



City of Yakima

Right of Way Vacation

Application Packet

About this Application:

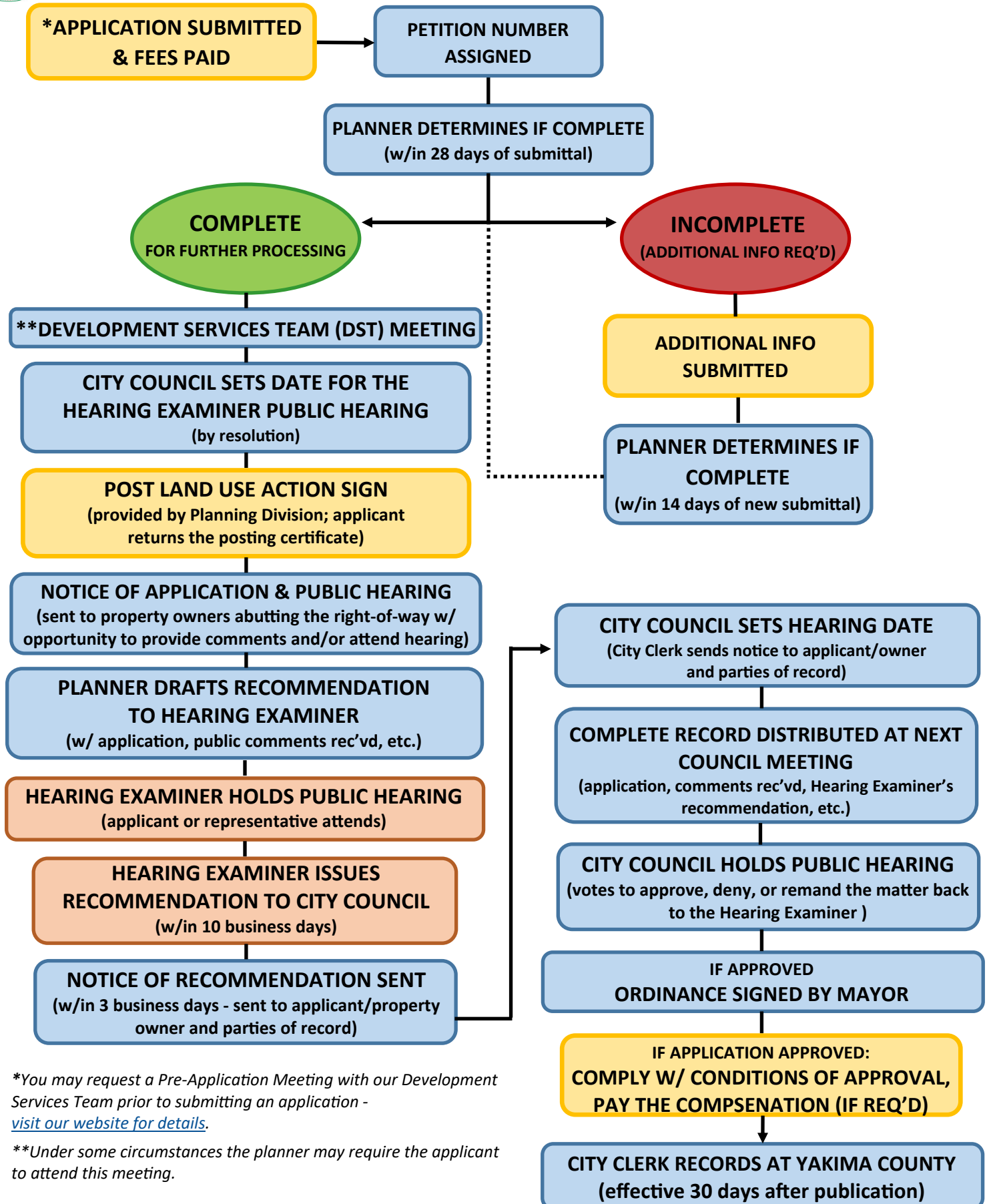
This application is used for vacating an unused or unnecessary public street or alley, which can create areas for commercial development or neighborhood improvements and place property back on the tax rolls. The decision to vacate the street or alley is made by the City Council with a recommendation from the Hearing Examiner. Procedures for processing Right-of-Way Vacations are outlined in [YMC 14.21](#), which are in compliance with the provisions of Washington State law (RCW 35.79).

