

**18TH AVE PROPERTIES LLC / STEVEN & KATHY CLARK
RWV#001-17**

**City Council
Open Record Public Hearing
April 3, 2018**

EXHIBIT LIST

Applicant:	18 th Ave Properties LLC c/o Ken Nass
File Numbers:	RWV#001-17
Site Address:	Roosevelt Ave east of 18 th Ave to the Powerhouse Canal Trail
Staff Contact:	Trevor Martin, Associate Planner

Table of Contents

CHAPTER AA	Hearing Examiner's Recommendation
CHAPTER A	Staff Report
CHAPTER B	Vicinity Map
CHAPTER C	Site Plan
CHAPTER D	DST Review & Agency Comments
CHAPTER E	Application
CHAPTER F	Public Comments
CHAPTER G	Public Notices
CHAPTER H	Supplemental Information
CHAPTER I	Exhibits Submitted at Hearing Examiner Hearings

18TH AVE PROPERTIES LLC / STEVEN & KATHY CLARK
RWV#001-17

EXHIBIT LIST

CHAPTER AA

Hearing Examiner's Recommendation

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**City of Yakima, Washington
Hearing Examiner's Recommendation**

February 23, 2018

In the Matter of an Application/Petition	)	
for Vacation of Street Right-of-Way	)	
Submitted by:	)	RWV#001-17
	)	Petition No. 17-08
18th Ave Properties LLC	)	Resolution No. R-2017-148
And Steven and Kathy Clark	)	
	)	
To Vacate a Portion of Roosevelt Avenue	)	
Street Right-of-Way between North 18th	)	
Avenue and the Powerhouse Canal Trail	)	

A. Introduction. Introductory findings relative to the open record public hearing process for this requested street right-of-way vacation for a portion of Roosevelt Avenue east of North 18th Avenue may be summarized as follows:

(1) The Hearing Examiner conducted an open record public hearing for this application/petition which began on January 25, 2018, and which was completed on February 8, 2018.

(2) Associate Planner Eric Crowell presented the Planning Division staff report which was prepared by Associate Planner Trevor Martin and which recommended approval of the requested street right-of-way vacation subject to conditions.

18th Ave Properties LLC
And Steven and Kathy Clark
Street Right-of-Way Vacation
Portion of Roosevelt Avenue
RWV#001-17; Petition No. 17-08

(3) Petitioner 18th Ave Properties LLC which owns the property on the south side of the street right-of-way to be vacated was represented at the hearing by one of its governing persons, Ken Nass, who owns the business known as Primary Electric and Design, LLC on the south side of the area to be vacated and who testified in favor of the requested street right-of-way vacation.

(4) Stanley Shafer who owns property on Roosevelt Avenue west of the area proposed for vacation and has lived there for 50 years testified that after the County built North 18th Avenue, the portion of Roosevelt Avenue easterly thereof was never improved with public funds and that he favors the requested street vacation because it would keep his property secure.

(5) A written comment dated October 27, 2017, was received from Petitioner Steven Clark who owns the mini-storage business known as All Weather Storage abutting about forty percent (40%) of the north side of the area proposed for vacation. The comment indicates that even though Steven and Kathy Clark are petitioning for this vacation, they are dedicating their portion of the area proposed for vacation to 18th Ave Properties LLC.

(6) A written comment dated December 28, 2017, was received from Matthew Sevigny who is a governing person of Prodigy 3 LLC which owns Assessor's Tax Parcel No. 181323-11526 on the east end of the north side of the area proposed for vacation. That parcel abuts about ten percent (10%) of the area proposed for vacation. He indicated that he has no objection to the requested street right-of-way vacation, but requested that it be subject to an access easement in order to avoid creating a hardship because this portion of the Roosevelt Avenue street right-of-way has been used for deliveries and access to the rear of the building on that parcel for more than 30 years even though its primary access is from 1702 Englewood Avenue.

(7) A written comment dated January 24, 2018, was received the day before the hearing from Petitioner Ken Nass. The comment indicated that even though he has no objection to the staff report's recommended requirement to record a 20-foot-wide access easement, the access should be limited to Primary Electric and Design, LLC's normal business hours between 7:00 a.m. and 3:30 p.m. Monday through Friday and to other times only by prior permission pursuant to a request at least 24 hours in advance, and that no access should be allowed to the rear of that building if its use is approved for a Homeless Shelter. A gated chain link fence surrounds both the property owned by 18th

Ave Properties LLC and the 50-foot-wide right-of-way area proposed for vacation which abuts the north boundary of the property owned by 18th Ave Properties LLC.

(8) No one other than Mr. Nass and Mr. Shafer appeared to testify at the January 25, 2018, hearing relative to this petition. Since State law provides that any vacated street right-of-way shall belong to the abutting owners on each side, one half to each, and since reservation of an access easement was being recommended for the rear roll up doors of a building that would otherwise be denied access to a street, the Hearing Examiner continued the hearing to February 8, 2018, at 9:00 a.m. in order to allow Mr. Nass more time to arrange for formal instruments to obtain the Clark property and an agreement as to limitations on the times for utilizing the access easement. The continuance was noted on the record and posted at the entrance to the hearing room.

(9) A written comment dated February 5, 2018, was received from Mr. Nass indicating that he had spoken with the representative of the property at 1702 Englewood Avenue and that they had reached a private agreement between themselves regarding the times for using the access easement and therefore wished to rescind the previous request for limitations imposed by the City in that regard.

(10) The hearing concluded on February 8, 2018, with comments relative to the need for Mr. Nass to have formal written instruments and perhaps the City's approval of a boundary line adjustment for his agreements with the other abutting property owners.

(11) This street right-of-way vacation recommendation is being submitted within ten business days of the conclusion of the open record public hearing on February 8, 2018.

B. Summary of Recommendation. The Hearing Examiner recommends that the Yakima City Council approve this request to vacate a portion of Roosevelt Avenue street right-of-way from North 18th Avenue easterly to the Powerhouse Canal Trail, subject to conditions.

C. Basis for Recommendation. Based upon his view of the site without anyone else

present on January 20, 2018; the staff report, exhibits, testimony and evidence presented at an open record public hearing beginning on January 25, 2018, and concluding on February 8, 2018; and a review of the State of Washington street right-of-way vacation provisions in Chapter 35.79 of the Revised Code of Washington and the City of Yakima street right-of-way vacation provisions in Chapter 14.21 of the Yakima Municipal Code; the Hearing Examiner makes the following:

FINDINGS

I. Applicants, Petitioners and Property Owners. The applicants, petitioners and property owners are: (1) 18th Ave Properties LLC as to the property abutting the area proposed for vacation on the south, which is about 50% of the abutting property; and (2) Steven Clark and Kathy Clark who own about 40% of the property abutting the area of the proposed vacation on the north. The owner of about 10% of the property abutting the easternmost area of the proposed vacation on the north side, Prodigy 3 LLC, is not an applicant or petitioner for this street right-of-way vacation.

II. Description of Right-of-Way Vacation Request. The main aspects of this street right-of-way vacation request may be summarized as follows:

(1) This is a request to vacate the portion of Roosevelt Avenue street right-of-way between North 18th Avenue and the Powerhouse Canal Trail easterly thereof. The petition was received on October 27, 2017.

(2) The stated purpose for the request is to allow the area to be utilized by adjacent businesses for parking and to provide additional tax revenue for the City. The

legal description and site plan are included in the City Planning Division File No. RWV#001-17.

(3) The parcels that abut the portion of street right-of-way proposed for vacation are Assessor's Tax Parcel Numbers 181323-11509 and 181323-11510 on the south and 181323-11412, 181323-11519 and 181323-11526 on the north.

(4) The applicants and petitioners are the owners of about 90% of the property abutting the area proposed for vacation.

(5) The portion of Roosevelt Avenue street right-of-way proposed for vacation between North 18th Avenue and the Powerhouse Canal Trail is 50 feet wide until it tapers to a point where it abuts the Powerhouse Canal Trail on the east.

(6) City of Yakima records indicate that the subject right-of-way was originally dedicated to Yakima County by the Plat of McGlothorn Home Sites No. 6 on June 28, 1946. It was subsequently annexed to the City of Yakima on May 1, 1998. It has no curb, gutter or sidewalks. No record was found of any expenditure of public funds for maintenance or improvement of the area proposed for vacation.

III. Notices. Notice of the hearing was given on December 5, 2017, when the City Council adopted Resolution No. R-2017-148 setting the hearing for January 25, 2018, and was also subsequently given more than twenty days before the hearing in the manner required by RCW 35.79.020 and in additional ways on the following dates:

Posting of notice on the property:	December 8, 2017
Publishing of notice in the Yakima Herald-Republic:	December 11, 2017
Mailing of notice to the property owners within 300 feet:	December 11, 2017
Posting of notice in three public places:	December 13, 2017

IV. Hearing Examiner Jurisdiction. The Yakima Municipal Code provides in Sub-section 1.43.080(H) that the Hearing Examiner shall conduct public hearings on petitions and resolutions to vacate streets and public rights-of-way pursuant to RCW Chapter

35.79 and that decisions of the Hearing Examiner on such matters shall constitute recommendations to the Yakima City Council.

V. Environmental Review. Street vacations are categorically exempt from State Environmental Policy Act (SEPA) review per WAC 197-11-800(2)(i) and Chapter 6.88 of the Yakima Municipal Code.

VI. Traffic Study. The City Traffic Engineer has determined that a traffic study is not required for this street right-of-way vacation request.

VII. Comprehensive Plan. Street rights-of-way do not have a Comprehensive Plan designation. Upon approval of street right-of-way vacations, the vacated areas receive the Comprehensive Plan designation of the abutting properties. The Yakima Urban Area Comprehensive Plan designates all of the property abutting the area to be vacated as Industrial. If the City Council approves the requested street right-of-way vacation, the Comprehensive Plan designation of the vacated property will be Industrial.

VIII. Zoning/Land Uses. Street rights-of-way do not have a zoning classification. Upon approval of street right-of-way vacations, the vacated areas receive the zoning classification of the abutting properties in accordance with the final provision contained within YMC §15.22.060. All of the property abutting the area to be vacated has the Light Industrial (M-1) zoning classification. If the City Council approves the requested street right-of-way vacation, the zoning of the vacated area will be Light Industrial (M-1). The

properties near the area to be vacated have the following zoning and land uses:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	M-1	Storage Units/Warehouse
South	M-1	Storage Units/Offices
East	M-1	Powerhouse Canal Trail
West	M-1	Storage Units/Residences

IX. Development Services Team. The City's Development Services Team (DST) met on November 21, 2017. No City divisions indicated any plans for improvements to the portion of Roosevelt Avenue right-of-way proposed for vacation, and a review of City records did not disclose the expenditure of any public funds for its maintenance or improvement. The following DST comments were received:

(1) Sewer: An easement shall be reserved by the City for the existing sanitary sewer line that drains east to west through the area to be vacated. No construction shall be allowed over the sanitary sewer line or its easement. The petitioners shall provide a recording indicating the location of the sewer line along with the easement area to be reserved by the City.

(2) Storm Water: There is a City of Yakima drain line running underneath this parcel. No construction will be allowed over the drain line or its easement. If the petitioners wish to move the drain line, they will have to do so at their own expense after first submitting engineered plans to the Surface Water Engineer for review and approval. These plans must be done by a licensed engineer from Washington State.

X. Criteria for the Vacation of Street Right-of-Way. The following five criteria which are set forth in YMC §14.21.050 are considered in determining the propriety and requisites of street right-of-way vacations:

(1) The public benefit, reason for, and limitations of the proposed right-of-way vacation. The public benefit that would result from the proposed right-of-way vacation would be to relieve the City from ever having to maintain a short portion of a 50-foot-wide street right-of-way which dead ends at the Powerhouse Canal Trail; which has insufficient width for traffic to turn around; which has been privately fenced and gated to prevent public use since the 1990s; and which could become a nuisance to the detriment of adjacent properties if it were opened for public use. The reason for the requested street vacation expressed by 18th Ave Properties LLC is to allow the use of the area by adjacent businesses for parking and to provide tax revenue for the City. It would also dispense with the need for petitioners to obtain an annual encroachment permit for the encroachment of the fence across the right-of-way. The proposed right-of-way vacation would be limited to the Roosevelt Avenue street right-of-way between North 18th Avenue and the Powerhouse Canal Trail and would be subject to easements for access to a parcel on the east end of the area to be vacated and for a sewer line and a storm water drainage line within the area to be vacated.

(2) Whether the vacation of right-of-way would deny sole access to a public street or alley for any property. The requested street right-of-way vacation would not deny sole access to a public street or alley for any property because all abutting parcels to the south and to the north of the area proposed for vacation have access to either Englewood Avenue or North 18th Avenue. However, it would deny sole access to a street for the pull up doors in the rear of the building at 1702 Englewood Avenue. In response to the written comment from Matthew Seigny, the staff report recommended that an access easement over the north 20 feet of the area to be vacated be reserved for business access to the roll up doors in the rear of the building on Assessor's Tax Parcel No. 181323-11526 owned by Prodigy 3 LLC which is located on the north side of the east end of the area proposed for vacation. His comment indicated that this portion of the Roosevelt Avenue street right-of-way has been used for deliveries and access to the rear of the building on that parcel for more than 30 years even though its primary access and frontage is at 1702 Englewood Avenue. Since Petitioner Ken Nass had requested specific restrictions on the manner of using the recommended access easement to that parcel, the hearing was continued from January 25th to February 8th for him to discuss restrictions on access with the owner of the property. Mr. Nass thereafter indicated by an email of February 5, 2018, that he and a representative of the owner of the 1702 Englewood Avenue parcel had reached a private agreement between themselves regarding the times

of accessibility for use of the reserved access easement and wished to rescind the previous request that the City impose limitations regarding same.

(3) Whether the proposal is consistent with existing plans of the city, such as the six-year transportation improvement plan, the urban area comprehensive plan or other official city plans and policies. Neither the City's current Transportation Improvement Plan (TIP) nor any other City plans or policies contain any plans to improve the right-of-way area that is proposed for vacation.

(4) Whether the vacation is appropriate with existing and anticipated zoning and land use. The existing and anticipated future zoning of the nearby area is Light Industrial (M-1) which will not be affected by the requested street vacation. The existing and anticipated land uses of the nearby area which are Light Industrial land uses will be benefited by the requested street vacation because it will allow adjacent businesses to use the vacated area for parking without having to obtain annual encroachment permits from the City for the existing fence which is an encroachment across the public right-of-way.

(5) Whether there are any public or franchised utilities in the right-of-way to be vacated and, if so, whether they will be relocated, or whether an easement will need to be reserved. The City of Yakima Storm Water and Wastewater Divisions have indicated that easements need to be reserved for a City sanitary sewer line and for a City storm water drainage line within the street right-of-way area proposed for vacation. They will need to be 20 feet wide or of a width that is otherwise determined to be necessary by the City Engineer pursuant to YMC Chapter 12.02. Such easements are required to be reserved by the City pursuant to YMC §14.21.060.

XI. Compensation to the City. YMC §14.21.070(4) exempts the petitioners for this street vacation from having to pay compensation to the City for the vacated property because of the following circumstances which are all present in this situation:

“4. No compensation may be required if the city has not purchased, maintained, or made any improvements to the public right-of-way, there is no planned or anticipated public purpose existing for maintaining the public right-of-way as determined by the planning commission or development services team (DST), and

the public right-of-way has been a dedicated right-of-way in the city for at least five years.”

CONCLUSIONS

Based upon the foregoing Findings, the Hearing Examiner reaches the following Conclusions:

(1) The Hearing Examiner has jurisdiction and authority by virtue of Subsection 1.43.080(H) of the Yakima Municipal Code to conduct an open record public hearing regarding an application, petition and resolution to vacate a public street right-of-way area and to make a recommendation to the Yakima City Council relative thereto.

(2) All public notice requirements for vacation of a portion of street right-of-way have been completed in accordance with applicable statutes and ordinances.

(3) SEPA review was not required because street right-of-way vacations are categorically exempt from SEPA review.

(4) A traffic analysis is not required for the requested street right-of-way vacation.

(5) Since the petitioners own about 90% of the property abutting the portion of the Roosevelt Avenue street right-of-way area to be vacated, more than the requisite two-thirds of the owners abutting the area to be vacated signed the petition.

(6) The right-of-way to be vacated was dedicated to Yakima County by the Plat of McGlothorn Home Sites No. 6 on June 28, 1946, and the area was annexed by the City of Yakima on May 1, 1998.

(7) The Yakima Urban Area Comprehensive Plan designates all of the property abutting the area to be vacated as Industrial which will become the designation of the vacated property.

(8) The Yakima Urban Area Zoning Ordinance classifies all of the property abutting the area to be vacated as within the Light Industrial (M-1) zoning district which will become the zoning classification of the vacated property.

(9) No properties would be denied sole access to the public street system as a result of this right-of-way vacation since all parcels will have frontage on a public street. But it is recommended that an easement be reserved for business deliveries to the roll up doors in the rear of the building located at the east end of the north side of the area proposed for vacation, even though it has primary access to a street at 1702 Englewood Avenue, because of the hardship involved in eliminating the historical use of the street right-of-way for business deliveries to the rear of that building for more than 30 years.

(10) This request for street right-of-way vacation would not conflict with any planned street improvement projects or other City plans or policies.

(11) No testimony or written comments were submitted in opposition to the requested street right-of-way vacation.

(12) The requested street right-of-way vacation would not affect any public or franchised utility lines because easements will be established for the City sanitary sewer line and the City Storm Water drainage line in the area to be vacated.

(13) The requirements of RCW 35.79 and the City's five criteria governing the approval of public street right-of-way vacations have all been satisfied.

(14) YMC §14.21.070(4) provides that compensation to the City is not required for the area to be vacated.

(15) RCW 35.79.040 and YMC §14.21.080(2) provide that the vacated street right-of-way shall belong to the abutting property owners, one-half to each.

RECOMMENDATION

The Hearing Examiner recommends to the Yakima City Council that the portion of Roosevelt Avenue street right-of-way lying between North 18th Avenue and the Powerhouse Canal Trail easterly thereof as described in RWV#001-17, in Petition No. 17-08 and in Resolution No. R-2017-148 should be vacated so that the vacated area will belong to the abutting owners on each side, one-half to each, subject to the following conditions:

18th Ave Properties LLC
And Steven and Kathy Clark
Street Right-of-Way Vacation
Portion of Roosevelt Avenue
RWV#001-17; Petition No. 17-08

11

DOC.
INDEX

AA-1

(1) Public access and utility easements shall be reserved for a City sanitary sewer line and for a City storm water drainage line within the street right-of-way area proposed for vacation which shall be 20 feet wide or of a width otherwise determined to be necessary by the City Engineer pursuant to YMC Chapter 12.02 and YMC §14.21.060.

(2) A 20-foot-wide access easement shall be reserved and recorded for access by delivery vehicles for business purposes to the rear of the building at 1702 Englewood Avenue.

(3) The portion of Roosevelt Avenue right-of-way requested by the petition shall be vacated, and the petitioners shall provide the new legal description and survey required by YMC §14.21.110.

(4) Upon vacation, the vacated right-of-way shall have the Comprehensive Plan designation of Industrial and the zoning classification of Light Industrial (M-1).

DATED this 23rd day of February, 2018.



Gary M. Cuillier, Hearing Examiner

18TH AVE PROPERTIES LLC / STEVEN & KATHY CLARK
RWV#001-17

EXHIBIT LIST

CHAPTER A

Staff Report

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

Joan Davenport, AICP, Director

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

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**CITY OF YAKIMA
FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDATION
for
PETITION FOR RIGHT-OF-WAY VACATION
Application Number: RWV#001-17**

PETITIONER: Ken Nass
REQUEST: Proposed public right-of-way vacation of a portion of Roosevelt Ave. that extends east of 18th Ave. to the Powerhouse Canal Trail.
PROJECT LOCATION: Vicinity of 18th and Roosevelt Ave.
PARCEL NUMBER(S): Adjacent Parcels: 181323-11510, 181323-11412, 181323-11509, 181323-11519, and 181323-11526
DATE OF REQUEST: October 27, 2017
DATE OF HEARING: January 25, 2018
STAFF CONTACT: Trevor Martin, Associate Planner

- I. SUMMARY OF RECOMMENDATION:** The City of Yakima Planning Division recommends **approval** of this vacation request subject to conditions.

From the view of the site, the matters contained in the application, Development Services Team (DST) comments, and a review of the Yakima Urban Area Comprehensive Plan, the Yakima Urban Area Zoning Ordinance, and **RCW 35.79** staff makes the following:

II. FINDINGS

- A. Background:** On October 27, 2017 the City of Yakima Department of Community Development received a petition from Ken Nass, for the vacation of a portion of platted right-of-way. The proponent has requested this vacation in order to use the right-of-way for parking for the adjacent businesses and add additional tax revenue to the City. Legal description and site plan included in File No. RWV#001-17.

