



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 PETITION AND PUBLIC HEARING

DATE: January 22, 2020
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Yakima Housing Authority (810 N 6th Ave, Yakima, WA 98902)
FILE NUMBER: RWV#001-19
LOCATION: 810 N 6th Ave.
TAX PARCEL NUMBER(S): 181313-31417, -31418, -31419, -31513, & -31514
DATE OF APPLICATION: November 1, 2019
DATE OF COMPLETENESS: November 14, 2019

PROJECT DESCRIPTION Vacate a portion of an alleyway that extends west of N. 6th Ave., south of Fruitvale Blvd.

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: Right-of-way vacation
2. Level of Development: N/A
3. Infrastructure and public facilities: Existing utilities shall be retained in an easement
4. Characteristics of development: This petition is being processed under YMC 14.21

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: Right-of-way vacation
2. Density of Development: N/A
3. Availability and adequacy of infrastructure and public utilities: Existing utilities shall be retained in an easement

NOTICE OF PUBLIC HEARING This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **February 13, 2020 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 (RWV#001-19) and applicant's name (Yakima Housing Authority) in any correspondence you submit. The City Council shall decide whether or not to vacate the right-of-way. The hearing examiner will conduct the required public hearing and make a recommendation to the City Council. Any party wishing to be informed of the time, date, and place of the City Council meeting for the proposed vacation should submit a written request to the City of Yakima Planning Division. 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 RECOMMENDATION Following the public hearing, the Hearing Examiner will issue his recommendation within ten (10) business days. When available, a copy of the recommendation 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, City Hall – 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please contact Colleda Monick, Community Development Specialist, at (509) 576-6772, or email to: colleda.monick@yakimawa.gov.

Enclosed: Petition, Vicinity Map, Record of Survey, and a Written Narrative





DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

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

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AVISO DE PETITION 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: 22 de enero, 2020
PARA: Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Yakima Housing Authority (810 N 6th Ave, Yakima, WA 98902)/
Autoridad de Vivienda de Yakima
No. DE ARCHIVO: RWV#001-19
UBICACIÓN: 810 N 6th Ave.
No. DE PARCELA(S): 181313-31417, -31418, -31419, -31513, & -31514
FECHA DE APLICACIÓN: 1 de noviembre, 2019
FECHA DE APLICACIÓN COMPLETA: 14 de noviembre, 2019

DESCRIPCIÓN DEL PROYECTO: Desocupar una porción de un callejón que se extiende al oeste de la N 6th Ave, al sur de Fruitvale Blvd.

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: Solicitud para desocupar la vía pública
2. Nivel de desarrollo: N/A
3. Infraestructura e instalaciones públicas: Utilidades existentes serán retenidas en una servidumbre.
4. Características del desarrollo: Esta petición está siendo procesada bajo el código YMC 14.21.

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: Solicitud para desocupar la vía pública
2. Densidad del desarrollo: N/A
3. Disponibilidad y adecuación de infraestructura y servicios públicos: Utilidades existentes serán retenidas en una servidumbre.

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 **7 de enero, 2020** serán considerados antes de emitir la recomendación 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 **13 de febrero, 2020 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 (RWV#001-19) o al nombre del solicitante (Yakima Housing Authority) en cualquier correspondencia que envíe.

El Concejo Municipal decidirá si desocupar o no la vía pública. El Examinador de Audiencias llevara a cabo la audiencia pública requerida y hará una recomendación al Concejo Municipal. Cualquier persona que desee ser informada de la hora, fecha y el lugar de la junta pública del Concejo Municipal para la petición propuesta deberá solicitarlo por escrito a la Division de Planificación de la Ciudad de Yakima. Por favor de enviar sus comentarios sobre esta propuesta 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 recomendación dentro de diez (10) días hábiles. Cuando la recomendación 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: Petición, Mapa, Record of Survey , Narrativa

PETITION NO. 19-12
 CITY OF YAKIMA, WASHINGTON
 PETITION TO VACATE STREET OR ALLEY

RECEIVED
 NOV 01 2019
 CITY OF YAKIMA
 PLANNING DIV.