City of Yakima, Planning Division

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

Phone#: (509) 575-6183 Email: ask.planning@yakimawa.gov

Check <https://www.yakimawa.gov/services/planning/land-use-application-forms/>
for the most current version of this application form.



*You may request a Pre-Application Meeting with our Development Services Team prior to submitting an application - [visit our website for details](#).

**Under some circumstances the planner may require the applicant to attend this meeting.

NOTE: This chart shows the process of a typical Right of Way Vacation application and is for demonstration purposes only.



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

129 N. 2nd St., Yakima, WA 98901

Phone: (509) 575-6183 Email: Ask.Planning@yakimawa.gov

RIGHT OF WAY VACATION

LAND USE APPLICATION FORM ([YMC CH. 14.21](#))

Please complete this page and the attached forms. If you have any questions about this form or the application process, please ask to speak with a planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are non-refundable.

APPLICANT INFORMATION:

Name: _____ Company (if applicable): _____

Phone Number: _____ Email Address: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Interest in Property: ☐ Property Owner ☐ Agent ☐ Purchaser Other: _____

PROPERTY OWNER INFORMATION (check if same as applicant ☐)

Name: _____

Phone Number: _____ Email Address: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

LOCATION INFORMATION

Vicinity: _____

Parcel Number(s) Abutting ROW (if lengthy, attach on separate document): _____

Legal Description (if lengthy, attach on separate document): _____

Current Zoning Designation:

☐ SR ☐ R-1 ☐ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ HB ☐ SCC ☐ LCC ☐ CBD ☐ GC ☐ AS ☐ RD ☐ M-1 ☐ M-2

CERTIFICATION

I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Property Owner's Signature

Date

Applicant's Signature

Date

STAFF USE ONLY:

File/Application #: _____

Date Paid: _____ Received By: _____ Amount Paid: _____

Receipt No.: _____



RIGHT OF WAY VACATION LAND USE APPLICATION FORM (CONT'D)

LOCATION:

1. Describe the vicinity of the location of the right-of-way proposed to be vacated:
2. Legal description of the right-of-way proposed to be vacated (if lengthy, attach separate document):

APPLICATION NARRATIVE:

1. What is the public benefit, reason for, and limitations of the proposed right-of-way vacation?
2. Does the vacation deny sole access to a public street for any property?
3. Is the proposal consistent with existing plans of the City? (Petitions should be consistent with the 6-Year Transportation Improvement Plan, the Urban Area Comprehensive Plan and other official City Plans and policies):



RIGHT OF WAY VACATION LAND USE APPLICATION FORM (CONT'D)

4. 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):

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

PROPERTY VALUE:

Please select 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](#).

REQUIRED ATTACHMENTS:

1. PETITION TO VACATE STREET OR ALLEY (attached)
2. TITLE REPORT for all adjacent property owners
3. SURVEY OF THE AREA TO BE VACATED
4. APPRAISAL OF THE PROPERTY (required if not electing to have City Planning determine the value per 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 may be required. 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.

PETITION NO. _____
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.

| | | |
|---------------------------|-------------------------|-----------------------------|
| _____ Owner | _____ Address | |
| _____ Signature | _____ Date | _____ Ownership % |

| | | |
|---------------------------|-------------------------|-----------------------------|
| _____ Owner | _____ Address | |
| _____ Signature | _____ Date | _____ Ownership % |

| | | |
|---------------------------|-------------------------|-----------------------------|
| _____ Owner | _____ Address | |
| _____ Signature | _____ Date | _____ Ownership % |

NOTE: If there are more property owners than the spaces provided on this sheet, 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.