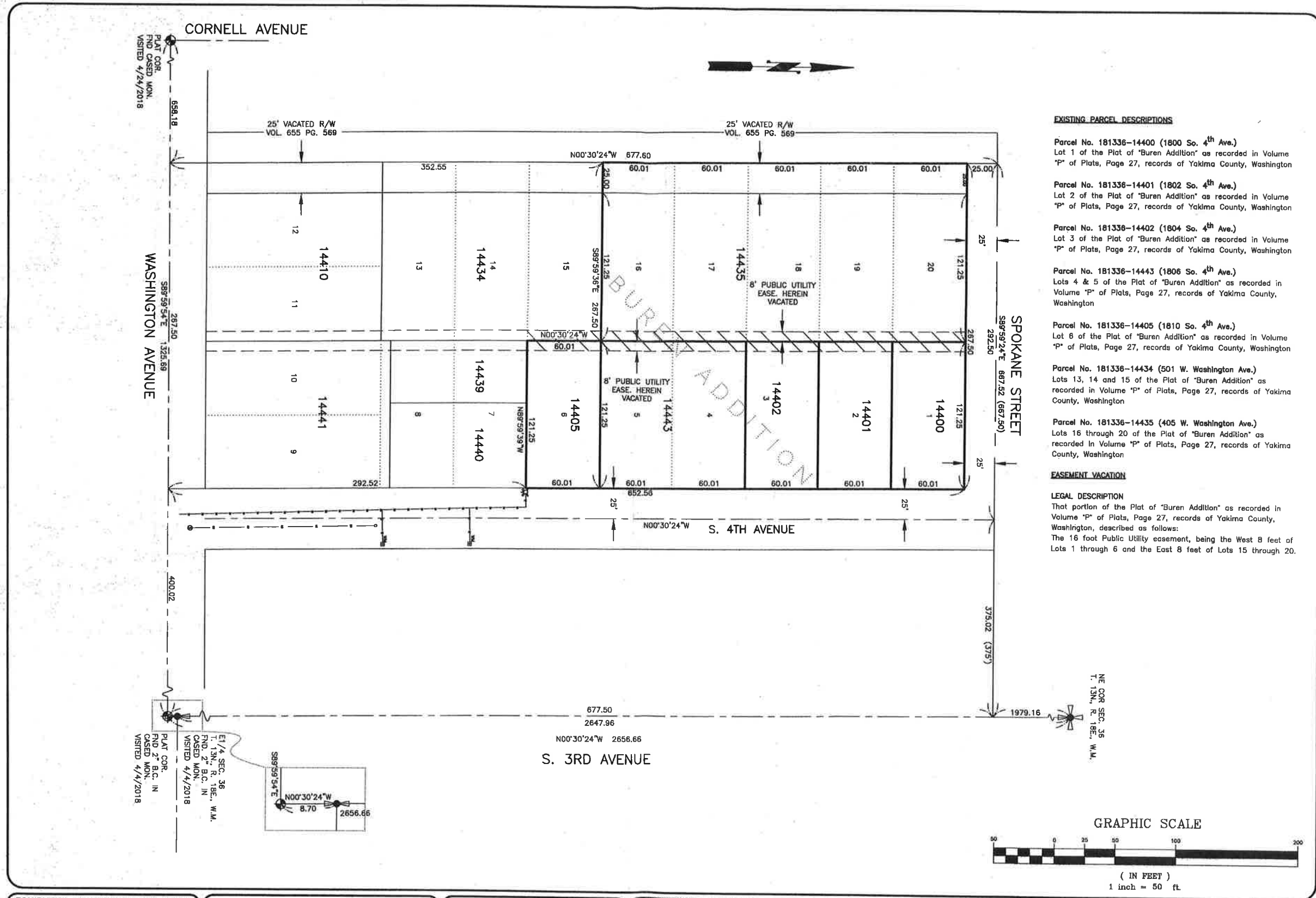
Approved this 13th day of August 1952
W. Brashers
County Engineer