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>Yakima Housing Authority</u>	<u>810 N. 6th Ave.</u>	
Owner	Address	
	<u>10/28/2019</u>	<u>100</u>
Signature	Date	Ownership %

Owner	Address	
Signature	Date	Ownership %

Owner	Address	
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)



Supplemental Application For:
RIGHT-OF-WAY VACATION

RECEIVED

NOV 01 2019

CITY OF YAKIMA
PLANNING DIV.

PART II - LOCATION

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

Alleyway - West of N. 6th Ave. South of Fruitvale Blvd.,
within Hathaway's Subdivision of Lot 31 and 32.

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

See attached

PART III - APPLICATION INFORMATION

1. 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?

Currently the alley contains an existing sewer line the entire
length and a crossing water line. the alleyway is unused, as an
alley. A road does not exist.

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)

Unknown

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 western half of the platted alley has already
been vacated.

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

There is a public sewer the entire length and a public
water line crossing the alley. They will not be relocated.

F. Please choose one:

[] I have enclosed an appraisal of the property to be vacated

[x] I am electing to have the City of Yakima Planning Division determine
the value of the property to be vacated per YMC 14.21.070.

PART IV - REQUIRED ATTACHMENTS

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

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

3. TITLE REPORT

4. SURVEY OF THE AREA TO BE VACATED

5. APPRAISAL OF THE PROPERTY (an appraisal is required unless the applicant elects to have the City determine the value of
the property to be vacated in accordance with YMC 14.21.070)

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

7. 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)

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)

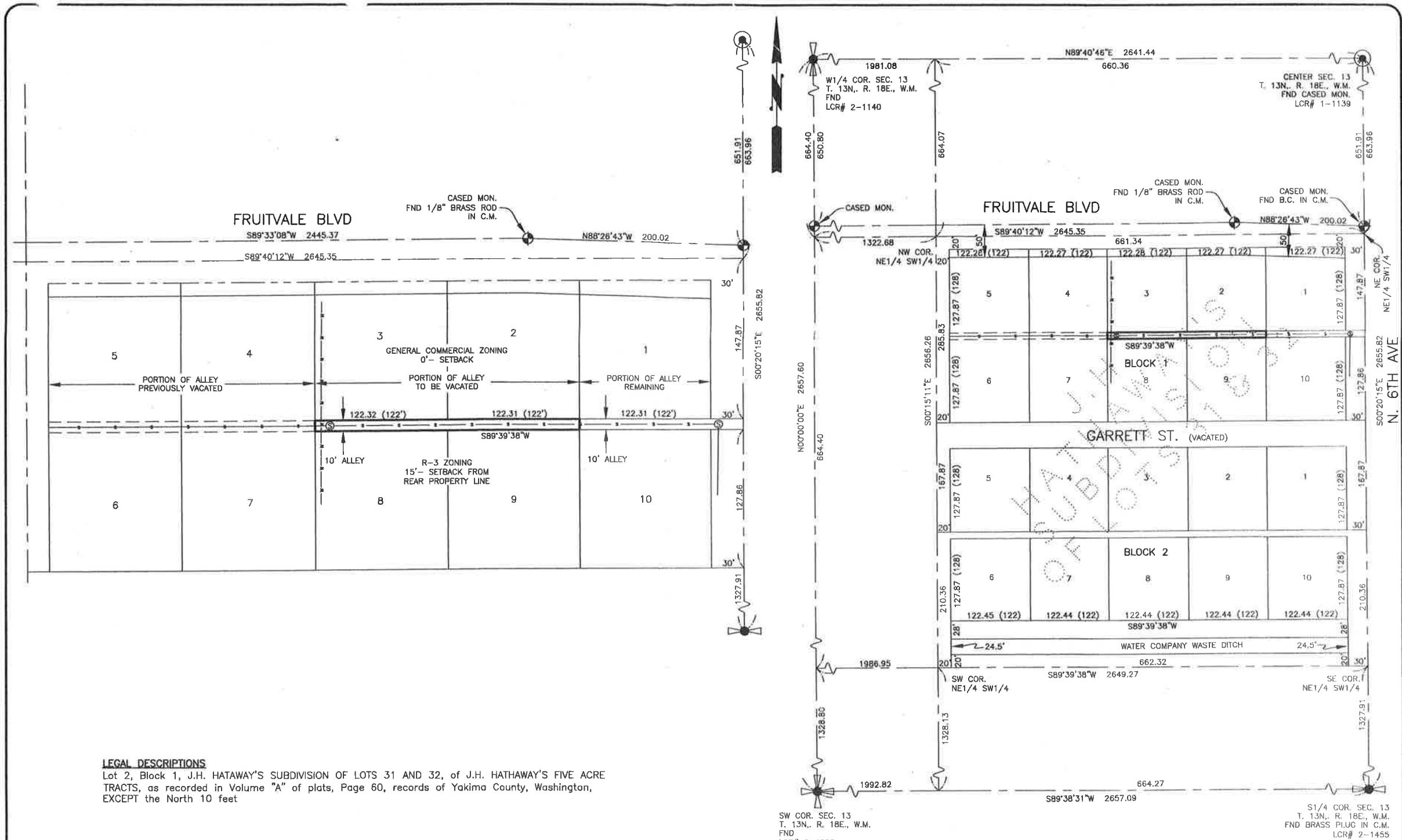
The Transportation Improvement Plan is not impacted by the proposal because the land is currently fenced off and inaccessible to the public. Furthermore, all destinations along the proposed alleyway vacation already have adequate access either along Fruitvale Boulevard or 6th avenue.