There are no future City plans for development of the subject right-of-way. The City of Yakima records indicate that the subject right-of-way was originally dedicated to the County of Yakima by the Plat of McGlothorn Homes Sites Number 6 on June 28, 2946. This area was annexed by the City of Yakima on May 1, 1998.

- B. Hearing Examiner Authority:** The Hearing Examiner has jurisdiction to conduct public hearings on petitions and resolutions to vacate streets and public right-of-way pursuant to RCW Ch. 35.79. Decisions of the examiner on such matters shall constitute a recommendation to the City Council (YMC Ch. 1.43.080(H)).

**DOC.
INDEX
A-1**



- C. **Urban Area Zoning Ordinance:** Technically, street rights-of-way are not designated with an underlying zoning district. However, upon vacation they become zoned the same as the properties to which they are immediately contiguous. In this case, the contiguous zoning is Light Industrial (M-1). The entire portion of alley between N. 18th Ave. and Roosevelt Ave. will be zoned M-1 upon vacation.
- D. **Urban Area Comprehensive Plan:** Street rights-of-way do not contain an underlying comprehensive plan designation. Upon vacation they will obtain the same comprehensive plan designation as the properties to which they are immediately contiguous. The subject portions of right-of-way, once vacated, will have a Future Land Use Designation of Industrial.
- E. **Revised Code of Washington (RCW) 35.79:** This chapter of state law stipulates the state's requirements for the process of vacating street right-of-way. All requirements of this chapter that can be accomplished prior to the public hearing have been fulfilled. State law provides that the property within the limits to be vacated shall belong to the owners of the lots abutting each side of the vacated area, one-half to the owners on each side of the vacated area. (RCW § 35.79.040)

III. ZONING AND LAND USE

The property being vacated is considered public right-of-way and surrounding properties have the following characteristics.

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	M-1	Storage Units / Warehouse
South	M-1	Storage Units / Offices
East	M-1	Powerhouse Canal Trail
West	M-1	Storage Units / Residential Homes

IV. DEVELOPMENT SERVICE TEAM REVIEW

On November 21, 2017, a DST meeting was held to discuss the possible impacts of this vacation. The following comments were received from public agencies and private companies with an interest in the development herein being reviewed:

- A. **Sewer:** An easement must be granted for the existing sanitary sewer line that drains east to west through the existing alley.

The applicant shall provide a recording indicating the location of the sewer along with the easement area to be retained.

- B. **Storm Water:** There is a City of Yakima drain line running underneath this parcel. No construction will be allowed over the drain line or its easement. If the applicant wishes to move the drain line they will have to do so at their own expense after first submitting engineered plans to the Surface Water Engineer for review and approval. These plans must be done by a licensed engineer from Washington State.

V. PUBLIC USE OF THE RIGHT-OF-WAY

The subject portion of alley to be vacated is completely unimproved on the surface. No curb, gutter, or asphalt are located on this portion of right-of-way.

VI. CRITERIA FOR VACATION OF RIGHT-OF-WAY

YMC Ch. 14.21 provides specific guidelines for right-of-way vacations. These guidelines include five criteria that must be met in the granting of vacation petitions. They are as follows:

- 1) **The petition must explain the public benefit of the project, the reasoning of the proposed vacation and the limits of the vacation.**

Petitioner Response: Additional tax revenue to the City. Vacating the subject right-of-way will also clean up an under used portion of the City of Yakima street system.

Staff Response: The creation of additional tax revenue for the City of Yakima may not be an appropriate or valid reason in its self to vacate a portion of right-of-way. City staff has researched other reasons why a vacation would be beneficial for the subject property and the City. The portion of right-of-way dead ends at the Powerhouse Canal Trail. An abrupt dead end, such as this one, may create a less traveled space and attractive nuisance for adjacent neighbors. Eliminating the possibility of an attractive nuisance and creates a continuous street system and creates a cohesive traffic environment for the adjoining neighborhood. Additionally, the owner of the previous adjoining properties had gated off the section of right-of-way and that subject portion of right -of-way has been gated since the early to mid 90's. Proceeding with a right-of-way vacation would not create a disturbance to the neighborhood traffic.

- 2) **The vacation of right-of-way does not deny sole access to any property.**

Petitioner Response: No.

Staff Response: It has been determined that no sole access will be prohibited due to this right-of-way vacation. The property owner shall record an access and utility easement for the City Public Works Division to access utilities within Roosevelt. The owners of the property located at 1702 Englewood also submitted comments requesting an access agreement/easement be recorded so the owner of the 1702 Englewood can access the roll-up doors on the backside of the building for business purposes.

The access easement shall comply with the standards of YMC § 15.05.020(B)(1)(b), which states "The lot has at least twenty feet of frontage on, or a minimum twenty-foot-wide access easement to, a public or private road".

- 3) **Petitions should be consistent with the Six-Year Transportation Improvement Plan, Urban Area Comprehensive Plan and other official city plans and policies**

Petitioner Response: Yes.

Staff Response: The current Transportation Improvement Plan (TIP) indicates no planned improvements are to be done to the right-of-way that is to be vacated.

- 4) **Vacation requests should be appropriate with existing and anticipated development in the area, based on zoning, current use and long range plans.**

Petitioner Response: Yes.

Staff Response: There is no anticipated development of the public right-of-way. Currently the right-of-way serves primarily as a parking area for the adjacent businesses to the south. The portion of right-of-way has not been improved or maintained by the City within the past five years. Vacating the alley would allow the property owners to the south to more effectively use the property.

- 5) **Existing utilities (public and franchised) should be relocated at the developer's expense or an adequate easement provided. Where appropriate, if existing utilities are deemed unnecessary, this requirement may be waived.**

Applicant Response: No.

Staff Response: The City of Yakima Storm Water and Wastewater Divisions have public utilities located within the subject right-of-way. The storm water and sewer utilities shall be retained in an access and utility easement.

Per YMC § 12.02.010 - ...Public utility easements shall also be established across the front of new lots and redeveloped lots to provide future utility access as determined necessary by the City Engineer...

Per YMC § 12.02.020 - Eight-foot-wide utility easements shall be dedicated along the front of each lot in subdivisions and short subdivisions. Easements for new and/or future utility lines shall be a minimum of eight feet in width, or twice the buried depth of the utility, whichever is greater.

The neighbor located at 1702 has also request an access easement be retained for the purpose of maneuvering vehicles to the access door located at the back of the building, abutting the Roosevelt Ave. right-of-way.

VII. COMPENSATION

- 1) **YMC § 14.21.070 Compensation** - Specifies the requirements under which compensation must be paid to the City for vacation of public streets and alleys. YMC § 14.21.070(4) states "No compensation may be required if the city has not purchased, maintained, or made any improvements to the public right-of-way, there is no planned or anticipated public purpose existing for maintaining the public right-of-way as determined by the planning commission or development services team (DST), and the public right-of-way has been a dedicated right-of-way in the city for at least five years." During the DST meeting, no City divisions indicated planned improvements for the subject portion of right-

of-way along Roosevelt Ave. (A copy of the six year Transportation Improvement Plan can be found in the file.) According to City records, there has not been any City money used in the maintenance of the subject portion of right-of-way since at least the early 1990's. Therefore, no compensation will be required to be paid to the City due to the fact the City has not been involved in the maintenance and does not plan to update the subject portion of right-of-way.

VIII. TRAFFIC STUDY

The City of Yakima Traffic Engineer has determined that a traffic study is not required for this right-of-way vacation.

IX. ENVIRONMENTAL REVIEW

Street vacations are categorically exempt from SEPA review (WAC 197-11-800(2)(h) and YMC Ch. 6.88).

X. PUBLIC NOTICE

The Yakima City Council set the date of this public hearing for street vacation on December 5, 2017, by resolution **#R-2017-148**; in accordance with RCW 35.79.010. Other notices of this hearing were provided for in the following manner:

Posting in three public places	December 13, 2017
Legal ad published	December 11, 2017
Adjoining property owner notices mailed	December 11, 2017
Posting of property	December 8, 2017

XI. CONCLUSION

1. Petition signatures for this vacation were obtained from the necessary two-thirds of the property owners fronting this vacation.
2. The subject right-of-way was originally dedicated to the County of Yakima by the Plat of McGlothorn Homes Sites Number 6 on June 28, 1946. This area was annexed by the City of Yakima on May 1, 1998.
3. If this request is approved, the vacated rights-of-way will be zoned M-1.
4. No properties will be denied sole access to the public street system by vacating these rights-of-way and a 20-foot access easement shall be recorded for business access to the building located at 1702 Englewood.
5. A 20-foot easement granting access to existing utility facilities will be required per YMC Title 12, 15, and the Yakima City Engineer.
6. The petition for vacation of these public rights-of-way does not conflict with any planned street improvement projects or other plans or projects of the City of Yakima.

7. The intended use of the property, once vacated, will benefit the general public due to the fact that this will eliminate an encroachment issue that requires a Right-of-Way Use permit.
8. A traffic analysis for this proposal was not required.
9. All necessary requirements for street vacations in RCW 35.79 are met.
10. Compensation to the City is not required for this right-of-way vacation, in accordance with YMC § 14.21.070(4).
11. No letters were received in opposition to this proposal.

XII. RECOMMENDATION

The Planning Division recommends that the petition for the vacation of platted rights-of-way for the portion of Roosevelt Ave., from 18th Ave. east to the Powerhouse Canal Trail, be **approved** subject to the following conditions:

1. A 20-foot-wide access and utility easement for access, maintenance and operation of existing facilities shall be established and maintained along the north to south portion of the proposed right-of-way vacation.
2. A 20-foot-wide access easement shall be recorded for business access to the building located at 1702 Englewood.
3. The proposed right-of-way vacation shall be vacated and new legal description and survey shall be provided.
4. The vacated right-of-way shall be zoned Light Industrial (M-1).

18TH AVE PROPERTIES LLC / STEVEN & KATHY CLARK
RWV#001-17

EXHIBIT LIST

CHAPTER B

Vicinity Map

[illegible]

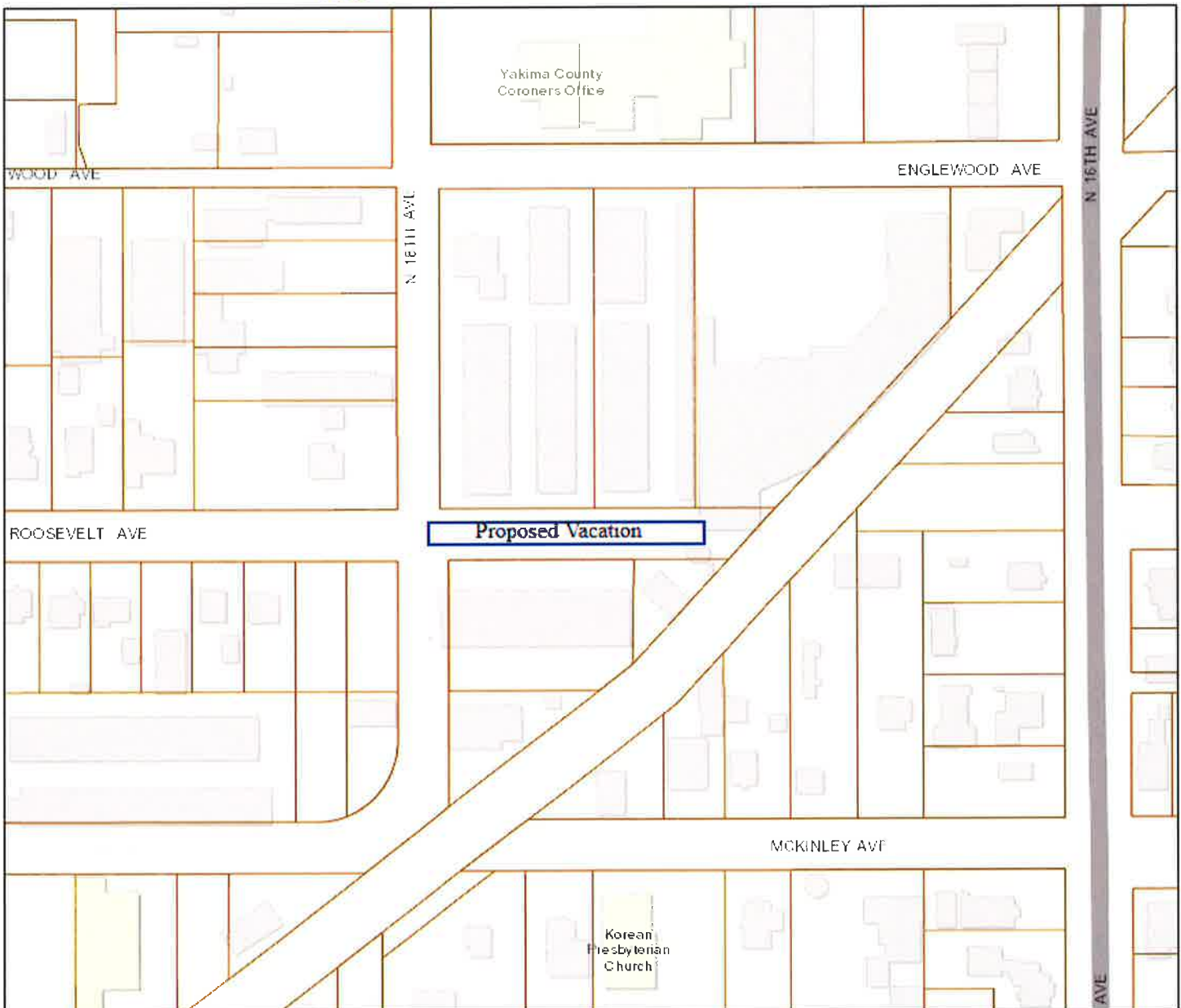
VICINITY MAP



File Number: RWV#001-17

Project Name: 18TH AVE PROPERTIES LLC / STEVEN & KATHY CLARK

Site Address: VIC. OF ROOSEVELT AVE BETWEEN 18TH AVE & THE POWERHOUSE CANAL TRAIL



Proposal: Vacate a portion of Roosevelt Ave that extends east of 18th Ave to the Powerhouse Canal Trail.

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: 1/18/2018



**DOC.
INDEX
B-1**

18TH AVE PROPERTIES LLC / STEVEN & KATHY CLARK
RWV#001-17

EXHIBIT LIST

CHAPTER C

Site Plan

[illegible]

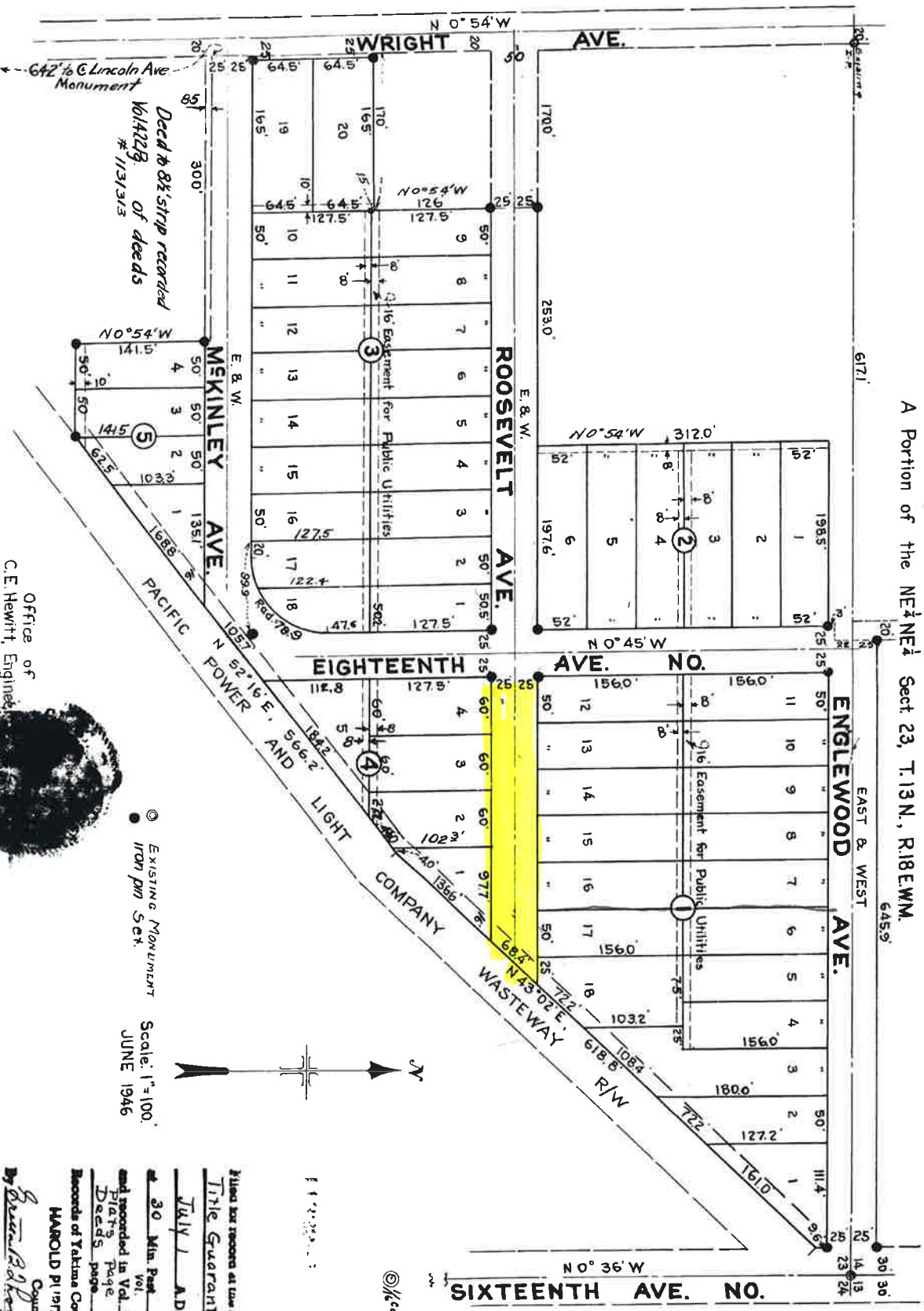
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OCT 27 2017

CITY OF YAKIMA
PLANNING DIV.

McGLOTHERN HOME SITES NO. 6

A Portion of the NE 1/4 Sect. 23, T.13N., R.18E.WM.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, H. P. McGlothern and Nora C. McGlothern, husband and wife, are the Contract Purchasers, and Perry C. Morris and Lena M. Morris, husband and wife, are the owners of a Tract of land in the Northeast quarter of the Northeast quarter of Section 23, Township 13 North, Range 18 East, W. M., described as follows:

Beginning 642 feet N 0°54' W and 20 feet east of the Southwest corner of said Subdivision, thence East 300 feet, thence S 0°54' E 150 feet, thence East 94 feet, more or less, to the Right-of-way of the Pacific Power and Light Co. wasteway, thence N 52°16' E along this Right-of-way 5662 feet, thence N 43°02' E 136 feet, thence N 0°54' W 148 feet, thence West 220 feet, thence N 0°54' W 315 feet to a point 22 feet south of the North line of said Section 23, thence West parallel with said Section line 214.05 feet, thence S 0°54' E 315 feet, thence West 253 feet, to a point 337 feet S 0°54' E and 190 feet East from the North-west corner of said Subdivision, thence S 0°54' E 176 feet, thence West 170 feet, thence S 0°54' E 1705 feet, more or less, to the place of beginning.

And W. J. Fannan and Marie F. Fannan are the owners of a portion of the above described Subdivision and also a portion of the Southeast quarter of the Southeast quarter of Section 14 of said Twp. and Range, described as follows:

Beginning 30 feet West and 25 feet North of the Northeast corner of said Section 23, thence West 645.9 feet to the east line of the "Replat of Lots 30 and 35 of Lewis-Terry Garden Tracts," thence South along this line 47 feet and continuing S 0°54' E along the east line of the above described Tract 315 feet, thence East 220 feet, thence S 0°54' E 148 feet, more or less, to the northerly Right-of-way line of the Pacific Power and Light Co. wasteway, thence N 43°02' E along this line 605 feet, more or less to the west line of Sixteenth Avenue North, thence North 596 feet to the point of beginning.

That we have caused same to be surveyed and platted into Streets, Blocks and Lots, under the designated name of McGLOTHERN HOME SITES NO. 6, as shown on the annexed plat, and we do hereby dedicate our interests in the streets as shown on said plat to the use of the public in accordance with the Statutes of the State of Washington, in such cases made and provided, and we hereby reserve easements 16 feet in width, 8 feet off the rear of each lot or as shown on the annexed plat, for the purpose of Public Utilities.

