



DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

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: June 25, 2024
TO: Applicant and Adjoining Property Owners
FROM: Bill Preston, Interim Community Development Director
APPLICANT: YWCA Yakima (818 W. Yakima Ave., Yakima, WA 98902)
FILE NUMBER: RWV#002-24
LOCATION: S. 10th Ave. between W. Chestnut Ave. & W. Walnut St.
ADJACENT PARCEL(S): 181324-31416 & -31452
DATE OF APPLICATION: March 28, 2024
DATE OF COMPLETENESS: June 21, 2024

PROJECT DESCRIPTION Proposal to vacate S. 10th Ave. between W. Chestnut Ave. & W. Walnut St.

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: Approximately 20,298 square feet
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

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 **July 18, 2024**, will be considered prior to issuing the recommendation. You can mail your comments to:

City of Yakima, Department of Community Development
129 N. 2nd St., Yakima, WA 98901

This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **July 25, 2024, at 9:00 a.m. in the City Hall Council Chambers, City Hall, 129 N. 2nd St, Yakima, WA. All written comments received by 5:00 p.m. on July 18, 2024, will be considered prior to issuing the staff recommendation to the Hearing Examiner, and will be made part of the official record – however, written comments can be received up to the hearing date.**

Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (RWV#002-24) and applicant's name (YWCA Yakima) 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.

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 Eric Crowell, Senior Planner, at (509) 576-6736, or email to: eric.crowell@yakimawa.gov.

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



DEPARTAMENTO DE DESARROLLO COMUNITARIO

Division de Planificación

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

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

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: 25 de junio, 2024
PARA: Solicitante y Propietarios Adyacentes
DE: Bill Preston, Director Interino de Desarrollo Comunitario
SOLICITANTE: YWCA Yakima (818 W. Yakima Ave., Yakima, WA 98902)
NO. DE ARCHIVO: RWV#002-24
UBICACIÓN: S. 10th Ave. entre W. Chestnut Ave. y W. Walnut St.
PARCELAS ADYACENTES: 181324-31416 & -31452
FECHA DE APLICACIÓN: 28 de marzo, 2024
FECHA DE APLICACIÓN COMPLETA: 21 de junio, 2024

DESCRIPCIÓN DEL PROYECTO: Propuesta para desalojar una parte de 10th Ave. entre W. Chestnut Ave. y W. Walnut St.

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: Aproximadamente 20,298 pies cuadrados
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 **18 de julio, 2024** serán considerados antes de emitir la recomendación sobre esta solicitud. Por favor de enviar sus comentarios sobre esta propuesta a:

**City of Yakima, Department of Community Development
129 N. 2nd St., Yakima, WA 98901**

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 **25 de julio, 2024 comenzando a las 9:00 a.m. en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. Todos los comentarios escritos recibidos antes de las 5:00 p.m. el 18 de julio del 2024, serán considerados antes de emitir la recomendación al Examinador de Audiencia, y serán parte del archivo oficial – sin embargo, los comentarios serán recibidos hasta el día de la Audiencia.**

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#002-24) o al nombre del solicitante (YWCA Yakima) 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 División de Planificación de la Ciudad de Yakima.

AVISO DE LA RECOMENDACIÓN: 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

RECEIVED

MAR 28 2024



Supplemental Application For:
RIGHT-OF-WAY VACATION

CITY OF YAKIMA
PLANNING DIV.**PART II - LOCATION**

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

S. 10th Ave - ~~Brandon~~ Brad @ Chandler Surveying

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

That portion of South 10th Ave ^{lying} Between Walnut St & Chestnut Ave
- Brad @ Chandler Surveying**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?

In order to satisfy architectural requirements for the project we need this to move forward on the domestic violence shelter which will save lives.

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

No - Brad @ Chandler Surveying

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)

It is consistent with Yakima City 2040 Comp Plan. Specifically, 5.4.8 and each point of Goal 5.5 (5.5.1-5.5.6)

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 - Brad @ Chandler Surveying

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

Yes, No - Brad @ Chandler Surveying

F. Please choose one:

☐ I have enclosed an appraisal of the property to be vacated☒ 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. PETITION TO VACATE STREET OR ALLEY REQUIRED (attached)

2. TITLE REPORT FOR ALL ADJACENT PROPERTIES

3. SURVEY OF THE AREA TO BE VACATED

4. 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)

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

6. 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)

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MAR 28 2024

CITY OF YAKIMA
PLANNING DIV.