Approved by the Board of County Commissioners this 9th day of Sept. 1952
August McDonald
Chairman of the Board



5-91

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EXISTING PARCEL DESCRIPTIONS

Parcel No. 181336-14400 (1800 So. 4th Ave.)
 Lot 1 of the Plat of "Buren Addition" as recorded in Volume "P" of Plats, Page 27, records of Yakima County, Washington

Parcel No. 181336-14401 (1802 So. 4th Ave.)
 Lot 2 of the Plat of "Buren Addition" as recorded in Volume "P" of Plats, Page 27, records of Yakima County, Washington

Parcel No. 181336-14402 (1804 So. 4th Ave.)
 Lot 3 of the Plat of "Buren Addition" as recorded in Volume "P" of Plats, Page 27, records of Yakima County, Washington

Parcel No. 181336-14443 (1806 So. 4th Ave.)
 Lots 4 & 5 of the Plat of "Buren Addition" as recorded in Volume "P" of Plats, Page 27, records of Yakima County, Washington

Parcel No. 181336-14405 (1810 So. 4th Ave.)
 Lot 6 of the Plat of "Buren Addition" as recorded in Volume "P" of Plats, Page 27, records of Yakima County, Washington

Parcel No. 181336-14434 (501 W. Washington Ave.)
 Lots 13, 14 and 15 of the Plat of "Buren Addition" as recorded in Volume "P" of Plats, Page 27, records of Yakima County, Washington

Parcel No. 181336-14435 (405 W. Washington Ave.)
 Lots 16 through 20 of the Plat of "Buren Addition" as recorded in Volume "P" of Plats, Page 27, records of Yakima County, Washington

EASEMENT VACATION

LEGAL DESCRIPTION
 That portion of the Plat of "Buren Addition" as recorded in Volume "P" of Plats, Page 27, records of Yakima County, Washington, described as follows:
 The 16 foot Public Utility easement, being the West 8 feet of Lots 1 through 6 and the East 8 feet of Lots 15 through 20.

EQUIPMENT AND PROCEDURES USED:

a: TRIMBLE R8 GPS AND/OR 5 SEC. EDM TOTAL STATION
 b: THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS CONTAINED IN WAC 332-130-090

DATE	REVISIONS

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M. UNDER AUDITOR'S FILE NUMBER _____

RECORDS OF YAKIMA COUNTY, WASHINGTON AT THE REQUEST OF _____

COUNTY AUDITOR _____ BY DEPUTY _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF _____

DOUGLAS S. GRAY DATE 2-7-19



● CORNER FOUND AS NOTED
 ○ 3/8" REBAR W/CAP #16909 SET
 ✕ NAIL WITH WASHER SET

GSE
 Gray Surveying & Engineering, Inc.
 P.O. Box 510 • 2708 River Road
 Yakima, Wa 98902 • (509) 575-6434

SECTION INDEXING
36

NAME **NEIL BUREN**
 5801 ENGLEWOOD AVE. YAKIMA, WA. 98908

LOCATION PT SE1/4 NE1/4 SEC. 36, T. 13N., R. 18E., W.M.

DRAWING TYPE _____

DRAWN BY: MM SCALE: 1" = 50'
 CHECKED BY: D.S.G. DATE: 2/06/2019
 PROJECT NO. 18113 SHEET 1 OF 1
 PARCEL NO. 181336- 14400, 14401, 14402, 1443, 14405, 14434, 14435