In Witness Whereof we have executed these presents this 27 day of June 1946.

H. P. McGlothern

Nora C. McGlothern

Perry C. Morris

Lena M. Morris

I HEREBY CERTIFY that all taxes on the property hereon described are paid up to and including the year 1946.

W. J. Fannan
County Treasurer

APPROVED BY the County Engineer, Yakima County, Washington this 28 day of June 1946.

W. J. Fannan
County Engineer

APPROVED BY the Planning Commission of the city of Yakima this 24 day of June 1946.

W. J. Fannan
Chairman of Commission

APPROVED BY the Board of County Commissioners, Yakima County, Washington, this 28 day of June 1946.

W. J. Fannan
Chairman of Board

ACKNOWLEDGMENT

State of Washington } S. S.
County of Yakima }

On this 27 day of June 1946, personally appeared before me H. P. McGlothern and Nora C. McGlothern, husband and wife, and Perry C. Morris and Lena M. Morris, husband and wife, and W. J. Fannan and Marie F. Fannan, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged said instrument to be their free and voluntary act and deed for the purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my seal the day and year first written above.

Notary Public
Notary Public in and for the State of Washington, residing at Yakima.

18TH AVE PROPERTIES LLC / STEVEN & KATHY CLARK
RWV#001-17

EXHIBIT LIST

CHAPTER D

DST Review & Agency Comments

[illegible]



CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: 18th Ave Properties LLC / Steven & Kathy Clark

File Number: RWV#001-17

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		Year round access is required for public sewer lines and will need to be maintained if this vacation is approved.	dana.kallevig@yakimawa.gov	11/27/17

DOC.
INDEX
D-3



CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: 18th Ave Properties LLC / Steven & Kathy Clark

File Number: RWV#001-17

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		There is a City of Yakima drain line running underneath this parcel. No construction will be allowed over the drain line or its easement. If the applicant wishes to move the drain line they will have to do so at their own expense after first submitting engineered plans to the Surface Water Engineer for review and approval. These plans must be done by a licensed engineer from Washington State.	randy.meloy@yak imawa.gov	10/31/17

DOC.
INDEX

D-2



City of Yakima Development Services Team
Request For Comments
November 16, 2017

To:	City of Yakima Development Services Team
From:	Trevor Martin, Associate Planner
Subject:	Request for Comments
Applicant:	18th Ave Properties
File Number:	RWV#001-17
Location:	Vicinity of Roosevelt and 18th Ave
Parcel Number(s):	
DST MEETING DATE:	11/21/2017

Proposal

Proposal to vacate a portion of Right-of-Way in the vicinity of 18th and Roosevelt Ave. From The intersection of Roosevelt to the Powerhouse Canal Trail

Please review the attached application and site plan and prepare any written comments you might have regarding this proposal. This project will come up for discussion at the weekly DST meeting to be held **November 21, 2017 at 2:00 p.m.** As always, should you have comments, but find you are unable to attend, please submit your comments prior to the meeting. My email address is trevor.martin@yakimawa.gov and the Planning Department's fax number is (509) 575-6105. Should you have any questions, or require additional information, please call me at (509) 575-6162.

Comments:

Contact Person

Department/Agency

DOC.
INDEX

D-1

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CITY OF YAKIMA
PLANNING DIV.



LAND USE APPLICATION

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT

129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901

VOICE: (509) 575-6183 FAX: (509) 575-6105

INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable.

This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV – CERTIFICATION are on this page, PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	18 th Ave Properties						
	Mailing Address:	PO Box 2524						
	City:	Yakima	St:	WA	Zip:	98907	Phone:	509-823-4442
	E-Mail:	Primaryelect@gmail.com						
2. Applicant's Interest in Property:	Check One:	☐ Owner	☐ Agent	☐ Purchaser	☒ Other Abandoned road essential to our business			
3. Property Owner's Information (If other than Applicant):	Name:							
	Mailing Address:							
	City:		St:		Zip:		Phone:	()
	E-Mail:							
4. Subject Property's Assessor's Parcel Number(s): Unknown								
5. Legal Description of Property. (if lengthy, please attach it on a separate document) Roosevelt Ave East of 18 th Ave and ends at Powerhouse Canal Trail								
6. Property Address: 509 N. 18 th Ave								
7. Property's Existing Zoning: ☐ SR ☐ R-1 ☐ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ HB ☐ SCC ☐ LCC ☐ CBD ☐ GC ☐ AS ☐ RD ☒ M-1 ☐ M-2								
8. Type Of Application: (Check All That Apply) ☒ Right-of-Way Vacation ☐ Other: _____ ☐ Other: _____								

PART II – SUPPLEMENTAL APPLICATION, PART III – REQUIRED ATTACHMENTS, & PART IV – NARRATIVE

9. SEE ATTACHED SHEETS

PART V – CERTIFICATION

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

[Signature]
Property Owner's Signature

10-27-17
Date

KEN NASS
Applicant's Signature

10-27-17
Date

FILE/APPLICATION(S)# RW/V #001-17

DATE FEE PAID: <u>10/27/17</u>	RECEIVED BY: <u>[Signature]</u>	AMOUNT PAID: <u>1385⁰⁰</u>	RECEIPT NO: <u>CR-17-006552</u>
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OCT 27 2017

CITY OF YAKIMA
PLANNING DIV.

Supplemental Application For:



RIGHT-OF-WAY VACATION

PART II - LOCATION

1. VICINITY - LOCATION OF RIGHT-OF-WAY TO BE VACATED: Roosevelt Ave going East between N.18th Ave and Powerhouse Canal Trail

2. LEGAL DESCRIPTION OF THE RIGHT-OF-WAY TO BE VACATED: Roosevelt Ave going East between N.18th Ave and Powerhouse Canal Trail

PART III - APPLICATION INFORMATION

3. 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?

Additional Tax Revenue for city

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) YES

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

E. Are there any public or franchised utilities in the right-of-way to be vacated and if so, will they be relocated? NO

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

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

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

6. TITLE REPORT

7. SURVEY OF THE AREA TO BE VACATED

8. 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)

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

10. 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)

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

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INDEX

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CITY OF YAKIMA
PLANNING DIV.

PETITION NO. 17-08
CITY OF YAKIMA, WASHINGTON
PETITION TO VACATE STREET OR ALLEY

RECEIVED

24

OCT 30 10:57

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:

YAKIMA CITY CLERK

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>18th Ave Properties</u>	<u>509 N. 18th Ave</u>	
Owner	Address	
<u>[Signature]</u>	<u>10/25-17</u>	<u>50</u>
Signature	Date	Ownership %

<u>ALL Weather Storage 1710 Englewood Ave</u>		
Owner	Address	
<u>Steen M. Black</u>	<u>10/26/2017</u>	<u>40</u>
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)

Revised 01/2017

Page | 6

DOC.
INDEX

E-1

All Weather Storage

1710 Englewood Ave Yakima WA 98902

10-27-2017

This letter is verify that we are vacating the right away (Roosevelt Rd) to 18th Ave Properties located at 509 N 18th Ave Yakima WA, We dedicate are portion of are right away to 18th Ave Properties.

Steve Clark

Owner Of All Weather Storage

Steve M. Clark
10/27/2017

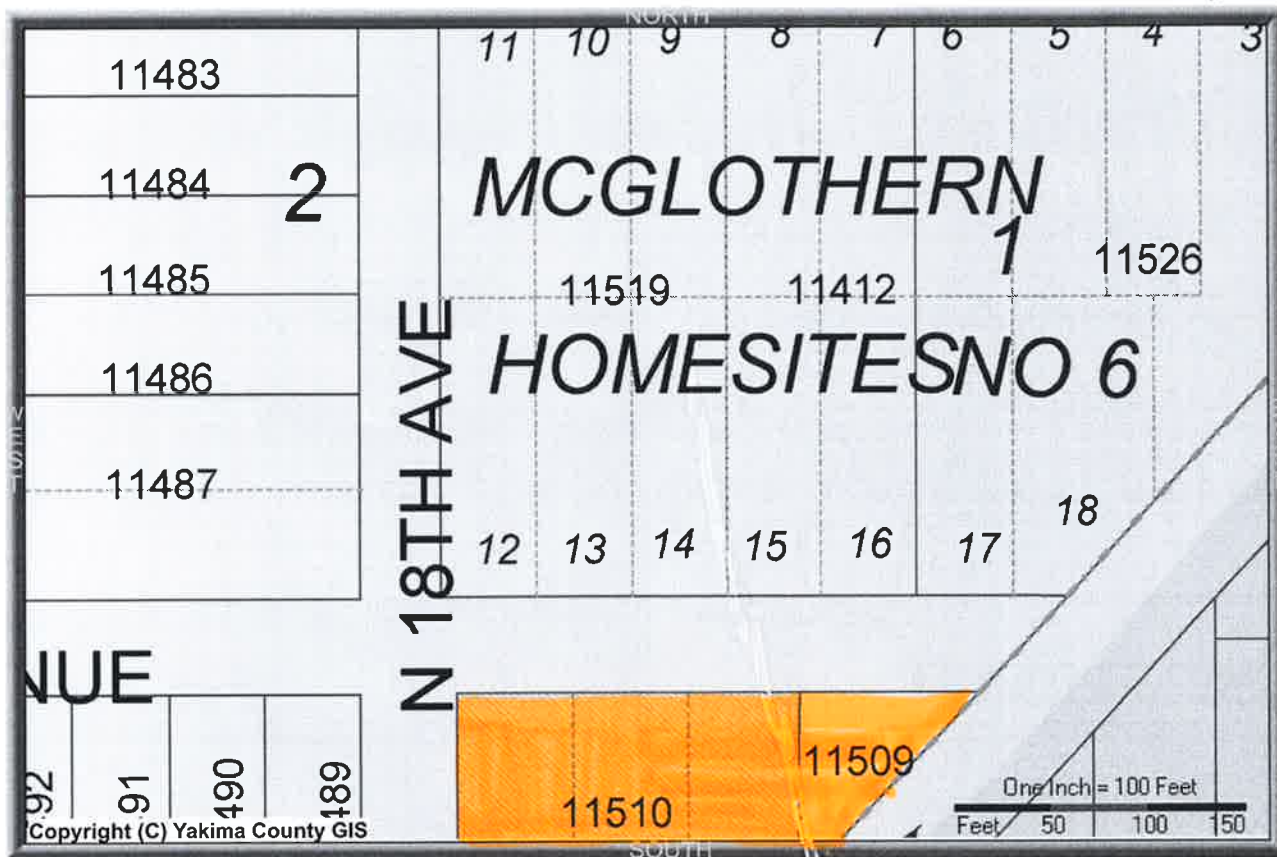
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OCT 27 2017

CITY OF YAKIMA
PLANNING DIV.

DOC.
INDEX
E-1

[Print Map] [Close Map]



PROPERTY PHOTO	PROPERTY INFORMATION	
	Parcel Address: 509 N 18TH AVE, YAKIMA, WA 9902	
	Parcel Owner(s): 18TH AVE PROPERTIES LLC	
	Parcel Number: 18132311510	Parcel Size: 22402 Square Feet
	Property Use: 63 Service - Business	
	TAX AND ASSESSMENT INFORMATION	
	Tax Code Area (TCA): 331	Tax Year: 2018
	Improvement Value: \$174400	Land Value: \$55500
	Current Use Value: \$0	Current Use Improvement: \$0
	New Construction: \$0	Total Assessed Value: \$229900
OVERLAY INFORMATION		
Zoning: M-1	Jurisdiction: Yakima (Urban Area Zoning Ordinance)	
Urban Growth Area: Yakima	Future Landuse Designation: (IND) Industrial (Yakima Urban Area Plan)	
FEMA: Not in floodplain (X)	FIRM Panel Number: 53077C1031D	
LOCATION INFORMATION		
+ Latitude: 46° 36' 21.037"	+ Longitude: -120° 31' 57.570"	Range: 18 Township: 13 Section: 23
Narrative Description: MC GLOTHERN HOME SITES NO 6: LOTS 2,3& 4 BLP: 4		
DISCLAIMER		
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION		

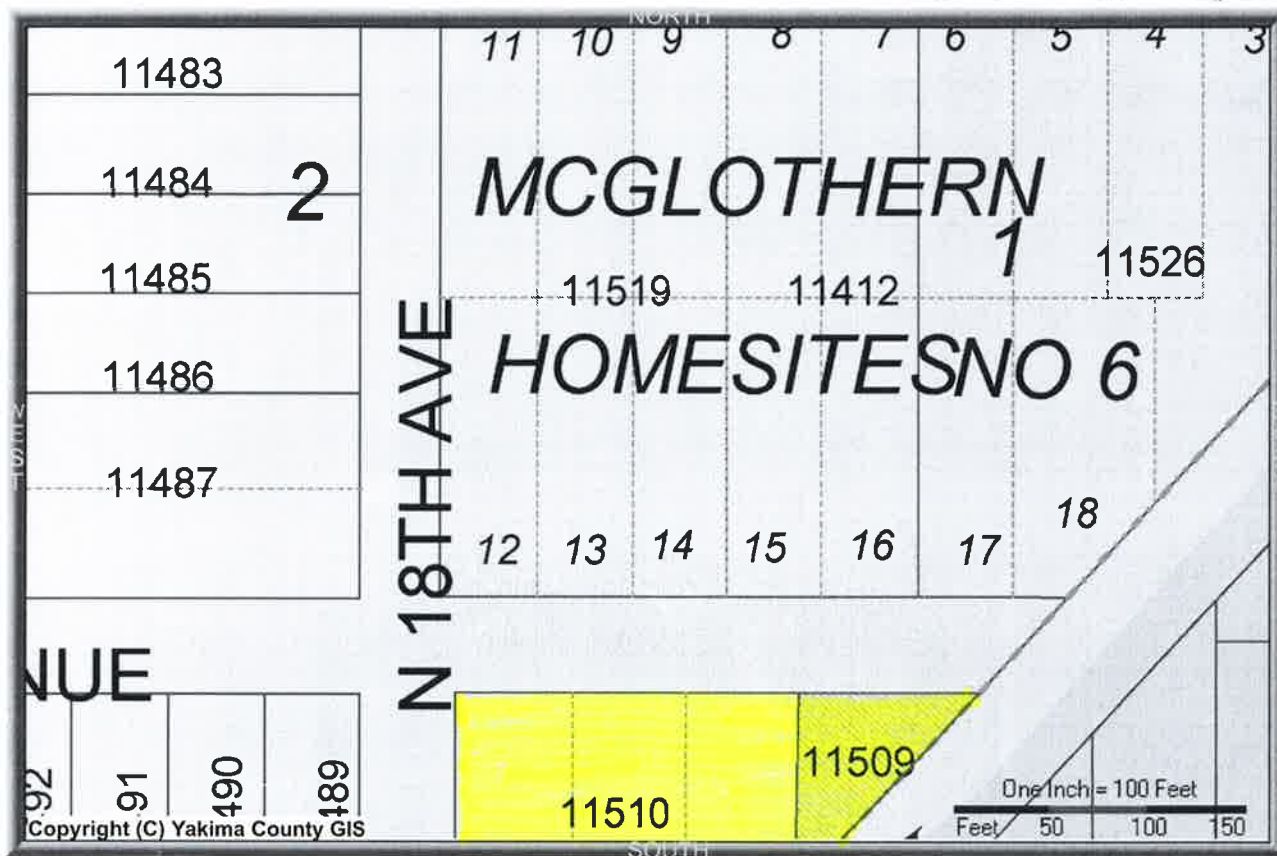
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OCT 27 2017

CITY OF YAKIMA
PLANNING DIV.DOC.
INDEX
E-1

[Print Map] [Close Map]

Yakimap.com



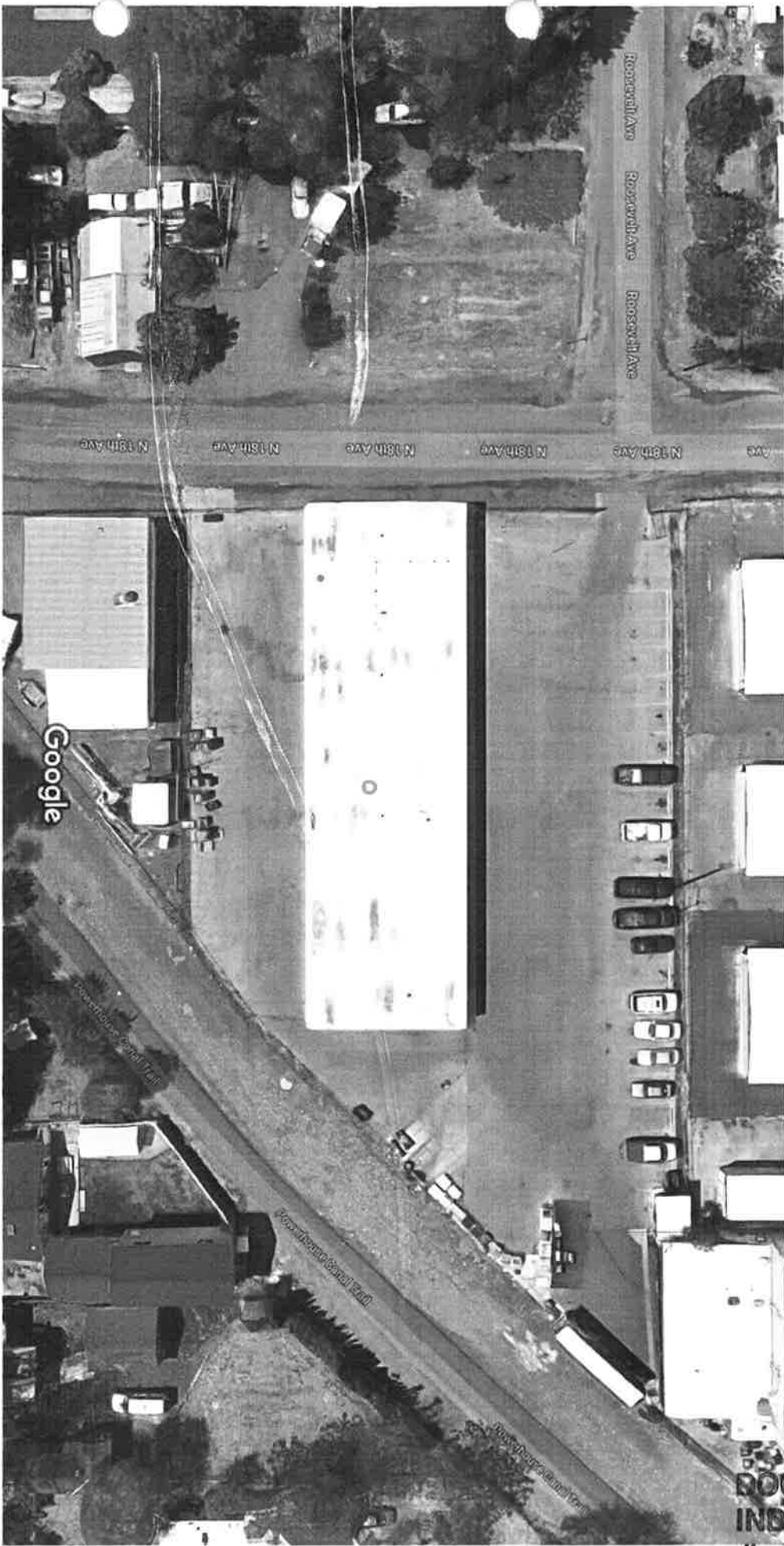
PROPERTY PHOTO	PROPERTY INFORMATION	
	Parcel Address: N 18TH AVE, YAKIMA ,WA 98902	
	Parcel Owner(s): 18TH AVE PROPERTIES LLC	
	Parcel Number: 18132311509	Parcel Size: 4805 Square Feet
	Property Use: 63 Service - Business	
	TAX AND ASSESSMENT INFORMATION	
Tax Code Area (TCA): 331	Tax Year: 2018	
Improvement Value: \$6500	Land Value: \$12000	
Current Use Value: \$0	Current Use Improvement: \$0	
New Construction: \$0	Total Assessed Value: \$18500	
OVERLAY INFORMATION		
Zoning: M-1	Jurisdiction: Yakima (Urban Area Zoning Ordinance)	
Urban Growth Area: Yakima	Future Land Use Designation: (IND) Industrial (Yakima Urban Area Plan)	
FEMA: Not in floodplain (X)	FIRM Panel Number: 53077C1031D	
LOCATION INFORMATION		
+ Latitude: 46° 36' 21.319"	+ Longitude: -120° 31' 55.814"	Range: 18 Township: 13 Section: 23
Narrative Description: MC GLOTHERN HOME SITES NO.6: LOT 1BLK 4		
DISCLAIMER		
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION		

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CITY OF YAKIMA
PLANNING DIV.**DOC.
INDEX
E-1**

Google Maps



DOC.
INDEX
E-1

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20 ft

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OCT 27 2017

CITY OF YAKIMA
PLANNING DIV.



COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

Receipt Number: CR-17-006552

129 N 2nd St. (2nd floor)
Yakima, WA 98901
(509) 575-6183 / www.buildingyakima.com /

Payer/Payee: KENDALL L NASS JR
PO BOX 2524
YAKIMA WA 98907

Cashier: JULIA CRUZ
Payment Type: CREDIT CARD

Date: 10/27/2017

RWV#001-17 PLANNING - RIGHT OF WAY VACATION 509 N 18TH AVE

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Right of Way Vacation	\$1,385.00	\$1,385.00	\$0.00
RWV#001-17 TOTALS:	\$1,385.00	\$1,385.00	\$0.00
TOTAL PAID:		\$1,385.00	

Transaction Summary		
Trans Code	BARS #	Amount Due
001 8954503	001.8954503	\$1,385.00
		\$1,385.00

18TH AVE PROPERTIES LLC / STEVEN & KATHY CLARK
RWV#001-17

EXHIBIT LIST

CHAPTER F

Public Comments

[illegible]

Martin, Trevor

From: Matthew Seigny <Matthew@mseigny.com>
Sent: Thursday, December 28, 2017 8:26 PM
To: Martin, Trevor
Subject: RWV #001-17

Trevor, I am sending this email as my comment/input regarding the right of way vacation of Roosevelt Ave going east off 18th Ave. I am the managing member of Prodigy 3, LLC that would benefit by approximately 10% of the vacated street. We have no objection to the Vacation of the Right away other than there be a requirement that our parcel be given permanent access to our parcel from 18th as the existing right of way allows. If this is left out it would create a hardship for the building as this section of Roosevelt has been used for Deliveries and access to the rear of the 1702 Englewood parcel for the last 30 + years. Thanks for your time, could you please let me know that you received this email?

Thanks

Matthew Seigny
509-949-3547

The information contained in this email, including any attachments, is confidential. It is intended only for the person or entity to which it is addressed. If the reader is not the intended recipient, you are hereby notified that any review, retransmission, dissemination or other use of, or taking any action in reliance upon this information is strictly prohibited. If you have received this email in error, please notify us by replying to this message and then delete the original message from any computer. Thank You.

**18TH AVE PROPERTIES LLC / STEVEN & KATHY CLARK
RWV#001-17**

EXHIBIT LIST

**CHAPTER G
Notices**

DOC INDEX #	DOCUMENT	DATE
G-1	Agenda Statement: Set Date for Hearing Examiner Public Hearing (Resolution No. R-2017-148)	12/05/2017
G-2	Land Use Action Installation Certificate	12/08/2017
G-3	Notice of Petition & Public Hearing G-3a: Legal Notice G-3b: Press Release and Distribution Email G-3c: Parties and Agencies Notified G-3d: Affidavit of Mailing	12/11/2017
G-4	Affidavit of Posting of Resolution	12/13/2017
G-5	HE Agenda and Packet Distribution List	01/18/2018
G-6	HE Agenda & Sign-In Sheet	01/25/2018
G-7	Notice of Continuance to February 8, 2018	01/25/2018
G-8	HE Agenda and Packet Distribution List – Con’t Hearing	02/01/2018
G-9	HE Agenda & Sign-In Sheet – Con’t Hearing	02/08/2018
G-10	Notice of Continuance to February 8, 2018 at 3:30 PM	02/08/2018
G-11	Notice of Hearing Examiner’s Recommendation (see DOC INDEX#AA-1 for HE Recommendation) G-11a: Parties and Agencies Notified G-11b: Affidavit of Mailing	02/26/2018
G-12	Agenda Statement: Set Date of City Council Public Hearing	03/20/2018
G-13	Letter of Transmittal to City Clerk: City Council Hearing (Mailing Labels, Vicinity Map, Site Plan)	03/21/2018

CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

I, Lisa Maxey, as an employee of the City of Yakima, Planning Division, have transmitted to: Sonya Claar-Tee, City Clerk, by hand delivery, the following documents:

1. Mailing labels for 18TH AVE PROPERTIES / STEVEN & KATHY CLARK (RWV#001-17) including all labels for parties of record and property owners within a radius of 300 feet of the subject property.
2. One Site Plan
3. One Vicinity Map

Signed this 21st day of March, 2018.



Lisa Maxey
Planning Specialist

Received By: 

Date: 3/21/18

DOC.
INDEX
G-13

18132311509 18TH AVE PROPERTIES LLC PO BOX 2524 YAKIMA, WA 98907	18132311510 18TH AVE PROPERTIES LLC PO BOX 2524 YAKIMA, WA 98907	18132311511 18TH AVE PROPERTIES LLC PO BOX 2524 YAKIMA, WA 98907
18131444506 ALLISTON ENTERPRISES LLC 1629 PLEASANT HILL RD SELAH, WA 98942	18131333081 GENESIS HOUSING SERVICES 5301 TIETON DRIVE STE G YAKIMA, WA 98908	18132311542 KOREAN PRESBYTERIAN CHURCH OF WA 1614 MCKINLEY AVE YAKIMA, WA 98902
18132311493 MC NAMARA CONSTRUCTION INC 1230 PLEASANT VALLEY RD YAKIMA, WA 98908	18132311494 MC NAMARA CONSTRUCTION INC 1230 PLEASANT VALLEY RD YAKIMA, WA 98908	18132311526 PRODIGY 3 LLC 1212 N 16TH AVE # 1 YAKIMA, WA 98902
18131444510 PUBLIC SERVICES-FACILITIES 128 N 2ND ST 4TH FL YAKIMA, WA 98901	18132311465 WILSON REAL ESTATE IV LLC 1104 E MEAD AVE YAKIMA, WA 98901	18132311466 WILSON REAL ESTATE IV LLC 1104 E MEAD AVE YAKIMA, WA 98901
18132311467 WILSON REAL ESTATE IV LLC 1104 E MEAD AVE YAKIMA, WA 98901	18132311462 WILSON REAL ESTATE IX LLC 1104 E MEAD AVE YAKIMA, WA 98903	18132311463 WILSON REAL ESTATE IX LLC 1104 E MEAD AVE YAKIMA, WA 98903
18132311469 ANTHONY & KAREN RIZZO 1405 S 31ST AVE YAKIMA, WA 98902	18132311468 CANDIDA LEON JUAREZ 701 SHOTGUN LN YAKIMA, WA 98901	18131444509 CLAUDIA J EILERS 920 LIBERTY ST BELLINGHAM, WA 98225
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**DOC.
INDEX**

G-13

1813144497 JESUS & ESPERANZA CORREA PO BOX 206 PASCO, WA 99301	18132422441 JOE A NELSON 511 N 16TH AVE YAKIMA, WA 98902	18132311470 JOHN E & DOROTHY J PETERSON 917 S 18TH AVE YAKIMA, WA 98902
18132311403 JOHN P. ET AL LOOFBURROW 1902 ENGLEWOOD AVE YAKIMA, WA 98902	18132311460 LARRY E & EDNA MAE ROSS 1001 HUGHES LN GRANITE FALLS, WA 98252	18132311472 LEA V NIX 1809 ROOSEVELT AVE YAKIMA, WA 98902
18132311423 LYNN KILSEIMER 505 N 18TH AVE YAKIMA, WA 98902	18132422404 MARIA AGUILAR 515 N 16TH AVE YAKIMA, WA 98902	18131444512 MARION G WEIMER 4501 AVALANCHE AVE YAKIMA, WA 98908
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DOC.
INDEX

G-13

18132311461

WENDELL LEE & SUSAN C BARR

PO BOX 2978

FLORENCE, AZ 85232

61

Total Parcels - 18th Ave Properties
LLC/Steven & Kathy Clark - RWV#001-
17

Ntc of Council Hearing
RWV #001-17
Hearing : 4/3/18

DOC.
INDEX

G-13

Parties of Record – 18th Ave Properties LLC – Steven & Kathy Clark – RWV#002-17

18 th Ave Properties LLC Attn: Ken Nass PO Box 2524 Yakima, WA 98907 primaryelect@gmail.com	Steven & Kathy Clark PO Box 2434 Yakima, WA 98907	Prodigy 3 LLC 1212 N 16 th Ave #1 Yakima, WA 98902 matthew@msevigny.com
Amelia-Jo Dano 706 N 3rd St Apt. B Yakima, WA 98901	Sharon Kroes 802 N 51 st Ave Yakima, WA 98908	Arthur Wentworth artw44@hotmail.com
Jesus Vargas 2201 Willow St Yakima, WA 98902	Pedro Sanchez 602 E Yakima Ave Yakima, WA 98901	

In-House Distribution E-mail List		
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Suzanne DeBusschere	Code Administration	Suzanne.Debusschere@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov
Mike Shane	Engineering	Mike.Shane@yakimawa.gov
Pat Reid	Fire Dept	Pat.Reid@yakimawa.gov
Jeff Cutter	Legal Dept	Jeff.Cutter@yakimawa.gov
Sara Watkins	Legal Dept	Sara.Watkins@yakimawa.gov
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov
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Chief Rizzi	Police Department	Dominic.Rizzi@yakimawa.gov
Scott Schafer	Public Works Dept	Scott.Schafer@yakimawa.gov
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Randy Layman	Refuse Division	Randy.Layman@yakimawa.gov
Naeem Kara	Transit Division	Naeem.Kara@yakimawa.gov
James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
For the Record/File		
Binder Copy		Revised 03/2018

Type of Notice: Ntc of Council Hearing

File Number: RWV#002-17

Date of Mailing: 9/3/18
Hearing

DOC.
INDEX
G-13

Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, March 21, 2018 8:31 AM
To: Claar Tee, Sonya
Subject: Mailing Labels for Council Hearing Notice - 18th Ave. Properties RWV#001-17

Sonya,

Mailing labels will be delivered to you shortly for the city council public hearing notice for the above-entitled project. Please email the notice to the following distribution lists: In-House Distribution E-mail List updated 03.08.2018 & Local Media List 09.21.2017.

Please also email the notice to:

primaryelect@gmail.com
matthew@msevigny.com
artw44@hotmail.com

Thank you!

Lisa Maxey

Planning Specialist | City of Yakima Planning Division
Planning Division: (509) 575-6183
Direct Line: (509) 576-6669 ~ Lisa.Maxey@yakimawa.gov
129 N 2nd Street, Yakima, WA 98901



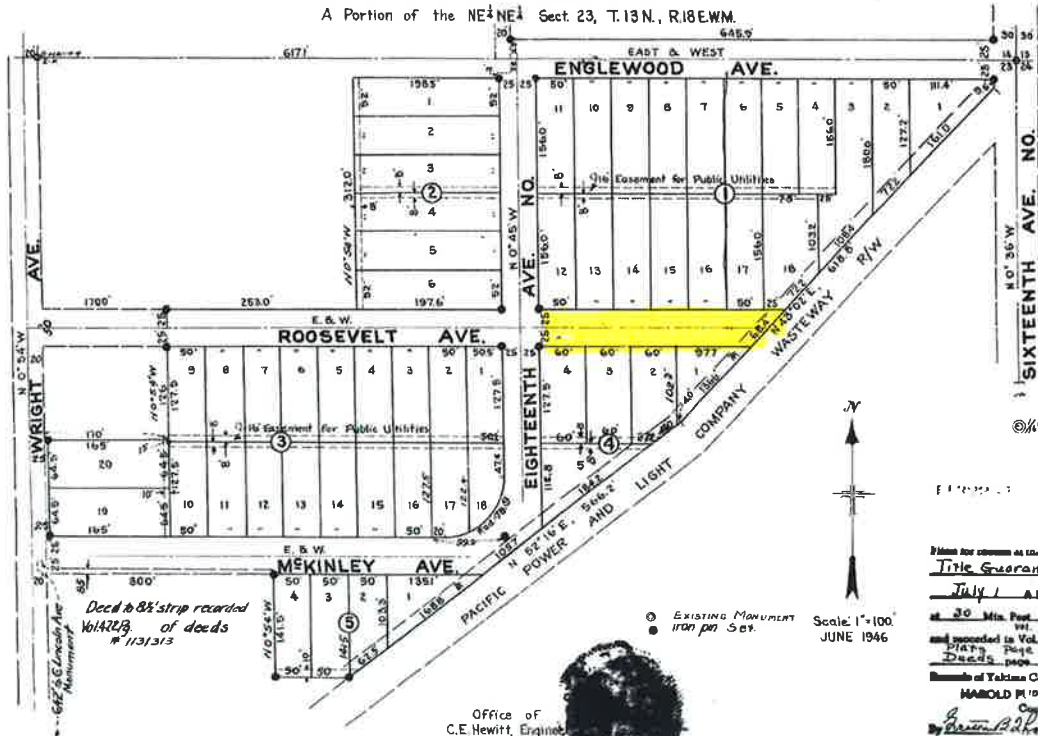
RECEIVED

OCT 27 2017

CITY OF YAKIMA
PLANNING DIV.

McGLOTHERN HOME SITES NO. 6

A Portion of the NE 1/4 Sect 23, T.13N., R.18E.W.M.



Office of
C.E. Hewitt, Engineer

Existing Monument
Iron pin Set

Scale: 1\"/>

Form L-30

From the return as the request of

Title Guaranty Co.

July 1 A.D. 1946

at 30 Min. Past 4 P.M.

and recorded in Vol. 423

Page 30

Records page

Records of Yakima County, Wash.

HAROLD R. OWEN

County Auditor

By *Barbara J. Harrison*

Deputy

Fee \$1.50

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That we, H.P. McGlothern, and Nora C. McGlothern, husband and wife, are the Contract Purchasers, and Perry C. Morris and Lena M. Morris, husband and wife, are the owners of a Tract of land in the Northeast quarter of the Northeast quarter of Section 23, Township 13 North, Range 18 East, W. M., described as follows:

Beginning 642 feet N 0°54'W and 20 feet east of the Southwest corner of said Subdivision, thence East 300 feet, thence S 0°54'E 150 feet, thence East 94 feet, more or less, to the Right-of-way of the Pacific Power and Light Co. wasteway, thence N 52°16'E along this Right-of-way 566.2 feet, thence N 43°02'E 136 feet, thence N 0°54'W 148 feet, thence West 220 feet, thence N 0°54'W 315 feet to a point 22 feet south of the North line of said Section 23, thence West parallel with said Section line 24.05 feet, thence S 0°54'E 315 feet, thence West 263 feet to a point 337 feet S 0°54'E and 190 feet East from the North-west corner of said Subdivision, thence S 0°54'E 176 feet, thence West 170 feet, thence S 0°54'E 170.5 feet more or less, to the place of beginning.

And W.J. Fannon and Marie F. Fannon are the owners of a portion of the above described Subdivision and also a portion of the Southeast quarter of the Southeast quarter of Section 14 of said Twp and Range, described as follows: Beginning 30 feet West and 25 feet North of the Northeast corner of said Section 23, thence West 645.9 feet to the east line of the 'Replat of Lots 30 and 35 of Lewis-Terry Garden Tracts', thence South along this line 47 feet and continuing S 0°54'E along the east line of the above described Tract 315 feet, thence East 220 feet, thence S 0°54'E 148 feet, more or less, to the northerly Right-of-way line of the Pacific Power and Light Co. wasteway, thence N 43°02'E along this line 605 feet, more or less to the west line of Sixteenth Avenue North, thence North 59.6 feet to the point of beginning.

That we have caused same to be surveyed and plotted into Streets, Blocks and Lots, under the designated name of McGLOTHERN HOME SITES NO. 6, as shown on the annexed plat, and we do hereby dedicate our interests in the streets as shown on said plat to the use of the public in accordance with the Statutes of the State of Washington, in such cases made and provided, and we hereby reserve easements, 10 feet in width, 8 feet off the rear of each lot, or as shown on the annexed plat, for the purpose of Public Utilities.

In Witness Whereof we have executed these presents this 27th day of June 1946.

H.P. McGlothern

Nora C. McGlothern

Perry C. Morris

Lena M. Morris

W.J. Fannon

Marie F. Fannon

I HEREBY CERTIFY that all taxes on the property hereon described are paid up to and including the year 1946.

Al Cole
County Treasurer

APPROVED BY the County Engineer, Yakima County, Washington this 28th day of June 1946.

O.E. Ranshaw
County Engineer

APPROVED BY the Planning Commission of the city of Yakima this 27th day of June 1946.

Samuel J. Harrison
Chairman of Commission

APPROVED BY the Board of County Commissioners, Yakima County, Washington, this 28th day of June 1946.

Samuel J. Harrison
Chairman of Board

ACKNOWLEDGMENT

State of Washington)
County of Yakima) S.S.

On this 27th day of June 1946, personally appeared before me H.P. McGlothern and Nora C. McGlothern, husband and wife, and Perry C. Morris and Lena M. Morris, husband and wife, and W.J. Fannon and Marie F. Fannon, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged said instrument to be their free and voluntary act and deed for the purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my seal the day and year first written above.

Notary Public in and for the State of Washington, residing at Yakima

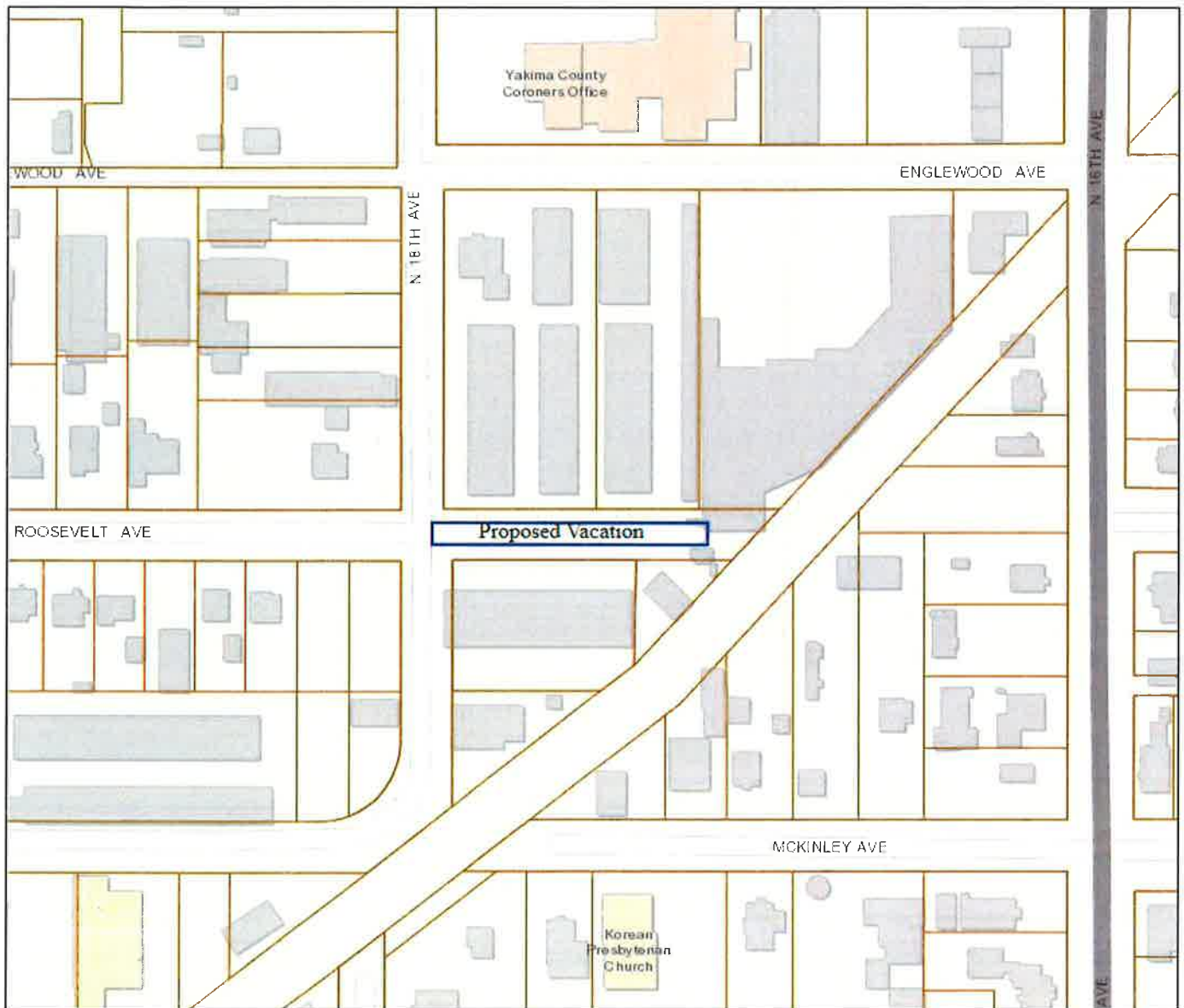
VICINITY MAP



File Number: RWV#001-17

Project Name: 18TH AVE PROPERTIES LLC / STEVEN & KATHY CLARK

Site Address: VIC. OF ROOSEVELT AVE BETWEEN 18TH AVE & THE POWERHOUSE CANAL TRAIL



Proposal: Vacate a portion of Roosevelt Ave that extends east of 18th Ave to the Powerhouse Canal Trail.