The proposal is consistent with the Urban Area Comprehensive Plan specifically with goals 5.1, Encourage Diverse and Affordable Housing Choices, 5.3 Adopt or Revise the City's Development Standards to Increase Affordable Housing Opportunities, 5.4 Participate in Efforts to Maximize Land Available for Affordable Housing in the Community. The proposed alleyway vacation is surrounded by parcels owned by Yakima Housing Authority that are proposed to be used for new office and affordable housing units. Vacating the alleyway will facilitate future planning and development of affordable housing.

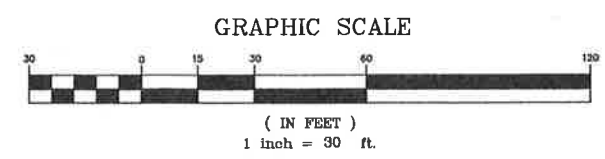
In response to YMC 12.06.060 (D) which reads: "Alleys, if used, shall be centered on the rear lot lines and shall serve only as secondary access to lots. Dead end alleys are not permitted."

The existing alley way is currently a dead end. The proposal would eliminate the majority of the dead end alley condition.

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LEGAL DESCRIPTIONS
 Lot 2, Block 1, J.H. HATAWAY'S SUBDIVISION OF LOTS 31 AND 32, of J.H. HATAWAY'S FIVE ACRE TRACTS, as recorded in Volume "A" of plats, Page 60, records of Yakima County, Washington, EXCEPT the North 10 feet



SITE MAP
 1" = 100'

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 CITY OF YAKIMA
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EQUIPMENT AND PROCEDURES USED:
 a: 5 SEC. EDM TOTAL STATION
 b: FIELD TRAVERSE
 c: MONS VISITED DATE OF SURVEY

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
 2019
 IN _____
 DATE 10-10-19

DOUGLAS S. GRAY



• CORNER FOUND AS NOTED
 ○ 3/8 REBAR W/CAP #16909 SET
 ✗ NAIL WITH WASHER SET

GSE
 Gray Surveying & Engineering, Inc.
 P.O. Box 510 • 2706 River Road
 Yakima, Wa 98902 • (509) 575-6434