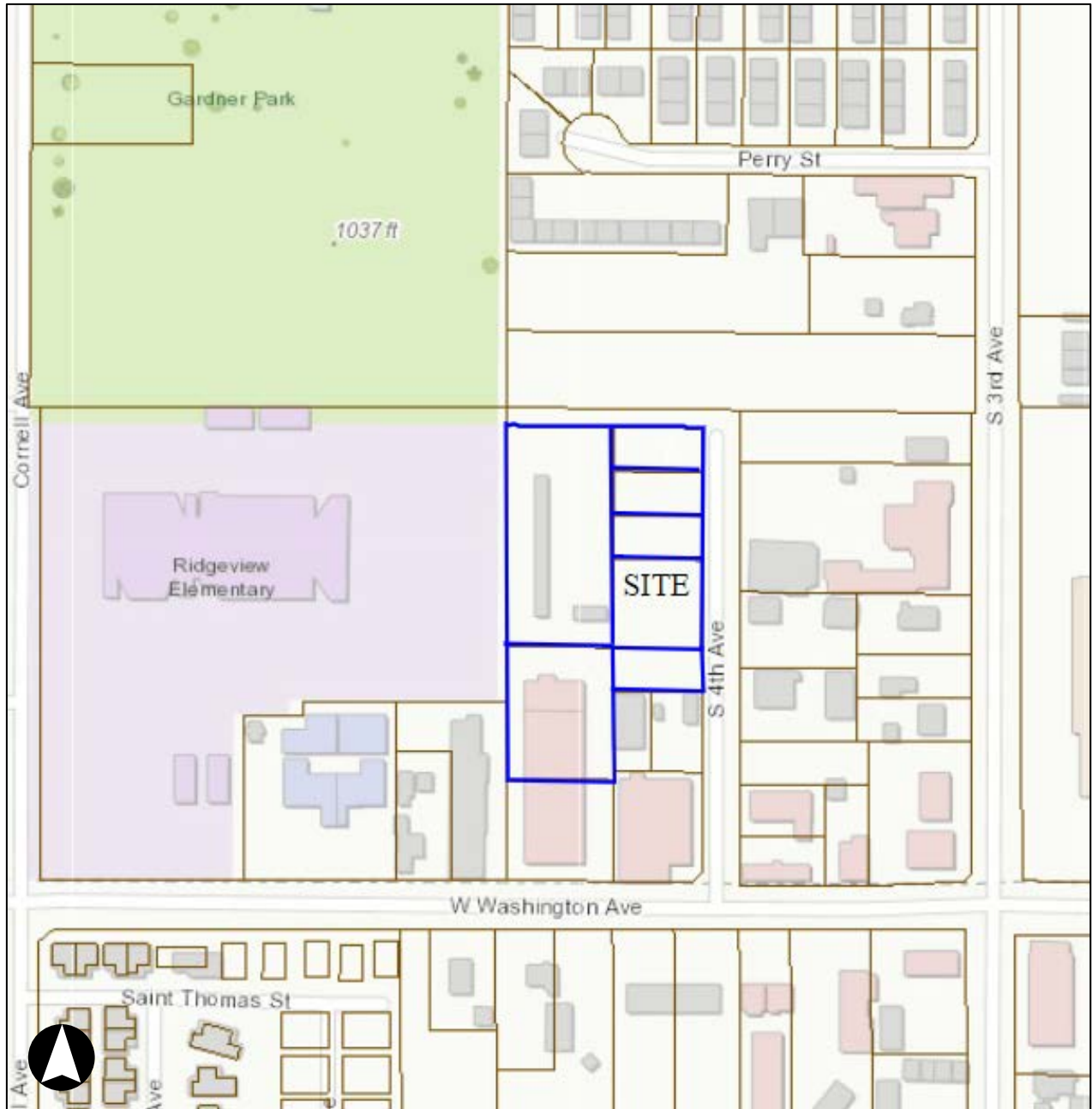
VICINITY MAP



File Number: **PAL#001-19**

Project Name: **NEIL BUREN – “BUREN ADDITION”**

Site Address: **VIC. OF 1800 S 4TH AVE**



Proposal: Proposal to vacate a portion of an existing 16-ft public utility easement.
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: 2/8/2019