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: 10/30/2017



DOC.
INDEX
G-13



**BUSINESS OF THE CITY COUNCIL
YAKIMA, WASHINGTON
AGENDA STATEMENT**

Item No. 6.D.
For Meeting of: March 20, 2018

ITEM TITLE: Set April 3, 2018, as the date for an open record public hearing to consider the Hearing Examiner's recommendation regarding a right-of-way petition to vacate a portion of Roosevelt Ave that extends east of 18th Ave to the Powerhouse Canal Trail

SUBMITTED BY: Joan Davenport, AICP, Community Development Director
Joseph Calhoun, Planning Manager
Trevor Martin, Associate Planner (509) 575-6162

SUMMARY EXPLANATION:

On October 27, 2017, the City of Yakima Department of Community Development received a petition from Ken Nass for the vacation of a portion of platted right-of-way. The application was reviewed at an open record public hearing held on February 8, 2018, and the City of Yakima Hearing Examiner rendered his recommendation for approval on February 23, 2018.

ITEM BUDGETED: NA

STRATEGIC PRIORITY: Neighborhood and Community Building

APPROVED FOR SUBMITTAL:

 City Manager

STAFF RECOMMENDATION:

Set date.

BOARD/COMMITTEE RECOMMENDATION:

ATTACHMENTS:

Description	Upload Date	Type
 SitePlan_VicMap_18thAveProp RWV	3/12/2018	Backup Material

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: RWV#001-17

18th Ave Properties/Steven & Kathy Clark

Vic. of Roosevelt Ave btwn 18th Ave & Powerhouse
Canal Trail

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Hearing Examiner's Recommendation**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and parties of record, and that said notices were mailed by me on the 26th day of February, 2018.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Lisa Maxey

Planning Specialist

**DOC.
INDEX
G-116**

18132311509 18TH AVE PROPERTIES LLC PO BOX 2524 YAKIMA, WA 98907	18132311510 18TH AVE PROPERTIES LLC PO BOX 2524 YAKIMA, WA 98907	18132311511 18TH AVE PROPERTIES LLC PO BOX 2524 YAKIMA, WA 98907
18131444506 ALLISTON ENTERPRISES LLC 1629 PLEASANT HILL RD SELAH, WA 98942	18131333081 GENESIS HOUSING SERVICES 5301 TIETON DRIVE STE G YAKIMA, WA 98908	18132311542 KOREAN PRESBYTERIAN CHURCH OF WA 1614 MCKINLEY AVE YAKIMA, WA 98902
18132311493 MC NAMARA CONSTRUCTION INC 1230 PLEASANT VALLEY RD YAKIMA, WA 98908	18132311494 MC NAMARA CONSTRUCTION INC 1230 PLEASANT VALLEY RD YAKIMA, WA 98908	18132311526 PRODIGY 3 LLC 1212 N 16TH AVE # 1 YAKIMA, WA 98902
18131444510 PUBLIC SERVICES-FACILITIES 128 N 2ND ST 4TH FL YAKIMA, WA 98901	18132311465 WILSON REAL ESTATE IV LLC 1104 E MEAD AVE YAKIMA, WA 98901	18132311466 WILSON REAL ESTATE IV LLC 1104 E MEAD AVE YAKIMA, WA 98901
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INDEX

G-11a

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DOC.
INDEX

G-11a

18132311461

WENDELL LEE & SUSAN C BARR

PO BOX 2978

FLORENCE, AZ 85232

61

Total Parcels - 18th Ave Properties

LLC/Steven & Kathy Clark - RWV#001-

17

Ntc of HE Recommendation

RWV #001-17

Sent 2/26/18

DOC.
INDEX

B-11a

Parties of Record – 18th Ave Properties LLC – Steven & Kathy Clark – RWV#002-17

18 th Ave Properties LLC Attn: Ken Nass PO Box 2524 Yakima, WA 98907 primaryelect@gmail.com	Steven & Kathy Clark PO Box 2434 Yakima, WA 98907	Prodigy 3 LLC 1212 N 16 th Ave #1 Yakima, WA 98902 matthew@msevigny.com
Amelia-Jo Dano addchildofgod@gmail.com <i>↑ came back as undeliverable</i>	Sharon Kroes 802 N 51 st Ave Yakima, WA 98908	Arthur Wentworth artw44@hotmail.com
Jesus Vargas 2201 Willow St Yakima, WA 98902	Pedro Sanchez 602 E Yakima Ave Yakima, WA 98901	

In-House Distribution E-mail List		
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Joe Caruso	Code Administration	Joe.Caruso@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.Debusschere@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov
Mike Shane	Engineering	Mike.Shane@yakimawa.gov
Mark Soptich	Fire Dept	Mark.Soptich@yakimawa.gov
Jeff Cutter	Legal Dept	Jeff.Cutter@yakimawa.gov
Sara Watkins	Legal Dept	Sara.Watkins@yakimawa.gov
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov
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Chief Rizzi	Police Department	Dominic.Rizzi@yakimawa.gov
Scott Schafer	Public Works Dept	Scott.Schafer@yakimawa.gov
Loretta Zammarchi	Refuse Division	Loretta.Zammarchi@yakimawa.gov
Randy Layman	Refuse Division	Randy.Layman@yakimawa.gov
Naeem Kara	Transit Division	Naeem.Kara@yakimawa.gov
James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
For the Record/File		Revised 04/2017

Type of Notice: NTC of HE Recommendation

File Number: RWV #001-17

Date of Mailing: 2/26/18

DOC.
INDEX
G-11a

Maxey, Lisa

From: Maxey, Lisa
Sent: Monday, February 26, 2018 10:48 AM
To: Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Desgrosellier, Bob; Ibarra, Rosalinda; Kallevig, Dana; Kara, Naeem; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Riddle, Dan; Rizzi, Dominic; Schafer, Scott; Shane, Mike; Soptich, Mark; Watkins, Sara; Zammarchi, Loretta
Cc: Martin, Trevor
Subject: Notice of Hearing Examiner's Recommendation - 18th Ave Properties LLC - RWV# 001-17
Attachments: NOTICE OF HE RECOMMENDATION_18th Ave Properties_RWV#001-17.pdf

Attached is a Notice of Hearing Examiner's Recommendation regarding the above-entitled project. If you have any questions about this proposal please contact assigned planner Trevor Martin at (509) 575-6162 or email to: trevor.martin@yakimawa.gov. Thank you!

Lisa Maxey

Planning Specialist | City of Yakima Planning Division

Planning Division: (509) 575-6183

Direct Line: (509) 576-6669 ~ Lisa.Maxey@yakimawa.gov

129 N 2nd Street, Yakima, WA 98901





DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

Joan Davenport, AICP, Director

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

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

**NOTIFICATION OF HEARING EXAMINER'S RECOMMENDATION
TO THE YAKIMA CITY COUNCIL**

February 26, 2018

On February 23, 2018, the City of Yakima Hearing Examiner rendered his recommendation on **RWV#001-17**. The application submitted by **18th Ave Properties LLC** is a **proposal to vacate a portion of Roosevelt Ave that extends east of 18th Ave to the Powerhouse Canal Trail**. The application was reviewed at an open record public hearing held on February 8, 2018.

A copy of the Hearing Examiner's Findings and Recommendation is enclosed.

The Hearing Examiner's Recommendation will be considered by the Yakima City Council in a public hearing to be scheduled. The City Clerk will notify you of the date, time and place of the public hearing.

For further information or assistance you may contact Associate Planner Trevor Martin at (509) 575-6162 at the City of Yakima Planning Division.

A handwritten signature in black ink, appearing to read "Trevor Martin".

Trevor Martin
Associate Planner

Date of Mailing: **February 26, 2018**

Enclosures: Hearing Examiner's Recommendation

DOC.
INDEX

G-11



NOTICE OF CONTINUANCE OF HEARINGS

Due to lack of availability of the hearing room between 11:00 a.m. and approximately 3:30 p.m. on Thursday, February 8, 2018, the Transform Yakima Together and the 18th Avenue Properties/Steven & Kathy Clark hearings had to be continued from 11:00 a.m. to 3:30 p.m. on Thursday, February 8, 2018, at the City Council Chambers at Yakima City Hall, 129 North 2nd Street, Yakima, Washington.

Posted at the entrance to the hearing room following the continuance announced on the record shortly after 11:00 a.m. on Thursday, February 8, 2018, per the Washington State Open Public Meetings Act.

Dan Cull
City of Yakima
Hearing Examiner



SIGN-IN SHEET

City of Yakima HEARING EXAMINER

City Hall Council Chambers

Thursday February 8, 2018

CONTINUED HEARING Beginning at 3:30 p.m.



Public Hearings

CASE	FILE #	PROJECT NAME	SITE ADDRESS
A.	CL2#027-17 SEPA#037-17 REF#002-17	TRANSFORM YAKIMA TOGETHER/ PRODIGY 3 LLC	1702 ENGLEWOOD AVE
B.	RWV#001-17	18 TH AVE PROPERTIES LLC/ STEVEN & KATHY CLARK	VIC. ROOSEVELT & 18 TH AVES

PLEASE WRITE LEGIBLY

Indicate agenda item of interest (A or B)	NAME	MAILING ADDRESS or E-MAIL	ZIP CODE
A	Milton Cooper	515 N 20 th AVE	98902
A	Jeray Mueggand	421 NO 20 th	98902
A	James Coleman	2001 Fruitvale Blvd	98902
A	Charles Brewer	P.O. Box 9276 Yakima	98909
A	Rebecca Brewer	P.O. Box 9276 Yakima	98909
A	Dave Hanson	PO Box 877, "	98907
A	KEN NASS	PO BOX 2524 YAKIMA	98907
A	Derek Merrill	PO Box 2524 YAKIMA	98907
A	Don McShane	PO Box 2524 YAKIMA	98907
A	Lisa Castillo	1304 Fruitvale Yakima	98902
A	Kate Allison	6119 Summitview Ave Apt 1	98908
A	NILEEN KANE	718 N Sixth Ave #113	98902



SIGN-IN SHEET

City of Yakima HEARING EXAMINER
City Hall Council Chambers
Thursday February 8, 2018
Beginning at 9:00 a.m.



Public Hearings

CASE	FILE #	PROJECT NAME	SITE ADDRESS
A.	CL2#027-17 SEPA#037-17 REF#002-17	TRANSFORM YAKIMA TOGETHER/ PRODIGY 3 LLC	1702 ENGLEWOOD AVE
B.	RWV#001-17	18 TH AVE PROPERTIES LLC/ STEVEN & KATHY CLARK	VIC. ROOSEVELT & 18 TH AVES

PLEASE WRITE LEGIBLY

Indicate agenda item of interest (A or B)	NAME	MAILING ADDRESS or E-MAIL	ZIP CODE
A	Robert Werner	1009 N 20 th Ave	98902
A	Samir	601 N. 20 th Ave	98902
A	Charles Brewer	505 N. 20 th Ave	98902
A	Rebecca Brown	505 N. 20 th Ave	98902
A	Lisa Castillo	1304 Fruitvale Blvd	98902
B A	Kathy Clark	1710 Englewood	98902
A	Jerry Maggard	421 N. 20 th	98902
A	BILL LOVER	2507 W. YAKIMA AVE.	98902
A	GERALD KOBES	gwkobes@CHARTER.NET	98902
A	Maria Chichenoff	2101 Fruitvale Blvd	98902
A	Bruno Vargas	2204 Willow St	98902
A	Bryan Ketchum	5301 Teton Drive Ste G	98903
A	Veronica Castro	2010 Englewood Ave	98902



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Indicate agenda item of interest (A or B)	NAME	MAILING ADDRESS or E-MAIL	ZIP CODE
H	Mika Alliston	1629 Pleasant Hill Rd SE	98942
A	Bishop P.M. Miller	thePatricMilton72@gmail.com	
Don't Know	Amos J. Dano	addchildofgod@gmail.com	98901
	SHARON KROES	802 N. 51st AVE YAK	98908
A	MARC Gabbard	1706 Fruitvale Blvd	98902
A	Katherine Allison	healthygal@live.com	98908
A	NICK MURPHY	301 N. 25th Ave	98902
A	Phil Dindia	1511 S. 74th Ave	98908
	Arthur Wentworth	artw44@hotmail.com	98942
H	Stanley Shaffer	1804 Roosevelt	98902
	Josiah Vargus	2201 Willow St	98902
	Pedro Sanchez	602 Yakima East Ave, WA 98901	98901
A	David Helseth	410 Westover Dr. 98908	98908
A	Jermy Maggard	421 N 20th Ave,	98902



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

**CITY OF YAKIMA
HEARING EXAMINER
AGENDA**

**Thursday February 8, 2018
Yakima City Hall Council Chambers
Beginning at 9:00 a.m.**

I. CALL TO ORDER

II. INTRODUCTION

III. PUBLIC HEARING

- A. TRANSFORM YAKIMA TOGETHER/PRODIGY 3 LLC (12/11/2017) CL2#027-17**
Planner: Joseph Calhoun **SEPA#037-17**
Address: 1702 Englewood Ave **REF#002-17**
Request: Proposal to establish a mission in an existing building in the M-1 zoning district.

- B. 18TH AVE PROPERTIES LLC/STEVEN & KATHY CLARK (10/27/2017) RWV#001-17**
(CONTINUED HEARING)
Planner: Trevor Martin
Address: Vic. of Roosevelt Ave (east of 18th Ave to Powerhouse Canal Trail)
Request: Vacate a portion of Roosevelt Ave that extends east of 18th Ave to the Powerhouse Canal Trail.

IV. ADJOURNMENT

If you are unable to attend the hearing, you may submit your comments in writing prior to the hearing. You may also submit written testimony at the hearing.

Hearing Examiner AGENDA ONLY Distribution List 07/20/2017	Phil Lamb 311 North 3 rd Street Yakima, WA 98901	KIT-KATS Radio 4010 Summitview, Suite 200 Yakima, WA 98908
All YPAC randy.beehler@yakimawa.gov mike.brown@yakimawa.gov bonnie.lozano@yakimawa.gov john.fannin@yakimawa.gov	Yakima Assoc. of Realtors Gov. Affairs Committee 2707 River Road Yakima, WA 98902-1165	KARY Radio 17 N 3 rd St Ste 103 Yakima, WA 98901
Dominic Rizzi Police Chief dominic.rizzi@yakimawa.gov	KCYU-FOX 68 David Okowski 1205 West Lincoln Ave. Yakima, WA 98902	KIMA TV 2801 Terrace Heights Drive Yakima, WA 98901
Bob Stewart Fire Chief bob.stewart@yakimawa.gov	Pacific Power Mike Paulson 500 N. Keys Rd. Yakima, WA 98901	KNDO TV 216 West Yakima Avenue Yakima, WA 98902
Sonya Claar-Tee City Clerk sonya.claartee@yakimwa.gov	Office of Rural FWH Marty Miller 1400 Summitview #203 Yakima, WA 98902	Yakima Herald-Republic P.O. Box 9668 Yakima, WA 98909
Cliff Moore City Manager Cliff.moore@yakimawa.gov cally.price@yakimawa.gov	Yakima School Dist. #7 Superintendent 104 North 4 th Street Yakima, WA 98902	VIVA P.O. Box 511 Toppenish, WA 98948
Jeff Cutter City Attorney Jeff.cutter@yakimawa.gov	Radio KDNA P.O. Box 800 Granger, WA 98932	Business Times Bruce Smith P.O. Box 2052 Yakima, WA 98907
Patrick D. Spurgin 411 N. 2 nd St. Yakima, WA 98901	KAPP TV Attn: Newsroom PO Box 1749 Yakima, WA 98907-1749	Yakima Valley C.O.G. 311 N. 4 th Street #204 Yakima, WA 98901
Gary Cuillier 314 N. 2 nd Street Yakima, WA 98901	Reed C. Pell 31 Chicago Avenue #4 Yakima, WA 98902 reed@reedcpell.net	Maud Scott 307 Union Street Yakima, WA 98901

Hearing Examiner Packet AGENDA, STAFF REPORT, SITE PLAN AND MAPS..... 01/05/2017	Sara Watkins City Legal Department Sara.watkins@yakimawa.gov	Yakima County Planning County Courthouse jefferson.spencer@co.yakima.wa.us
Archie Matthews ONDS Archie.matthews@yakimawa.gov	Joan Davenport Community Development Joan.davenport@yakimawa.gov	Dana Kallevig Wastewater Division Dana.kallevig@yakimawa.gov
Brett Sheffield Engineering Division Brett.sheffield@yakimawa.gov	Yakima County Planning Public Services Vern Redifer Vern.redifer@co.yakima.wa.us	Yakima County Commissioners Commissioners.web@co.yakima.wa.us
DON'T FORGET TO SEND ONE TO THE APPLICANT & PROPERTY OWNER.....	Binder Copy For the Record/File	

Attn: Ken Nass
18th Ave Properties LLC
PO Box 2524
Yakima, WA 98907

Steven & Kathy Clark
PO Box 2434
Yakima, WA 98907

Prodigy 3 LLC
1212 N 16th Ave #1
Yakima, WA 98902

primaryelect@gmail.com

**DOC.
INDEX
G-8**

Notice of Continuance of Hearing

The hearing for the right-of-way vacation of Roosevelt Avenue between 18th Avenue and the Poudrehouse Canal Trail, RWV#001-17, is continued until Thursday, February 8, 2018 for further testimony at 9:00 a.m. in City Council Chambers at Yakima City Hall, 129 North Second Street, Yakima, WA.

This Notice has been posted at the entrance to the hearing room immediately after the hearing was continued on the record pursuant to the Washington State Open Public Meetings Act.

Day Cullin
City of Yakima
Hearing Examiner
January 25, 2018
at 9:45 a.m.



Public Hearings

CASE	FILE #	PROJECT NAME	SITE ADDRESS
A.	RWV#001-17	18 TH AVE PROPERTIES LLC/ STEVEN & KATHY CLARK	VIC. ROOSEVELT & 18 TH AVES

PLEASE WRITE LEGIBLY

[illegible]



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

**CITY OF YAKIMA
HEARING EXAMINER
AGENDA**

**Thursday January 25, 2018
Yakima City Hall Council Chambers
Beginning at 9:00 a.m.**

I. CALL TO ORDER

II. INTRODUCTION

III. PUBLIC HEARING

A. 18TH AVE PROPERTIES LLC/STEVEN & KATHY CLARK (10/27/2017) RWV#001-17

Planner: Trevor Martin

Address: Vic. of Roosevelt Ave (east of 18th Ave to Powerhouse Canal Trail)

Request: Vacate a portion of Roosevelt Ave that extends east of 18th Ave to the Powerhouse Canal Trail.

IV. ADJOURNMENT

If you are unable to attend the hearing, you may submit your comments in writing prior to the hearing. You may also submit written testimony at the hearing.



