



OFFICE OF THE CITY MANAGER
129 North Second Street
City Hall, Yakima, Washington 98901
Phone (509) 575-6040

Hand delivered to Mr. Courcy 2/3/17

February 3, 2017

Mr. Tony Courcy
919 N 16th Ave.
Yakima, WA 98902

Mr. Courcy,

Thank you for taking the time to meet with me and Joan the other day to discuss your concern with city policies and practices. I asked staff to look into your concerns and with this reply, hopefully I adequately address your concern and you and the city are able to move forward in a positive manner.

A zoning violation was reported to the code administration division on September 3, 2014 for 921 N. 16th Avenue (Case # CAC-14-1614) for restricted access to the neighboring espresso stand. A code compliance officer was assigned the case and upon further investigation determined that there were unlicensed vehicles loaded with debris in the parking lot. In accord with city policies, these vehicles were deemed junk vehicles and needed to be moved to allow the required parking for the neighboring business.

You wanted to know why the tenant of the adjoining property was notified of the code violation when you are the property owner of record. It has always been the policy of the City of Yakima to notify the owner and tenant of the property when a Notice of Non Compliance is issued. The Notice of Non Compliance identifies the property, alleged violation(s), remedial options, and contact information for staff. It is the City's responsibility for ensuring all parties involved are notified so appropriate action can be taken. That is why both you (as property owner) and the espresso stand (as tenant) were notified of the violation.

Again, I hope I have adequately addressed your concern with city policies and practices. If you have any questions please contact me or Joan Davenport.

Sincerely,

Cliff Moore
City Manager

cc: Joan Davenport, Dir. of Community Development
Joe Caruso, Code Administration Manager/Fire Marshal

MEMORANDUM

*handdelivered to Mr. Courcy
2/3/17*

To: Cliff Moore, City Manager

From: Joan Davenport, Director of Community Development

Subject: Summary of Development History & Frontage Improvements for 921 N 16th Avenue

Date: February 3, 2017

Mr. Tony Courcy has participated numerous times in the "Audience Participation" portion of City Council meetings and Council committees. He often has expressed frustration regarding the installation of frontage improvements that were required as a condition of approval when the espresso stand was installed at 921 N 16th Avenue. On January 19, 2017, in a meeting with Cliff Moore, and myself, Mr Courcy asked the following questions:

1. If someone hooks into the storm drain on Hathaway Street where his frontage improvements were built, does he get reimbursed?
2. He believes the storm drain on Hathaway Street is not connected to anything and doesn't drain any water.
3. He believes he was treated differently than other developers.

In 2003, the espresso stand was constructed on a paved lot where used cars were previously sold. The espresso stand generated more traffic than the used car lot and the conversion of this land required frontage improvements as detailed in Yakima Municipal Code 12.06.070. The City Engineering Division issued a "Street Break Permit" for the installation of a new driveway and sidewalk section that included concrete curb returns and a storm drain. On January 23, 2017 the Wastewater division noted that "the drain is located entirely within the street right of way and includes a catch-basin, connector pipe, and an Underground Injection Control (UIC). The installation is not located to serve a drywell from the adjoining property".

2002 Aerial photo



2004 Aerial photo