PETITION NO. 24-04
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>Hogback Healthcare Partners, LLC</u>	<u>1416 Summitview Ave, Yakima</u>	
Owner	Address	
<u>[Signature]</u>	<u>3/28/24</u>	<u>100%</u>
Signature	Date	Ownership %

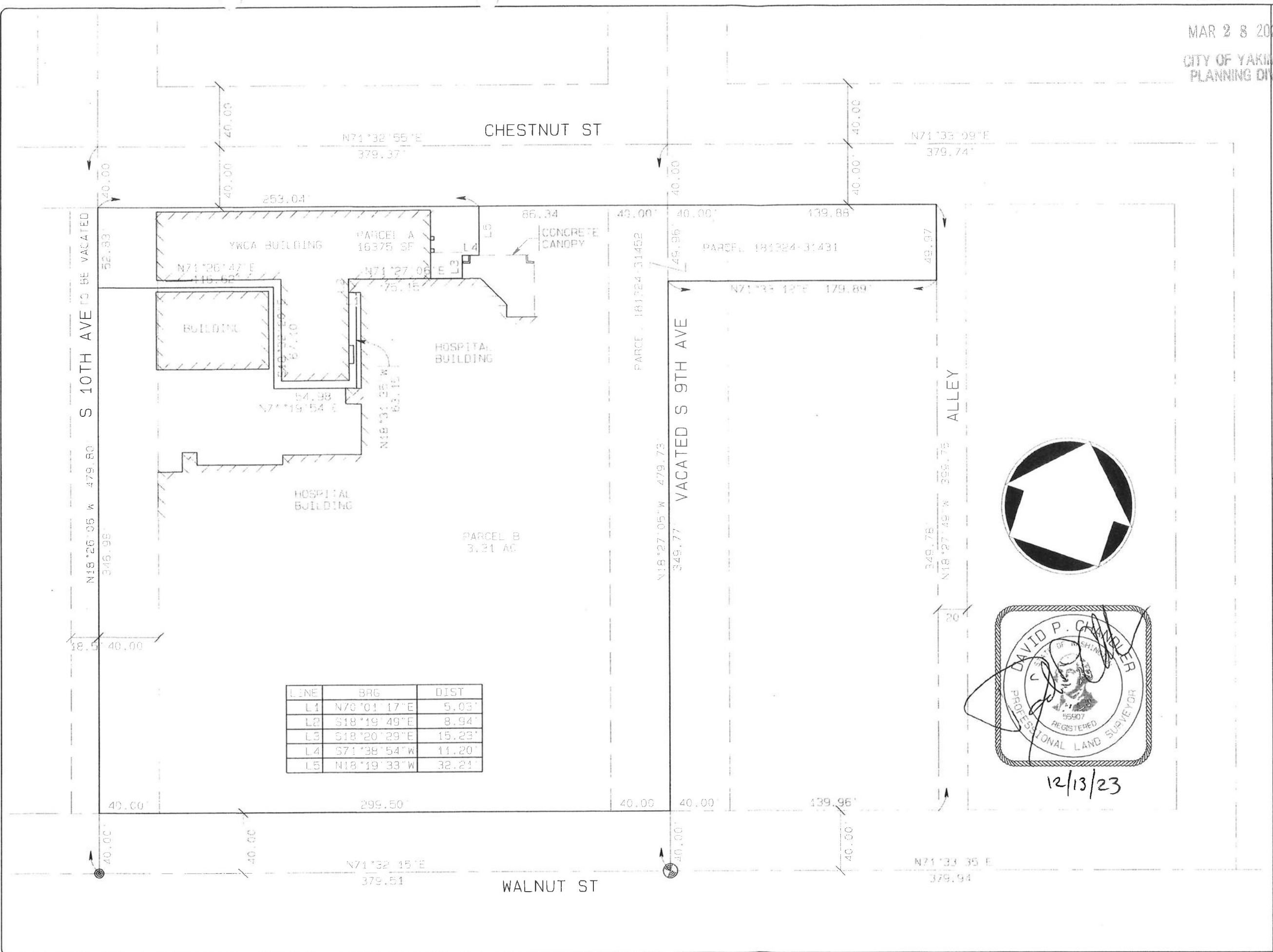
Owner	Address	
Signature	Date	Ownership %

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)

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MAR 28 2024
CITY OF YAKIMA
PLANNING DIV.



SITE PLAN
FOR
YWCA YAKIMA

CHANDLER SURVEYING LLC
PO BOX 2275
YAKIMA, WA 98907
509-454-8195

TAX PARCEL #: 181324-31452 & 31431
SEC. 10N 24, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M.

SHEET 1 OF 2

JOB # 22072

DATE DEC 18, 2023

Project Name: HOGBACK HEALTHCARE PARTNERS LLC/YWCA

Site Address: 110 S 9TH AVE

File Number(s): RWV#002-24

Proposal: Proposal to vacate a portion of South 10th Ave between Walnut St. and Chestnut Ave.



VICINITY MAP



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: 4/4/2024