**DOC.
INDEX**

G-6

Hearing Examiner AGENDA ONLY Distribution List 07/20/2017	Phil Lamb 311 North 3 rd Street Yakima, WA 98901	KIT-KATS Radio 4010 Summitview, Suite 200 Yakima, WA 98908
All YPAC randy.beehler@yakimawa.gov mike.brown@yakimawa.gov bonnie.lozano@yakimawa.gov john.fannin@yakimawa.gov	Yakima Assoc. of Realtors Gov. Affairs Committee 2707 River Road Yakima, WA 98902-1165	KARY Radio 17 N 3 rd St Ste 103 Yakima, WA 98901
Dominic Rizzi Police Chief dominic.rizzi@yakimawa.gov	KCYU-FOX 68 David Okowski 1205 West Lincoln Ave. Yakima, WA 98902	KIMA TV 2801 Terrace Heights Drive Yakima, WA 98901
Bob Stewart Fire Chief bob.stewart@yakimawa.gov	Pacific Power Mike Paulson 500 N. Keys Rd. Yakima, WA 98901	KNDO TV 216 West Yakima Avenue Yakima, WA 98902
Sonya Claar-Tee City Clerk sonya.claartee@yakimwa.gov	Office of Rural FWH Marty Miller 1400 Summitview #203 Yakima, WA 98902	Yakima Herald-Republic P.O. Box 9668 Yakima, WA 98909
Cliff Moore City Manager Cliff.moore@yakimawa.gov cally.price@yakimawa.gov	Yakima School Dist. #7 Superintendent 104 North 4 th Street Yakima, WA 98902	VIVA P.O. Box 511 Toppenish, WA 98948
Jeff Cutter City Attorney Jeff.cutter@yakimawa.gov	Radio KDNA P.O. Box 800 Granger, WA 98932	Business Times Bruce Smith P.O. Box 2052 Yakima, WA 98907
Patrick D. Spurgin 411 N. 2 nd St. Yakima, WA 98901	KAPP TV Attn: Newsroom PO Box 1749 Yakima, WA 98907-1749	Yakima Valley C.O.G. 311 N. 4 th Street #204 Yakima, WA 98901
Gary Cuillier 314 N. 2 nd Street Yakima, WA 98901	Reed C. Pell 31 Chicago Avenue #4 Yakima, WA 98902 reed@reedcpell.net	Maud Scott 307 Union Street Yakima, WA 98901

DOC.
INDEX
G-5

Hearing Examiner Packet AGENDA, STAFF REPORT, SITE PLAN AND MAPS..... 01/05/2017	Sara Watkins City Legal Department Sara.watkins@yakimawa.gov	Yakima County Planning County Courthouse jefferson.spencer@co.yakima.wa.us
Archie Matthews ONDS Archie.matthews@yakimawa.gov	Joan Davenport Community Development Joan.davenport@yakimawa.gov	Dana Kallevig Wastewater Division Dana.kallevig@yakimawa.gov
Brett Sheffield Engineering Division Brett.sheffield@yakimawa.gov	Yakima County Planning Public Services Vern Redifer Vern.redifer@co.yakima.wa.us	Yakima County Commissioners Commissioners.web@co.yakima.wa.us
DON'T FORGET TO SEND ONE TO THE APPLICANT & PROPERTY OWNER.....	Binder Copy For the Record/File	

18th Ave Properties LLC
Attn: Ken Nass
PO Box 2524
Yakima, WA 98907
primaryelect@gmail.com

Steven & Kathy Clark
PO Box 2434
Yakima, WA 98907

Prodigy 3 LLC
1212 N 16th Ave #1
Yakima, WA 98902

DOC.
INDEX

G-5



AFFIDAVIT OF POSTING

STATE OF WASHINGTON

RE:
File# RWV#001-17
Applicant Name: 18th Ave Properties / Ken Nass
Project Name: Roosevelt Ave Street Vacation
Site Location: Vicinity of 18th Ave / Roosevelt Ave

As an employee of the City of Yakima Planning Division, I have posted a copy of the Resolution fixing time of public hearing before the Hearing Examiner.

The Hearing Examiner Public Hearing is scheduled for the 25th day of January, 20 18.

Notices were posted on the 13th day of December 20 17 at the following locations: Lobby of City Hall, County Courthouse and the Central Library.


Signed

Associate Planner
Job Title

12/13/2017
Date

DOC.
INDEX
G-4

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

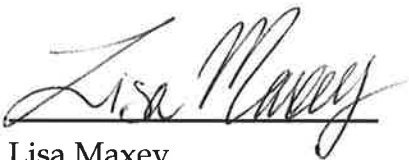
RE: RWV#001-17

18th Ave Properties / Steven & Kathy Clark

Vic. of Roosevelt Ave between 18th Ave & Powerhouse Canal Trail

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Petition and Public Hearing**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and all property owners of record within a radius of 300 feet of the subject property, that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 11th day of December, 2017.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Lisa Maxey

Planning Specialist

DOC.
INDEX
G-3d

18132311509 18TH AVE PROPERTIES LLC PO BOX 2524 YAKIMA, WA 98907	18132311510 18TH AVE PROPERTIES LLC PO BOX 2524 YAKIMA, WA 98907	18132311511 18TH AVE PROPERTIES LLC PO BOX 2524 YAKIMA, WA 98907
18131444506 ALLISTON ENTERPRISES LLC 1629 PLEASANT HILL RD SELAH, WA 98942	18131333081 GENESIS HOUSING SERVICES 5301 TIETON DRIVE STE G YAKIMA, WA 98908	18132311542 KOREAN PRESBYTERIAN CHURCH OF WA 1614 MCKINLEY AVE YAKIMA, WA 98902
18132311493 MC NAMARA CONSTRUCTION INC 1230 PLEASANT VALLEY RD YAKIMA, WA 98908	18132311494 MC NAMARA CONSTRUCTION INC 1230 PLEASANT VALLEY RD YAKIMA, WA 98908	18132311526 PRODIGY 3 LLC 1212 N 16TH AVE # 1 YAKIMA, WA 98902
18131444510 PUBLIC SERVICES-FACILITIES 128 N 2ND ST 4TH FL YAKIMA, WA 98901	18132311465 WILSON REAL ESTATE IV LLC 1104 E MEAD AVE YAKIMA, WA 98901	18132311466 WILSON REAL ESTATE IV LLC 1104 E MEAD AVE YAKIMA, WA 98901
18132311467 WILSON REAL ESTATE IV LLC 1104 E MEAD AVE YAKIMA, WA 98901	18132311462 WILSON REAL ESTATE IX LLC 1104 E MEAD AVE YAKIMA, WA 98903	18132311463 WILSON REAL ESTATE IX LLC 1104 E MEAD AVE YAKIMA, WA 98903
18132311469 ANTHONY & KAREN RIZZO 1405 S 31ST AVE YAKIMA, WA 98902	18132311468 CANDIDA LEON JUAREZ 701 SHOTGUN LN YAKIMA, WA 98901	18131444509 CLAUDIA J EILERS 920 LIBERTY ST BELLINGHAM, WA 98225
18132311458 DONALD E. WATSON 1620 MCKINLEY AVE YAKIMA, WA 98902	18132422403 EVELIA SANCHEZ 517 N 16TH AVE YAKIMA, WA 98902	18132311545 EVERETT H DOTY 5301 BITTERROOT WAY YAKIMA, WA 98908
18131444508 FREDERICK CRAIG EILERS PO BOX 583 ROSLYN, WA 98941	18132422400 GABRIEL F GOMEZ 106 S 7TH ST YAKIMA, WA 98901	18132311473 GLEN D & CARRIE A KELLEY 15087 COTTONWOOD CANYON RD YAKIMA, WA 98908
18131333082 GUADALUPE OROZCO 1531 CHERRY AVE YAKIMA, WA 98902	18132311544 HOWARD E MAGGARD 1101 STATE ROUTE 821 YAKIMA, WA 98901	18132311455 JAMES PYLICAN 1612 MCKINLEY AVE YAKIMA, WA 98902
18132311429 JAMES E & ROXANN FAULCONER 3312 S 62ND AVE YAKIMA, WA 98903	18132311429 JAMES E & ROXANN FAULCONER 3312 S 62ND AVE YAKIMA, WA 98903	18132311459 JAVIER R GONZALEZ 1613 MCKINLEY AVE YAKIMA, WA 98902

DOC.
INDEX

G-3c

18131444497 JESUS & ESPERANZA CORREA PO BOX 206 PASCO, WA 99301	18132422441 JOE A NELSON 511 N 16TH AVE YAKIMA, WA 98902	18132311470 JOHN E & DOROTHY J PETERSON 917 S 18TH AVE YAKIMA, WA 98902
18132311403 JOHN P. ET AL LOOFBURROW 1902 ENGLEWOOD AVE YAKIMA, WA 98902	18132311460 LARRY E & EDNA MAE ROSS 1001 HUGHES LN GRANITE FALLS, WA 98252	18132311472 LEA V NIX 1809 ROOSEVELT AVE YAKIMA, WA 98902
18132311423 LYNN KILSEIMER 505 N 18TH AVE YAKIMA, WA 98902	18132422404 MARIA AGUILAR 515 N 16TH AVE YAKIMA, WA 98902	18131444512 MARION G WEIMER 4501 AVALANCHE AVE YAKIMA, WA 98908
18131444513 MARION G WEIMER 4501 AVALANCHE AVE YAKIMA, WA 98908	18131444514 MARION G WEIMER 4501 AVALANCHE AVE YAKIMA, WA 98908	18132422402 NEVADA P PIMENTEL 519 N 16TH AVE YAKIMA, WA 98902
18132422401 PATRICIA LAGUNAS 1117 GARFIELD AVE YAKIMA, WA 98902	18132311492 ROBERT A HILL 1806 ROOSEVELT AVE YAKIMA, WA 98902	18132311487 STANLEY & VERA SHAFER PO BOX 951 SELAH, WA 98942
18132311489 STANLEY & VERA SHAFER PO BOX 951 SELAH, WA 98942	18132311490 STANLEY & VERA SHAFER PO BOX 951 SELAH, WA 98942	18131444478 STEVEN MICHAEL & KATHY D CLARK PO BOX 2434 YAKIMA, WA 98907
18132311412 STEVEN MICHAEL & KATHY D CLARK PO BOX 2434 YAKIMA, WA 98907	18132311519 STEVEN MICHAEL & KATHY D CLARK PO BOX 2434 YAKIMA, WA 98907	18132311512 TERRY L & ZADA ANN CAWDERY PO BOX 8302 YAKIMA, WA 98908
18132311513 TERRY L & ZADA ANN CAWDERY PO BOX 8302 YAKIMA, WA 98908	18132311491 VERA & STANLEY SHAFER PO BOX 951 SELAH, WA 98942	18132311505 VERA & STANLEY SHAFER PO BOX 951 SELAH, WA 98942
18132311506 VERA & STANLEY SHAFER PO BOX 951 SELAH, WA 98942	18132311464 VILMA RADFORD 502 N 16TH AVE YAKIMA, WA 98902	18132311483 WARREN M. ROBINSON 1802 ENGLEWOOD AVE YAKIMA, WA 98902
18132311484 WARREN M. ROBINSON 1802 ENGLEWOOD AVE YAKIMA, WA 98902	18132311485 WARREN M. ROBINSON 1802 ENGLEWOOD AVE YAKIMA, WA 98902	18132311486 WARREN M. ROBINSON 1802 ENGLEWOOD AVE YAKIMA, WA 98902

DOC.
INDEX

G-3c

18132311461
WENDELL LEE & SUSAN C BARR
PO BOX 2978
FLORENCE, AZ 85232

61
Total Parcels - 18th Ave Properties
LLC/Steven & Kathy Clark - RWV#001-
17

Ntc of Petition & Hearing
RWV #001-17
Sent 12/11/17

DOC.
INDEX
G-3C

In-House Distribution E-mail List		
Name	Division	E-mail Address
Carolyn Belles	Code Administration	Carolyn.Belles@yakimawa.gov
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Suzanne DeBusschere	Code Administration	Suzanne.Debusschere@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
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Mike Shane	Engineering	Mike.Shane@yakimawa.gov
Mark Soptich	Fire Dept	Mark.Soptich@yakimawa.gov
Jeff Cutter	Legal Dept	Jeff.Cutter@yakimawa.gov
Sara Watkins	Legal Dept	Sara.Watkins@yakimawa.gov
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Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
For the Record/File		
Binder Copy		Revised 04/2017

Type of Notice: Ntc of Petition & Hearing

File Number(s): RWV # 001-17

Date of Mailing: 12/11/17

DOC.
INDEX
G-3c

Maxey, Lisa

From: Maxey, Lisa
Sent: Monday, December 11, 2017 9:27 AM
To: 'Gary Cullier'; 'Kevin Richardson - Legal Secretary for Gary Cullier'; Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Desgrosellier, Bob; Ibarra, Rosalinda; Kallevig, Dana; Kara, Naeem; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Riddle, Dan; Rizzi, Dominic; Schafer, Scott; Shane, Mike; Soptich, Mark; Watkins, Sara; Zammarchi, Loretta; Associated Press; Bastinelli, Mike; Brown, Michael; Casa Media Partners - Rebecca Lambert; Davido, Sean; El Mundo; El Sol de Yakima - Normand Garcia; Fannin, John; Hispanic Chamber of Commerce; KAPP TV News; KBBO-KRSE Radio - manager; KCJT TV News; KDNA Radio - Francisco Rios; KEPR TV News; KIMA TV News; KIT News; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KNDU TV News; KVEW TV News; La Casa Hogar; La Voz; Lozano, Bonnie; NWCN News; NWPR - Anna King; Randy Luvaas - Yakima Business Times; RCDR - Maria DJ Rodriguez; Reed C. Pell; Tu Decides; Tu Decides - Albert Torres; West Valley School District - Angela Watts; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic Newspaper; Yakima School District - Jack Irion; Yakima School District - Scott Izutsu; Yakima Valley Business Times; Yakima Valley Business Times - George Finch; YPAC - Randy Beehler
Cc: Martin, Trevor
Subject: Notice of Petition & Public Hearing - 18th Ave Properties/Steven & Kathy Clark - RWV# 001-17
Attachments: NOTICE OF PETITION & PUBLIC HEARING - 18th Ave Properties - Steven & Kat....pdf

Attached is a Notice of Petition & Public Hearing regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at (509) 575-6162 or email to: trevor.martin@yakimawa.gov. Thank you!

Lisa Maxey

Planning Specialist | City of Yakima Planning Division

Planning Division: (509) 575-6183

Direct Line: (509) 576-6669 ~ Lisa.Maxey@yakimawa.gov

129 N 2nd Street, Yakima, WA 98901



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Company Name:	CITY OF YAKIMA PLANNING	YakimaHerald.com	12/11/17
Contact:	ROSALINDA IBARRA,AP		
Address:	129 N 2ND STREET YAKIMA, WA 98901-2720		
Telephone:	(509) 575-6164		
Fax:			

Ad ID:	780567
Start:	12/11/17
Stop:	12/11/17
Total Cost:	\$131.40
# of Inserts:	2
Lines:	71.0
Ad Class:	6021
Ad Class Name:	Public Legal Notices
Account Rep:	Simon Sizer
Phone #	(509) 577-7740
Email:	ssizer@yakimaherald.com

Ad Proof

CITY OF YAKIMA NOTICE OF PETITION AND PUBLIC HEARING

DATE: December 11, 2017;
TO: Petitioner and Adjoining
Property Owners; **FROM:**
Joan Davenport, AICP, Com-
munity Development Director;
SUBJECT: Notice of Petition
for the vacation of platted
alley right-of-way; **FILE NO.:**
RWV #001-17; **NOTICE OF
PETITION:** The City of Yakima,
Department of Community
Development has received an
application from 18th Avenue
Properties LLC. to vacate a
portion of platted right-of-way,
as described herein. The
file containing the complete
application is available for
public review at the City of
Yakima Planning Division,
2nd floor City Hall, 129 North
2nd St, Yakima, WA; **NOTICE
OF PUBLIC HEARING:** This
request requires that the Hear-
ing Examiner hold an open
record public hearing. The
public hearing is scheduled
to be held on **Thursday,
January 25, 2018**, beginning
at **9:00 a.m.**, in the Council
Chambers, City Hall, 129 N
2nd St, Yakima, WA. Any per-
son desiring to express their
views on this matter is invited
to attend the public hearing
or to submit written com-
ments to: **Joan Davenport,
Community Development
Director, City of Yakima,
Department of Community
Development, 129 North 2nd
Street Yakima, WA 98901** If
you have any questions on this
proposal, please call Trevor
Martin, Associate Planner
at (509) 575-6162; **Other
Permits Required:** None;
The City Council shall decide
whether or not to vacate the
street or right-of-way which is
the subject of this notice. The
hearing examiner conducts
a public hearing and makes
a recommendation to the
City Council. If you wish to
be informed of the time, date,
and place of the City Council
meeting at which the hearing
examiner's recommendation
will be considered, leave your
name and mailing address in
writing with the representative
of the Community Develop-
ment Department present at
the examiner's public hearing.

(780567) December 11, 2017

DOC.
INDEX

G-3a

Public Legal Notices

CITY OF YAKIMA NOTICE OF PETITION AND PUBLIC HEARING

DATE: December 11, 2017;
TO: Petitioner and Adjoining
Property Owners; **FROM:**
Joan Davenport, AICP, Com-
munity Development Director;
SUBJECT: Notice of Petition
for the vacation of platted
alley right-of-way; **FILE NO.:**
RWV #001-17; **NOTICE OF
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Department of Community
Development, 129 North 2nd
Street Yakima, WA 98901** If
you have any questions on this
proposal, please call Trevor
Martin, Associate Planner
at (509) 575-6162; **Other
Permits Required:** None;
The City Council shall decide
whether or not to vacate the
street or right-of-way which is
the subject of this notice. The
hearing examiner conducts
a public hearing and makes
a recommendation to the
City Council. If you wish to
be informed of the time, date,
and place of the City Council
meeting at which the hearing
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name and mailing address in
writing with the representative
of the Community Develop-
ment Department present at
the examiner's public hearing.

(780567) December 11, 2017

DOC.
INDEX

G-3a



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: December 11, 2017
TO: Petitioner and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
SUBJECT: Notice of Petition for the vacation of platted alley right-of-way.
FILE NO.: RWV #001-17

NOTICE OF PETITION

The City of Yakima, Department of Community Development has received an application from 18th Avenue Properties LLC. to vacate a portion of platted right-of-way, as described herein. The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd St, Yakima, WA.

NOTICE OF PUBLIC HEARING

This request requires that the Hearing Examiner hold an open record public hearing. The public hearing is scheduled to be held on **Thursday, January 25, 2018**, beginning at **9:00 a.m.**, in the Council Chambers, City Hall, 129 N 2nd St, Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit written comments to:

**Joan Davenport, Community Development Director
City of Yakima, Department of Community Development
129 North 2nd Street Yakima, WA 98901**

If you have any questions on this proposal, please call Trevor Martin, Associate Planner at (509) 575-6162.

Other Permits Required: None

Encl.: Petition, Written Narrative, Site Plan, and Mailing Map

The City Council shall decide whether or not to vacate the street or right-of-way which is the subject of this notice. The hearing examiner conducts a public hearing and makes a recommendation to the City Council. If you wish to be informed of the time, date, and place of the City Council meeting at which the hearing examiner's recommendation will be considered, leave your name and mailing address in writing with the representative of the Community Development Department present at the examiner's public hearing.

**DOC.
INDEX
G-3**



2015
1994



CITY OF YAKIMA
LAND USE ACTION INSTALLATION
CERTIFICATE

File Number:	RWV# 001-17
Applicant/Project Name:	18th Ave Properties
Site Address:	Vicinity of 18th Ave & Roosevelt Ave
Date of Posting:	12/8/2017

Location of Installation (Check One):

☐ Land Use Action Sign is installed per standards described in YMC §15.11.080(C).

☒ Land Use Action Sign is installed in an alternate location on the site.

Note: this alternate location (if not pre-approved by the Planning Manager) may not be acceptable by the Planning Division and is subject to relocation (at the owner's expense) to a more visible site on the property.

The alternative location is:

The required notice of application will be sent to the applicant and property owners within a 300-foot radius after the Planning Division has received this Land Use Action Installation Certification. Failure to post a Land Use Action sign and return this form signed in a timely manner may cause a delay in the application review process.

I hereby testify that the installed sign fully complies with the Land Use Action sign installation standards (see pg. 2), that the sign will be maintained until a decision has been rendered, and that the sign will be returned within **30 days** from the date the final decision is issued.

Ken Nass
Applicant's Signature

12-8-17
Date

KEN NASS
Applicant's Name (Please Print)

509-945-0574
Applicant's Phone Number

Please remit the above certification and deliver to the City of Yakima Planning Division via email to ask.planning@yakimawa.gov or in person/by mail to: City of Yakima, Planning Division, 129 North 2nd Street, Yakima, WA 98901.



**REQUIREMENTS FOR POSTING OF PRIVATE PROPERTY FOR
LAND USE ACTION**

City of Yakima Community Development Department, Planning Division
129 N 2nd St, Yakima, WA 98901
(509) 575-6183 – ask.planning@yakimawa.gov

GENERAL INFORMATION

The Land Use Action posted signage shall serve as a method of notification to the public that a land use application has been submitted to the City for a proposed change to the property. The Land Use Action sign shall be known in this section as the “sign” referred to in YMC §15.11.080(C) as the official signage for application of the following land use matters:

- Class 3 Public Hearings;
- Preliminary Long Subdivisions;
- Rezones;
- Right-of-Way Vacations;
- Appeals;
- Interpretation (if required)
- Comprehensive Plan Amendments as indicated in YMC Ch.16.10;
- Environmental Review, except for a categorically exempt application; and,
- Annexation of property by the City.

For the above land use matters it is required to post one sign and in some cases more than one sign on the site or in a location immediately adjacent to the site that provides visibility to motorists using adjacent streets. The Planning Manager has established standards for size, color, layout, design, and wording of the signs which the Planning Division will supply to the applicant. The Planning Division sends out letters quarterly to property owners who have had a land use action proposal on their property that requires posting the property, reminding them to remove the sign(s) and return them to the Planning Division if they have not already done so.