SECTION INDEXING

YAKIMA HOUSING AUTHORITY
 810 N. 6TH AVE. YAKIMA, WA. 98902

LOCATION: PT NE1/4 SW1/4 SEC. 13, T. 13N., R. 18E., W.M.
 DRAWING TYPE: ALLEY VACATION

DRAWN BY: MM
 CHECKED BY: D.S.G.
 PROJECT NO. 19184
 PARCEL NO. _____

SCALE: 1" = 60'
 DATE: 10/09/2019
 SHEET 1 OF 1

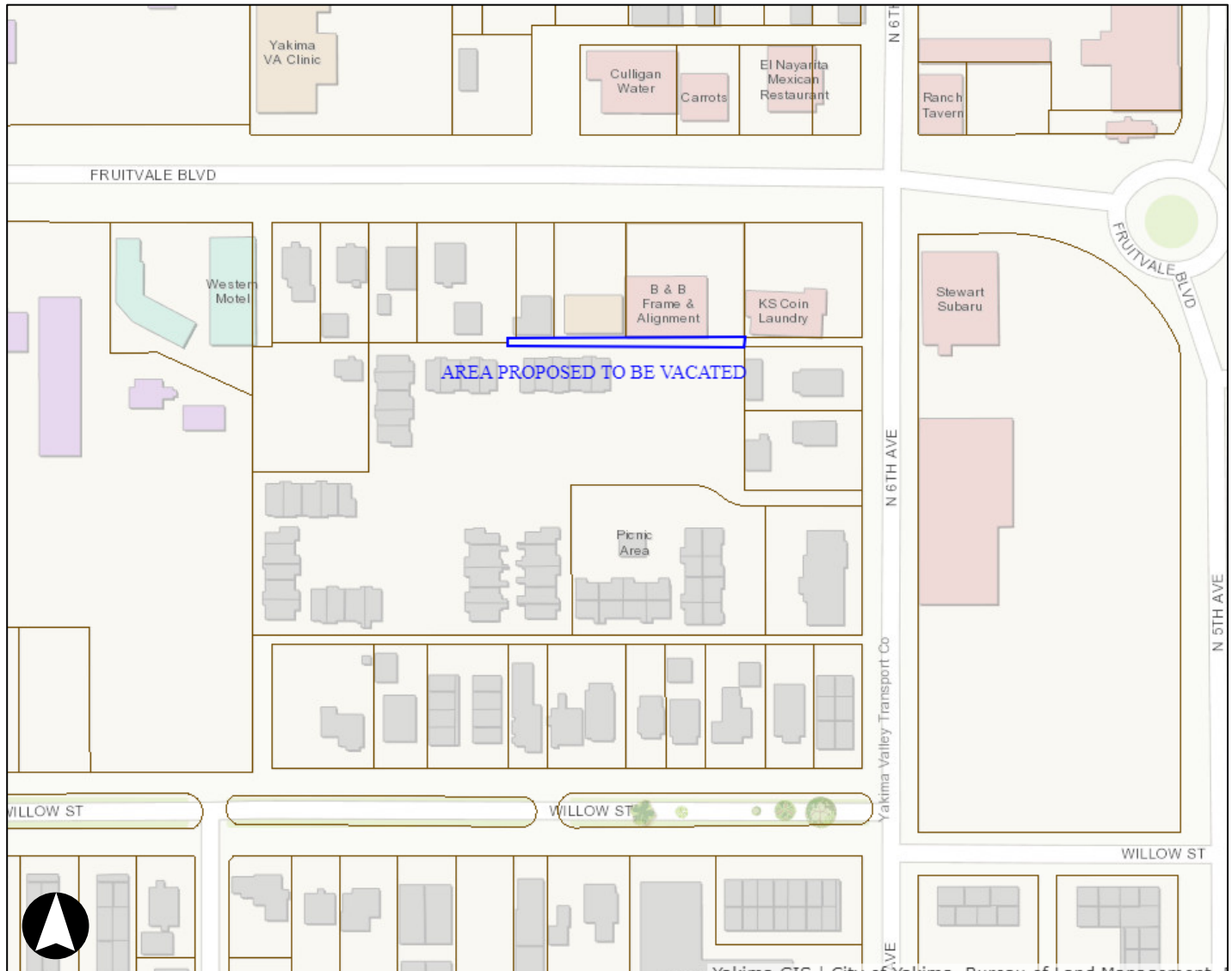
VICINITY MAP



File Number: RWV#001-19

Project Name: YAKIMA HOUSING AUTHORITY

Site Address: 810 N 6TH AVE



Proposal: Vacate a portion of an alleyway that extends west of N 6th Ave, south of Fruitvale Blvd.
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: 12/18/2019