SIGNAGE INSTALLATION

The applicant shall install the Land Use Action sign(s) in accordance with these provisions:

- Signs shall be located at the midpoint on the street frontage from which the site is addressed or as otherwise directed by the Planning staff;
- Signs shall be located 10 feet back from the property line;
- Signs structurally attached to an existing building shall be exempt from the setback requirement, provided that no sign is located further than 10 feet from the property line without written approval from Planning staff;
- The top of the signs shall be positioned between 5 and 6 feet above grade;
- Signs shall be posted on the subject property so as to be clearly seen from each right-of-way providing primary vehicular access to the subject property as stated in YMC §15.11.080(C); and
- The sign can be easily read from the adjacent street and/or sidewalk.



**BUSINESS OF THE CITY COUNCIL
YAKIMA, WASHINGTON
AGENDA STATEMENT**

Item No. 6.G.
For Meeting of: December 5, 2017

ITEM TITLE: Resolution setting January 25, 2018, as the date for an open record public hearing before the City of Yakima Hearing Examiner to vacate a portion of city right-of-way in the vicinity of North 18th Avenue & Roosevelt Avenue

SUBMITTED BY: Joan Davenport, AICP, Community Development Director
Trevor Martin, Associate Planner

SUMMARY EXPLANATION:

On October 27, 2017, 18th Avenue Properties LLC, on behalf of Steven and Kathy Clark, submitted a petition (Petition 17-08, RWV#001-17) for the vacation of a portion of Roosevelt Ave that extends east of 18th Avenue to the Powerhouse Canal Trail. City Council is being asked to set the date for this public hearing before the Hearing Examiner for January 25, 2018.

ITEM BUDGETED: NA

STRATEGIC PRIORITY: Neighborhood and Community Building

APPROVED FOR SUBMITTAL:

 City Manager

STAFF RECOMMENDATION:

Adopt Resolution

BOARD/COMMITTEE RECOMMENDATION:

ATTACHMENTS:

	Description	Upload Date	Type
D	Resolution 18thAveProp	11/13/2017	Resolution
D	ExhibitA 18thAveProp	11/13/2017	Exhibit
D	SitePlan 18thAveProp	11/13/2017	Backup Material

RESOLUTION NO. R-2017-148

A RESOLUTION fixing time for a public hearing before the Hearing Examiner on January 25, 2018, on a petition (Petition No. 17-08) to vacate a platted right-of-way in the vicinity of North 18th Ave and Roosevelt Ave.

WHEREAS, pursuant to RCW 35 79.010, a petition (Petition No. 17-08, RWV#001-17) has been filed with the City Clerk, requesting the vacation of a street or alleyway (or portion thereof) within the City of Yakima, a true copy of which petition is attached and incorporated into this resolution (Exhibit "A"), and

WHEREAS, such a petition has been signed by the owners of more than two-thirds (2/3) of the property abutting upon the street or alley (or portion thereof) which is requested to be vacated, now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YAKIMA,

The above-referenced petition for vacation is hereby referred to the Hearing Examiner for public hearing pursuant to section 1 43 080 of the City of Yakima Municipal Code. The Hearing Examiner is directed to make written recommendation to the City Council regarding said petition. The Hearing Examiner's Public Hearing shall be held on January 25, 2018 at 9:00 a.m. in the City Council Chambers of City Hall, which date and time are not more than sixty (60) days nor less than twenty (20) days after the passage of this resolution.

It is further resolved that the City Clerk give notice of the Hearing Examiner Public Hearing in the form and manner prescribed by RCW 35 79.020 and Section 1 43.080 of the City of Yakima Municipal Code.

ADOPTED BY THE CITY COUNCIL this 5th day of December, 2017

ATTEST


Sonya Claar Tee, City Clerk


Kathy Coffey, Mayor



DOC.
INDEX

G-1

18TH AVE PROPERTIES LLC / STEVEN & KATHY CLARK
RWV#001-17

EXHIBIT LIST

CHAPTER H

Supplemental Information

[illegible]

Six Year Transportation Improvement Program

From 2018 to 2023

Agency: Yakima

Co. No.: 39

Co. Name: Yakima Co.

City No.: 1485

MPO/RTPO: YVCOG

Hearing Date: 6/6/17 & 6/20/17

Adoption Date: 6/20/2017

Amend Date:

Resolution No.:

Functional Class	Priority Number	Project Identification A. PIN/Federal Aid No. B. Bridge No. C. Project Title D. Street/Road Name or Number E. Beginning MP or Road - Ending MP or Road F. Describe Work to Be Done	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditure Schedule (Local Agency)				Federally Funded Projects Only	
							Project Phase	Phase Start	Fund Source Information		State Fund Code	State Funds	Local Funds	Total Funds					Envir. Type	R/W Required Date (MM/YY)
									Federal Funding											
									Federal Fund Code	Federal Cost by Phase										
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
14	1	North 1st Street Revitalization North 1st Street from: 'N' Street to: SR 12 Improve North 1st Street by rehabilitating the pavement and lane markings, removing on-street parking, enhancing street and pedestrian lighting, constructing median islands and installing various pedestrian and decorative elements.	3 06	S	0.42	P T O C W S	CN	1/1/2018	STP(U)	2,718			424	3,142	3,142				CE	No
							Totals		2,718				424	3,142	3,142					
14	2	North 1st Street Revitalization, Phase 2 N. 1st Street from: 'H' Street to: 'N' Street Improve North 1st Street by rehabilitating the pavement and lane markings, removing on-street parking, enhancing street and pedestrian lighting, constructing median islands and installing various pedestrian and decorative elements.	06 12	S	0.50	P T G C W S O	CN	1/1/2018	FASTLANE	4,250	TIB		750	0	5,000	5,000			CE	Yes 12/31/2017
							Totals		4,250					5,000	5,000	0				
14	3	North 1st Street Revitalization, Phase 3 N. 1st Street from: MLK Blvd. to: 'H' Street Improve North 1st Street by rehabilitating the pavement and lane markings, removing on-street parking, enhancing street and pedestrian lighting, constructing median islands and installing various pedestrian and decorative elements.	06 12	S	0.48	P T G C W S O	CN	1/1/2018	FASTLANE	4,250	TIB		750	0	5,000	5,000			CE	Yes 12/31/2018
							Totals		4,250					5,000	5,000	0				
17	4	Powerhouse Road Sidewalk Powerhouse Road from: Cowiche Canyon Rd to: Mobile Home Park Widen westbound lane to provide a 14-foot wide shared bike lane and construct curb, gutter and sidewalk on the north side of the road.	05 12	S	0.6	O C T	CN	1/1/2018	TAP	245				245	245				CE	No
							Totals		245					245	245					

Six Year Transportation Improvement Program

From 2018 to 2023

Agency: Yakima

Co. No.: 39

Co. Name: Yakima Co.

City No.: 1485

MPO/RTPO: YVCOG

Hearing Date: 6/6/17 & 6/20/17

Adoption Date: 6/20/2017

Amend Date:

Resolution No.:

Functional Class	Priority Number	Project Identification A. PIN/Federal Aid No. B. Bridge No. C. Project Title D. Street/Road Name or Number E. Beginning MP or Road - Ending MP or Road F. Describe Work to Be Done	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditure Schedule (Local Agency)				Federally Funded Projects Only	
							Project Phase	Phase Start	Fund Source Information		State Fund Code	State Funds	Local Funds	Total Funds					Envir. Type	R/W Required Date (MM/YY)
									Federal Funding											
									Federal Fund Code	Federal Cost by Phase										
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
19	5	Garfield Elementary Safety Improvements Various Streets from: to: This project will make various pedestrian safety improvements in the vicinity of Garfield Elementary School, such as, constructing sidewalk, improving roadway crossings, installing flashers.	12	S	N/A	P T O	CN	5/1/2018	SRTS	141				141	141				CE	Yes 1/1/2017
Totals									141					141	141					
14	6	Yakima Valley Transportation Company Preservation Yakima Avenue from: Yakima Avenue to: 6th Avenue This project will remove and replace a portion of the existing trolley rail in the vicinity of the intersection of 6th Avenue and Yakima Avenue.	03	S	0.02	O	CN	1/1/2018	STP(E)	52				52	52				CE	No
Totals									52					52	52					
17	7	Spring Creek Road Reconstruction Spring Creek Road from: Washington Ave. to: 36th Avenue Widen roadway to three lanes, install curb, gutter, sidewalk and street lights.	03	S	0.85	S W	CN	1/1/2018			SIED	1,100	820	1,920	1,920				SEPA	Yes 3/1/2017
												1,100	820	1,920	1,920					
17	8	S. 36th Avenue Reconstruction 36th Avenue from: Spring Creek Rd. to: Sorenson Rd. Widen roadway to three lanes, install curb, gutter, sidewalk and street lights.	03		0.40	S W	CN	1/1/2018			SIED	520	385	905	905				SEPA	Yes 3/1/2017
												520	385	905	905					

Six Year Transportation Improvement Program
From 2018 to 2023

Agency: Yakima
Co. No.: 39 Co. Name: Yakima Co.
City No.: 1485 MPO/RTPO: YVCOG

Hearing Date: 6/6/17 & 6/20/17 Adoption Date: 6/20/2017
Amend Date: _____ Resolution No.: _____

Functional Class	Priority Number	Project Identification A. PIN/Federal Aid No. B. Bridge No. C. Project Title D. Street/Road Name or Number E. Beginning MP or Road - Ending MP or Road F. Describe Work to Be Done	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditure Schedule (Local Agency)				Federally Funded Projects Only		
							Project Phase	Phase Start	Fund Source Information				State Fund Code	State Funds					Local Funds	Total Funds	Envir. Type
									Federal Funding		Federal Fund Code	Federal Cost by Phase									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
17	9	Sorenson Road Reconstruction Sorenson Road from: 36th Avenue to: 38th Avenue Widen roadway, install curb, gutter, sidewalk and street lights.	03	S	0.14	S W	CN	1/1/2018			SIED	180	140	320	320						Yes 3/1/2017
							Totals								180	140	320	320			
16	10	Bravo Company Boulevard North 10th Street from: 'H' Street to: Lincoln Ave. Construct new roadway including water, sewer, curb, gutter, sidewalk, street lighting and storm drainage system.	01 06	S	0.65	P T W S O	RW	1/1/2018			LIFT	800	200	1,000	1,000				CE	Yes 1/1/2018	
							CN	1/1/2018			LIFT	4,480	1,120	5,600		5,600					
							Totals					5,280	1,320	6,600	1,000	5,600					
16	11	E. 'H' Street Extension, Ph. 1 E. 'H' Street from: 1st Street to: 10th Street Construct new roadway including water, sewer, curb, gutter, sidewalk, street lighting and storm drainage system.	01 08	P	1.10	P T W S O	RW	1/1/2018					500	500	500				CE	Yes 12/1/2018	
							CN	1/1/2019			TIB	1,500	3,100	4,600			4,600				
							Totals					3,600	5,100	500	4,600						
00	12	Northside Alley Paver Alleys between Folsom Ave. and Fruitvale Blvd. from: 16th Avenue to: 6th Avenue Pave the east/west gravel alleys between Folsom Avenue and Fruitvale Boulevard from 16th Avenue to 6th Avenue	07	S	3.5	P T C O	CN	1/1/2018	CMAQ	353			57	410	410				CE	No	
							Totals								353	57	410	410			

Six Year Transportation Improvement Program

From 2018 to 2023

Agency: Yakima

Co. No.: 39

Co. Name: Yakima Co.

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Hearing Date: 6/6/17 & 6/20/17

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Functional Class	Priority Number	Project Identification A. PIN/Federal Aid No. B. Bridge No. C. Project Title D. Street/Road Name or Number E. Beginning MP or Road - Ending MP or Road F. Describe Work to Be Done	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditure Schedule (Local Agency)				Federally Funded Projects Only			
							Project Phase	Phase Start	Fund Source Information				State Fund Code	State Funds					Local Funds	Total Funds	Envir. Type	R/W Required Date (MM/YY)
									Federal Funding		State	State Funds			Local Funds	Total Funds						
									Federal Fund Code	Federal Cost by Phase												
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		
16	13	E. 'H' Street Extension, Ph. 2 E. 'H' Street from: 10th Street to: I-82 Construct new roadway including water, sewer, curb, gutter, sidewalk, street lighting and storm drainage system.	01 08	P	0.55	P T W S	RW	1/1/2019	STP(U)	432			68	500			500		CE	Yes		
							CN	1/1/2021	STP(U)	2,162			338	2,500				2,500			1/1/2018	
Totals							2,594				406				3,000	500				2,500		
00	14	Cowiche Canyon Trail Cowiche Canyon from: Powerhouse Road to: Trailhead Construct a 10-foot wide pathway, including two bridges over Cowiche Creek.	28	P	2.00		RW	7/1/2019			CWA	105		105			105					
							CN	1/1/2020			CWA	1,695		1,695				1,695			1/1/2020	
Totals							1,800				105				1,695							
14	15	N. 34th Ave./Fruitvale Blvd. & N. 34th Ave./River Road Roundabouts 34th Avenue from: Fruitvale Blvd. to: River Road Improve the intersections of N. 34th Avenue & Fruitvale Boulevard and N. 34th Avenue & River Road by installing roundabouts	03 12	S	N/A	P T O S W	PE	6/1/2017	HSIP	117			13	130	130				CE	Yes		
							RW	7/1/2017	HSIP	9		1	10	10								
							CN	1/1/2018	HSIP	788			88	876		876				1/1/2018		
Totals							914				102				1,016	0				0		
19	16	Complete Streets Projects Various Streets from: N/A to: N/A Construct sidewalk on the south side of Swan Avenue from McGuiness Park to Campbell Lane, on Race St. between 8th St. and Naches Ave., south side of Prasch Ave. from 20th to 16th, south side of Viola from 10th Ave. to 4th Ave. and on Powerhouse road from Robertson Elementary to Englewood.	32	S	N/A	P T C	PE	6/1/2017			TIB	35		35	35					Yes		
							RW	7/1/2017			TIB	100		100	100							
							CN	1/1/2018			TIB	365		365		365				1/1/2018		
							500															

Six Year Transportation Improvement Program

Agency: Yakima

Co. No.: 39

City No.: 1485

Co. Name: Yakima Co.

MPO/RTPO: YVCOG

From 2018 to 2023

Hearing Date: 6/6/17 & 6/20/17

Amend Date:

Adoption Date: 6/20/2017

Resolution No.:

Functional Class	Priority Number	Project Identification A. PIN/Federal Aid No. B. Bridge No. C. Project Title D. Street/Road Name or Number E. Beginning MP or Road - Ending MP or Road F. Describe Work to Be Done	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditure Schedule (Local Agency)				Federally Funded Projects Only									
							Project Phase	Phase Start	Fund Source Information				State Fund Code	State Funds					Local Funds	Total Funds	Envir. Type	R/W Required Date (MM/YY)						
									Federal Funding		State	State			Local	Total												
									Federal Fund Code	Federal Cost by Phase							Fund Code	Funds					Funds	Funds				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21								
14	17	E. Nob Hill Blvd. & Fair Ave. I/S Improvements	03	P	N/A	P T W C O	RW	1/1/2018			OTHER	190	29	219	216				CE	Yes 1/1/2019								
		CN	6/1/2019				STP(U)	1,457			227	1,684			1,684													
		Totals														1,457	256	1,903			216	1,684						
17	18	S. 80th Avenue Bridge	09	S	0.05	P T O	PE	1/1/2017			DOE	25	0	25	25				CE	No								
		CN					1/1/2018			DOE	75	0	75		75													
		Totals														100	75											
17	19	Wide Hollow Road Bridge	09	S	0.05	P T O	PE	1/1/2017			DOE	25		25	25				CE	No								
		CN					1/1/2018			DOE	75		75		75													
		Totals														100	75											
19	20	West River Road Improvements	03 04	P	0.36	P T G S C O	PE	1/1/2018			SIED	55	55	110	110				CE	Yes 1/1/2019								
		RW					6/1/2018			SIED	100	100	200		200													
		CN					1/1/2019			SIED	550	550	1,100		1,100													
							Totals														705	705	1,410	110	200	1,100		

Six Year Transportation Improvement Program
From 2018 to 2023

Agency: Yakima
Co. No.: 39 Co. Name: Yakima Co.
City No.: 1485 MPO/RTPO: YVCOG

Hearing Date: 6/6/17 & 6/20/17 Adoption Date: 6/20/2017
Amend Date: Resolution No.:

Functional Class	Priority Number	Project Identification A. PIN/Federal Aid No. B. Bridge No. C. Project Title D. Street/Road Name or Number E. Beginning MP or Road - Ending MP or Road F. Describe Work to Be Done	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditure Schedule (Local Agency)				Federally Funded Projects Only	
							Project Phase	Phase Start	Fund Source Information				State Fund Code	State Funds						
									Federal Funding											
									Federal Fund Code	Federal Cost by Phase										
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
14	21	16th Ave. & Tieton Dr. Intersection Improvements 16th Avenue from: 16th Ave. to: Tieton Dr. Reconstruct and widen 16th Avenue and Tieton Drive by adding left-turn lanes for all movements at the intersection. Upgrade the traffic signal.	5 7	P	0.40	P T G O C S W	PE	1/1/2019	STP(U)	260			40	300		300			CE	Yes 4/1/2021
							RW	1/1/2020	STP(U)	3,460			540	4,000			3,460	1,500		
							CN	4/1/2021	STP(U)	1,300			200	1,500						
Totals							5,020		780		5,800	300	3,460	1,500						
14	22	18th Street Underpass Yakima Avenue from: Yakima Ave. to: 18th Street Replace the bridge on E. Yakima Avenue that crosses over 18th Street.	12	P	0.02	P T O S W	PE	1/1/2019	BRAC	240			60	300		300			CE	No
							CN	1/1/2020	BRAC	2,288			572	2,860			2,860			
							Totals							2,528		632		3,160		
17	23	64th Ave. & Ahtanum Intersection Improvements 64th Avenue from: 64th Ave. to: Ahtanum Rd. Improve the 64th Avenue and Ahtanum Road intersection by constructing a westbound right-turn lane on Ahtanum and installing a traffic signal.	12	S	N/A	P T C O	PE	1/1/2018	CMAQ	56			9	65	65				CE	Yes 1/1/2020
							RW	1/1/2019	CMAQ	43			7	50		50				
							CN	1/1/2020	CMAQ	433			67	500		500	500			
Totals							532		83		615	65	550							
14	24	South 16th Avenue Sidewalks 16th Avenue from: Washington Ave. to: Nob Hill Blvd. Install 7-foot sidewalk on the west side of 16th Avenue.	12	P	0.88	P T C O	PE	1/1/2018	PBP	54			6	60	60			CE	Yes 6/1/2019	
							RW	6/1/2018	PBP	234			26	260	260					
							CN	6/1/2019	PBP	369			41	410		410				
Totals							657		73		730	320	410							

Six Year Transportation Improvement Program
From 2018 to 2023

Agency: Yakima
 Co. No.: 39 Co. Name: Yakima Co.
 City No.: 1485 MPO/RTPO: YVCOG

Hearing Date: 6/6/17 & 6/20/17 Adoption Date: 6/20/2017
 Amend Date: _____ Resolution No.: _____

Functional Class	Priority Number	Project Identification A. PIN/Federal Aid No. B. Bridge No. C. Project Title D. Street/Road Name or Number E. Beginning MP or Road - Ending MP or Road F. Describe Work to Be Done	Improvement Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditure Schedule (Local Agency)				Federally Funded Projects Only	
							Project Phase	Phase Start	Fund Source Information				State Fund Code	State Funds					Local Funds	Total Funds
									Federal Funding											
									Federal Fund Code	Federal Cost by Phase										
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
19	25	McClure Elementary School Safety Improvements	12	S	N/A	P T C O	PE	1/1/2018	SRTS	22				22	22				CE	Yes
		RW					4/1/2019	SRTS	20			20								
		CN					1/1/2019	SRTS	228			228		228						
							Totals				270		270	42	228					
19	26	McKinley Elementary School Safety Improvements	12	P	N/A	P T C O	PE	1/1/2018	SRTS	50				50	50				CE	No
		CN					1/1/2019	SRTS	430			430		430						
									Totals				480		480	50	430			
19	27	6th Avenue Raodway Improvements	03 07	P	1.51	O P T	PE	1/1/2020			OTHER	200	200	400			400		CE	No
		CN					1/1/2021			OTHER	2,000	2,000	4,000				4,000			
									Totals				0		4,400	0	400	4,000		
12	28	SR 12 & 16th Avenue Interchange	03 06	P	N/A	O	PE	1/1/2019	STP(U)	86			14	100		100			CE	No
		CN					1/1/2020	STP(U)	779			121	900			900				
									Totals				865		1,000	100	900			

Agency: YakimaCo. No.: 39City No.: 1485Co. Name: Yakima Co.MPO/RTPO: YVCOG

Six Year Transportation Improvement Program

From 2018 to 2023Hearing Date: 6/6/17 & 6/20/17Adoption Date: 6/20/2017

Amend Date: _____

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							Project Phase	Phase Start	Fund Source Information				State Fund Code	State Funds					Local Funds	Total Funds
									Federal Funding											
									Federal Fund Code	Federal Cost by Phase										
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
14	29	S. 1st St. & E. Washington Ave. I/S Improvements South 1st Street from: S. 1st Street to: E. Washington Ave. Realign intersection, widen E. Washington Avenue to accommodate an additional lane, replace curb, gutter and sidewalk, and install a new traffic signalization system.	03 06	P	N/A	P W S T O	PE	1/1/2019	STP(U)	260			40	300		300			CE	Yes 1/1/2020
							RW	1/1/2020	STP(U)	260			40	300			300			
							CN	1/1/2021	STP(U)	1,211			189	1,400			1,400			
Totals									1,731			269	2,000			300	300	1,400		
14	30	Washington Ave. & Longfiber Rd. Intersection Washington Avenue from: Washington Ave. to: Longfiber Rd. Improve the Washington Avenue and Longfiber Road intersection by constructing an eastbound left-turn lane on Washington and a northbound left-turn lane on Longfiber, install or replace curb, gutter, sidewalk, street lighting, storm drainage and safety flashing signal	03 05 06	P	N/A	C T W S O	PE	1/1/2019	STP(U)	100			14	114		114		114	CE	Yes 1/1/2020
							RW	1/1/2020	STP(U)	100			14	114			114			
							CN	1/1/2021	STP(U)	688			107	795			795			
Totals									888			135	1,023			114	114	795		
14	31	E. Nob Hill Boulevard Reconstruction E. Nob Hill Boulevard from: S. 6th Street to: S. 18th Street Reconstruct and widen roadway to 5 lanes with intersection improvements, curb, gutter, sidewalk, street lighting and drainage system	03 04 06	P	0.85	C T W S O P G	PE	1/1/2019	STP(U)	545			85	630		630		1,260	CE	Yes 1/1/2020
							RW	1/1/2020	STP(U)	1,090			170	1,260			1,260			
							CN	1/1/2021	STP(U)	6,532			1,020	7,552			7,552			
Totals									8,167			1,275	9,442			630	1,260	7,552		
14	32	N. 40th Ave. & Summitview Ave. Intersection N. 40th Avenue from: N. 40th Ave. to: Summitview Dr. Improve the intersection by constructing larger corner radii, lengthening the turn lanes, and upgrading the traffic signal system.	12	P	N/A	P T W S O	PE	1/1/2019	STP(U)	126			17	143		143		150	CE	Yes 1/1/2020
							RW	1/1/2020	STP(U)	130			20	150			150			
							CN	1/1/2021	STP(U)	692			108	800			800			
Totals									948			145	1,093			143	150	800		

Six Year Transportation Improvement Program
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City No.: 1485
Co. Name: Yakima Co.
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							Project Phase	Phase Start	Fund Source Information				State Fund Code	State Funds					Local Funds	Total Funds	Envir. Type	R/W Required Date (MM/YY)
									Federal Funding		Federal Fund Code	Federal Cost by Phase			1st	2nd	3rd	4th Thru 6th				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		
14	33	N. 16th Avenue & Fruitvale Blvd. I/S N. 16th Avenue from: N. 16th Ave. to: Fruitvale Blvd. Improve the intersection by constructing larger curb radii, installing ADA ramps, and upgrading the traffic signal system.	12	P	N/A	P T O S W	PE	1/1/2019	STP(U)	126			18	144		144			CE	Yes		
							RW	1/1/2020	STP(U)	173			27	200			200					
							CN	1/1/2021	STP(U)	400			62	462				462			1/1/2020	
Totals							699				107		806		144		200		462			
16	34	E. Mead Avenue Reconstruction E. Mead Avenue from: Rudkin Rd. to: Fair Ave. Partner with Union Gap to reconstruct E. Mead Avenue, install curb, gutter, sidewalk and storm drainage system.	03 06	P	0.76	P T S C G O	PE	1/1/2020	STP(S)	122	TPP	23	7	152			152		CE	No		
							CN	1/1/2021	STP(S)	1,730	TPP	206	70	2,006				2,006				
							Totals							1,852				77		2,158		152
17	35	S. 48th Avenue Reconstruction South 48th Avenue from: Summitview Ave. to: Nob Hill Blvd. Reconstruct and widen 48th Avenue, install curb, gutter, sidewalk, street lighting and drainage system.	03 05	P	1.00	P T W S O	PE	1/1/2019	STP(U)	223			35	258		258			CE	Yes		
							RW	1/1/2020	STP(U)	519			81	600			600					
							CN	1/1/2021	STP(U)	1,485			232	1,717				1,717			1/1/2020	
Totals							2,227				348		2,575		258		600		1,717			
17	36	Powerhouse Rd. & Englewood Ave. I/S Powerhouse Rd. from: Powerhouse Rd. to: Englewood Ave. Realign intersection, install curb, gutter, sidewalk and safety flashing signal. Possibly construct a roundabout.	12	P	N/A	P T C S O W	PE	1/1/2019	STP(S)	43			7	50		50			CE	Yes		
							RW	1/1/2020	STP(S)	87			13	100			100					
							CN	1/1/2021	STP(S)	500			78	578				578			1/1/2021	
Totals							630				98		728		100		578					

Six Year Transportation Improvement Program

From 2018 to 2023

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Co. No.: 39

Co. Name: Yakima Co.

City No.: 1485

MPO/RTPO: YVCOG

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Resolution No.:

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							Project Phase	Phase Start	Fund Source Information				State Fund Code	State Funds							Local Funds	Total Funds	
									Federal Funding		State	State Funds			Local Funds	Total Funds							
									Federal Fund Code	Federal Cost by Phase													
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21			
14	37	W. Lincoln Ave. & MLK Blvd. Realignment W. Lincoln Avenue from: N. 5th Ave. to: Custer St. Realign W. Lincoln Avenue, install curb, gutter, sidewalks, street lighting, drainage.	01 12	P	0.50	C T W S O P G	PE	1/1/2019	STP(E)	424			67	491		491				CE	Yes		
							RW	1/1/2020	STP(E)	1,047			163	1,210			1,210						
							CN	1/1/2021	STP(E)	1,801			281	2,082			2,082						
Totals							3,272				511				3,783	491				1,210	2,082		
16	38	Tieton Dr. & S. 5th Ave. I/S Improvements Tieton Drive from: Tieton Dr. to: S. 5th Ave. Remove existing traffic signal and construct a roundabout, remove and replace curb, gutter, sidewalk, street lighting and drainage	12	P	N/A	P W S T O	PE	1/1/2019	STP(U)	69			11	80		80		120		1,000	CE	Yes	
							RW	1/1/2020	STP(U)	104			16	120									
							CN	1/1/2021	STP(U)	865			135	1,000									
Totals							1,038				162				1,200	80				120	1,000		
17	39	Yakima Downtown Future Initiatives, Phase 5 from: 1st Street to: 9th Street Install historic lighting, sidewalk modifications and other improvements. Exact improvement area(s) to be determined	06 12	P	N/A	P T C S	PE	1/1/2019			OTHER	500		500		500		5,500			CE	No	
							CN	4/1/2020			OTHER	5,500		5,500									
							Totals							6,000				6,000				500	
14	40	E. Nob Hill Blvd. & S. 18th Street I/S Improvements E. Nob Hill Boulevard from: E. Nob Hill Blvd. to: S. 18th Street Widen south leg for double left turn from westbound Nob Hill, install curb, gutter, sidewalk, upgrade traffic signal system	01 04	P	0.10	C T W S	PE	1/1/2019	STP(U)	50			8	58		58		58			CE	Yes	
							RW	1/1/2020	STP(U)	50			8	58			58						
							CN	1/1/2021	STP(U)	346			54	400			400						
Totals							446				70				516	58				58	400		

Six Year Transportation Improvement Program
From 2018 to 2023

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							Project Phase	Phase Start	Fund Source Information				State Fund Code	State Funds					Local Funds	Total Funds	Envir. Type	R/W Required Date (MM/YY)	
									Federal Funding		State	State			Local	Total							
									Federal Fund Code	Federal Cost by Phase							Fund Code	Funds					Funds
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21			
14	41	S. 48th Ave. & Summitview Ave. Signalization Summitview Avenue from: Summitview Ave. to: S. 48th Ave. Install traffic signal at the intersection of Summitview Avenue and 48th Avenue.	12	P	N/A	P T	PE RW CN	1/1/2020 6/1/2020 1/1/2021	STP(S) STP(S) STP(S)	25 25 554			4 4 81	29 29 635			29 29 635		CE	Yes 1/1/2021			
Totals							604				89				693	58				635			
14	42	S. 72nd Ave. & W. Washington Ave. I/S S. 72nd Avenue from: s. 72nd Ave. to: W. Washington Ave. Improve intersection by installing a traffic signal system or roundabout.	12 06	P	N/A	P T O S W	PE RW CN	1/1/2019 1/1/2020 1/1/2021	STP(C) STP(C) STP(C)	91 91 544			14 14 86	105 105 630		105	105 630		CE	Yes 1/1/2021			
Totals							726				114				840	105				105	630		
14	43	N. 40th Ave. & Englewood Ave. Intersection N. 40th Avenue from: N. 40th Ave. to: Englewood Replace traffic signal poles and upgrade controller.	12	P	N/A	P T	PE CN	1/1/2020 6/1/2020	STP(U) STP(U)	43 260			7 40	50 300			50 300		CE	No			
Totals							303				47				350	350							
14	44	Nob Hill Boulevard Sidewalk Improvements Nob Hill Boulevard from: S. 16th Ave. to: S. 6th Street Construct sidewalk in locations where it doesn't exist on the south side of Nob Hill	12	P	2.50	P T S W	PE RW CN	1/1/2020 1/1/2021 1/1/2022	STP(S) STP(S) STP(S)	55 107 327			8 19 51	63 126 378			63 126 378		CE	Yes 1/1/2022			
Totals							489				78				567	504							

Six Year Transportation Improvement Program

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							Project Phase	Phase Start	Fund Source Information				State Fund Code	State Funds					Local Funds	Total Funds	Envir. Type
									Federal Funding		State	State Funds			Local Funds	Total Funds					
									Federal Fund Code	Federal Cost by Phase											
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
14	45	E. Yakima Ave. & Fair Ave. Signalization Yakima Avenue from: E. Yakima Ave. to: Fair Ave. Install traffic signal at the intersection of Yakima Avenue and Fair Avenue.	12	P	N/A	P T W S O	PE	1/1/2020	STP(U)	86			14	100			100		CE	No	
							CN	6/1/2021	STP(U)	519			81	600				600			
							Totals														605
16	46	S. 3rd Avenue & W. Washington Ave. Signal S. 3rd Avenue from: S. 3rd Ave. to: W. Washington Ave. Upgrade the traffic signalization system	12	P	N/A	P T	PE	4/1/2019					20	20		20			CE	No	
							CN	9/1/2019					210	210		210					
																					230
Totals											230	230	230								
19	47	75th Avenue Improvements 75th Avenue from: Mead Ave. to: Nob Hill Blvd. Construct a new two-lane roadway and widen portions of existing roadway, install curb, gutter, sidewalk, street lighting and storm drainage system.	01 08	P	0.50	P W S T O	PE	1/1/2020	STP(U)	87			13	100			100		CE	Yes	
							RW	1/1/2021	STP(U)	173			27	200			200				
							CN	1/1/2022	STP(U)	1,038			162	1,200			1,200				
							Totals														1,298
17	48	S. 66th Avenue Improvements 66th Avenue from: Summitview Ave. to: Scenic Dr. Reconstruct and widen roadway to three lanes, install curb, gutter, sidewalk, storm drainage system and utilities.	03 04	P	0.76	P T W S O	PE	1/1/2019	STP(U)	86			14	100		100			CE	Yes	
							RW	1/1/2020	STP(U)	173			27	200			200				
							CN	1/1/2021	STP(U)	1,096			164	1,260			1,260				
							Totals														1,355

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							Project Phase	Phase Start	Fund Source Information				State Fund Code	State Funds							Local Funds
									Federal Funding												
									Federal Fund Code	Federal Cost by Phase									1st	2nd	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
17	49	Rudkin Road Reconstruction Rudkin Road from: E. Viola Ave. to: Rainier Pl. Reconstruct roadway, install curb, gutter, sidewalk and storm drainage. Partner with Union Gap to install additional sewer force main.	03 06	P	0.76	P T W S	PE CN	1/1/2019 1/9/2020	STP(C) STP(C)	109 945	TPP	945	27 106	136 1,996		136	1,996		CE	No	
Totals									1,054			945	133	2,132	136		1,996				
17	50	Englewood Avenue Improvements Englewood Avenue from: N. 40th Ave. to: N. 56th Ave. Widen roadway to three lanes, install curb, gutter, sidewalk, street lighting and storm drainage system.	05 06	P	1.00	P T W S O C	PE RW CN	1/1/2021 1/1/2022 1/1/2023	STP(C) STP(C) STP(C)	272 349 2,329			43 55 363	315 404 2,692				315 404 2,692	CE	Yes 1/1/2023	
Totals									2,950				461	3,411	3,411						
17	51	Englewood Avenue Improvements Englewood Avenue from: N. 16th Ave. to: N. 24th Ave. Widen roadway to three lanes, install curb, gutter, sidewalk, street lighting and storm drainage system, water and sewer lines.	05 06	P	0.50	P T W S	PE RW CN	1/1/2021 1/1/2022 1/1/2023	STP(U) STP(U) STP(U)	136 173 1,164			21 27 182	157 200 1,346				157 200 1,346	CE	Yes 1/1/2023	
Totals									1,473				230	1,703	1,703						
17	52	S. 80th Avenue Improvements S. 80th Avenue from: Tieton Drive to: Zier Road Widen roadway to three lanes, install curb, gutter, sidewalk, street lighting and storm drainage system.	04	P	1.30	P T O S W C	PE RW CN	1/1/2021 1/1/2022 1/1/2023			TIB TIB TIB	131 382 1,667	20 59 260	151 441 1,927				151 441 1,927	CE	Yes 1/1/2023	
Totals												2,180	339	2,519	2,519						

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							Project Phase	Phase Start	Fund Source Information				State Fund Code	State Funds					Local Funds	Total Funds	Envir. Type	R/W Required Date (MM/YY)		
									Federal Funding		State	State Funds			Local Funds	Total Funds								
									Federal Fund Code	Federal Cost by Phase														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21				
17	53	Englewood Avenue Improvements	03	P	1.00	P T W S O	PE	1/1/2021	STP(U)	218			34	252				252	CE	Yes 1/1/2023				
		RW	1/1/2022				STP(U)	327			51	378			378									
		CN	1/1/2023				STP(U)	2,789			435	3,224			3,224									
		Totals													3,334	520	3,854	3,854						
17	54	88th Avenue Improvements	06	P	0.48	P T C G	PE	1/1/2020	STP(U)	43			7	50			50	60	CE	Yes 6/1/2021				
		RW	1/1/2021				STP(U)	52			8	60			330									
		CN	6/1/2021				STP(U)	285			45	330												
		Totals													380	60	440	50			390			
17	55	64th Avenue Improvements	03	P	1.00	P T W C G O	PE	1/1/2020	STP(U)	200			32	232			232	1,849	CE	No				
		CN	1/1/2021				STP(U)	1,600			249	1,849												
		Totals													1,800	281	2,081	232			1,849			
16	56	I-82 & Lincoln Avenue Interchange	01	P	N/A	O P G	PE	1/1/2019	STP(U)	260			40	300		300		200	CE	Yes 6/1/2021				
		RW	1/1/2020				STP(U)	173			27	200												
		CN	6/1/2021				STP(U)	1,730			270	2,000			2,000									
		Totals													2,163	337	2,500	300			200	2,000		

Six Year Transportation Improvement Program

From 2018 to 2023

Agency: Yakima

Co. No.: 39

Co. Name: Yakima Co.

City No.: 1485

MPO/RTPO: YVCOG

Hearing Date: 6/6/17 & 6/20/17

Adoption Date: 6/20/2017

Amend Date:

Resolution No.:

Functional Class	Priority Number	Project Identification A. PIN/Federal Aid No. C. Project Title D. Street/Road Name or Number E. Beginning MP or Road - Ending MP or Road F. Describe Work to Be Done	Improve- ment Type(s)	Status	Total Length	Utility Codes	Project Costs in Thousands of Dollars								Expenditure Schedule (Local Agency)				Federally Funded Projects Only			
							Project Phase	Phase Start	Fund Source Information				State Fund Code	State Funds					Local Funds	Total Funds	Envir. Type	R/W Required Date (MM/YY)
									Federal Funding		Federal Fund Code	Federal Cost by Phase			1st	2nd	3rd	4th Thru 6th				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		
14	57	16th Avenue Corridor Improvement 16th Avenue from: SR 12 to: Washington Ave. Study to determine strategies for improving the 16th Avenue corridor	04	P	3.50	P T W C G O S	PE	1/1/2020	STP(U)	120			17	137			137					
							120						17	137			137					
14	58	40th Avenue Corridor Improvements 40th Avenue from: SR 12 to: Washington Ave. Study to determine strategies for improving the 40th Avenue corridor.	04	P	3.20	P T W C G O S	PE	1/1/2020	STP(U)	120			17	137			137					
							Totals				120			17	137			137				
14	59	Nob Hill Boulevard Corridor Improvements Nob Hill Boulevard from: I-82 to: 16th Ave. Study to determine strategies for improving the Nob Hill Boulevard corridor.	03 04	P	2.70	P T O S W C G	PE	1/1/2020	STP(U)	120			17	137			137					
											120			17	137			137				
14	60	North/South Connector to West Valley Unknown Road from: Ahtanum Rd. to: Summitview Ext. Corridor study to determine the best location for a north/south limited access route in West Valley. City and County joint project.	01 04 06	P	6.00	P T W S C G O	PE	1/1/2020	STP(U)	432			68	500			500		CE	Yes		
											432			68	500			500				

18TH AVE PROPERTIES LLC / STEVEN & KATHY CLARK
RWV#001-17

EXHIBIT LIST

CHAPTER I

Exhibits Submitted at Hearing Examiner Hearings

[illegible]



PRIMARY ELECTRIC & DESIGN LLC

509 N. 18th Ave Yakima, WA 98902

PRIMARYELECT@GMAIL.COM

PHONE 509-823-4442

WA CONTRACTOR# PRIMAED899CH

02/05/18

RE: Right of Way Vacation of Roosevelt

Trevor

After speaking with the representative of the 1702 Englewood property we have come to our own private agreement between us regarding the times of accessibility and wish to rescind our previous request regarding this matter.

Sincerely

Ken Nass

18th Ave Properties
General Self Storage
Primary Electric

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FEB 05 2018

**CITY OF YAKIMA
PLANNING DIV.**

INDEX

I-2



PRIMARY ELECTRIC & DESIGN LLC

509 N. 18th Ave Yakima, WA 98902

PRIMARYELECT@GMAIL.COM

PHONE 509-823-4442

WA CONTRACTOR# PRIMAED899CH

1/24/18

RE: Right of Way Vacation of Roosevelt

Lisa, Trevor

We have examined the Agenda documents and would like to take this opportunity to comment in regards to the XII. Recommendation of conditions. Item 2 regarding 20' access easement for business access of building located at 1704 Englewood. Our position is that we understand that as a M1 zoned property with light industrial and commercial businesses that may occupy the building as zoned, that the need for access may be necessary from time to time to accommodate large truck shipments and we do not oppose access easement for this type of occupancy. Our business hours are Monday thru Friday 7am-3:30pm we would request that as part of the access easement be amended that we are entitled to proper notification for permission to be requested 24 hours in advance if access is going to be needed during our non-business hours. We would also request that if the finding of the upcoming hearing on Feb. 8th regarding the change of Use of the property at 1704 Englewood is approved to be a Homeless Shelter that any access for a business of this nature not be granted access easement. There would be no justifiable needs for access as well as the fact there is to be a permeant separation between the back side of 1704 Englewood address and our property in place for security and safety of our self-storage business. Please review Google map for a clearer picture of what our concerns are. Thank for your consideration of our request.

Sincerely

Ken Nass

18th Ave Properties
General Self Storage
Primary Electric

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JAN 25 2018

CITY OF YAKIMA
PLANNING DIV.

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INDEX
I-1