

AGENDA REQUEST FORM

**Return completed form and complete agenda item to the Clerk of the Board
Yakima County Commissioners' Office, Room 232**

Prepared by:
Matt Pietrusiewicz

Department: Yakima County Roads

Requested Agenda Date: 08/08/2023

Presenting: n/a

Board of County Commissioners Record Assigned

190-2023

APPROVED FOR AGENDA:

Consent Regular

Board of County Commissioners Determined

Document Title:
Establishing a hearing date for the consideration of the lease of a parceled portion of the Naches Branch Line to Apple King

Action Requested: *Check Applicable Box*

PASS RESOLUTION EXECUTE or AMEND **AGREEMENT** CONTRACT or GRANT

ISSUE PROCLAMATION PASS ORDINANCE OTHER _____


Describe Fiscal Impact:
N/A

Background Information:
Yakima County owns a line of railroad known as the Naches Branch Line beginning at milepost 2.97 (Fruitvale, near Yakima) to milepost 14.26 (near Naches). Yakima County recieved an application to lease a parceled section of the Naches Branch Line (parcel 181431-12007) and pursuant to RCW 36.34.160 and 36.34.170 the Board shall consider such request at a public hearing

Summary & Recommendation:
Establish a public hearing date

Motion:

Department Head/ Elected Official



Signature

AGREEMENT Attached Is Approved as to Form
Corporate Counsel Initial _____

Late Agenda Requests Require BOCC Chairman Signature:

**BOARD OF YAKIMA COUNTY COMMISSIONERS
RESOLUTION**

**IN THE MATTER OF SETTING A DATE FOR
PUBLIC HEARING TO CONSIDER AND
EVALUATE PROPOSAL(S) SUBMITTED TO
YAKIMA COUNTY TO LEASE A PARCELED
PORTION OF THE NACHES BRANCH LINE
(PARCEL 181431-12007)**

190-2023

WHEREAS, Yakima County owns a line of railroad known as the Naches Branch Line beginning at milepost 2.97 (Fruitvale, near Yakima) to milepost 14.26 (near Naches), a distance of approximately 11.29 miles in Yakima County, Washington. The Naches Branch is subject to a Notice of Interim Trail Use (NITU) issued pursuant to Section 8(d) of the National Trail Systems Act, 16 U.S.C.1247 (d) (Trails Act) by decision of the Surface Transportation Board dated April 5, 2006, hereinafter called the RAIL LINE; **and**,

WHEREAS, Yakima County acquired the RAIL LINE from the Yakima Interurban Lines Association (“YILA”) by quitclaim deeds dated June 25, 2007 and July 20, 2007; **and**,

WHEREAS, Yakima County received an application to lease a parcels section of the Naches Branch Line (parcel 181431-12007); **and**,

WHEREAS, said application meets the requirements established in RCW 36.34.145; **and**,

WHEREAS, pursuant to RCW 36.34.160 and 36.34.170 the Board shall consider such request(s) at a public hearing; now, **therefore**,

BE IT HEREBY RESOLVED by the Board of County Commissioners of Yakima County, Washington that a public hearing be, and hereby is, set for the **29th day, August, 2023, at 10:00 a.m.** or as soon thereafter as possible, in Room 33B, 128 North 2nd Street, Yakima, Washington, at which time testimony will be heard from those persons wishing to make comments for or against said lease proposal(s).

BE IT FURTHER RESOLVED that the Clerk of the Board shall advertise said public hearing as prescribed by law.

DONE

AUG 08 2023

Attest: **AUG 08 2023**

Julie Lawrence, Clerk of the Board *or*
Erin Franklin, Deputy Clerk of the Board

LaDon Linde, Chair

Amanda McKinney, Commissioner

Kyle Curtis, Commissioner
*Constituting the Board of County Commissioners
for Yakima County, Washington*

**BOARD OF YAKIMA COUNTY COMMISSIONERS
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that, pursuant to Resolution No. 190-2023 of the County Commissioners of Yakima County, Washington, a public hearing has been called and will be held in Room 33B, 128 North 2nd Street, Yakima, Washington, on **29th day, August, 2023, at 10:00 a.m.**, or as soon thereafter as possible so that all persons may be heard for or against various request(s) to lease the Toppenish to White Swan Rail Line.

Yakima County has received proposal(s) to lease a parceled portion of the Naches Branch Line parcel 181431-12007. (Property Legal Description: Section 31 Township 14 Range 18 Quarter NE: The unused portion of the Central Washington Railroad right of way through the Northeast Quarter of Section 31 EXCEPT the right of)

from the following Companies:

1. Apple King

Yakima County citizens are invited to attend and participate in the public hearing and will be given the opportunity to make comments for or against the leasing of the Yakima County owned parcel.

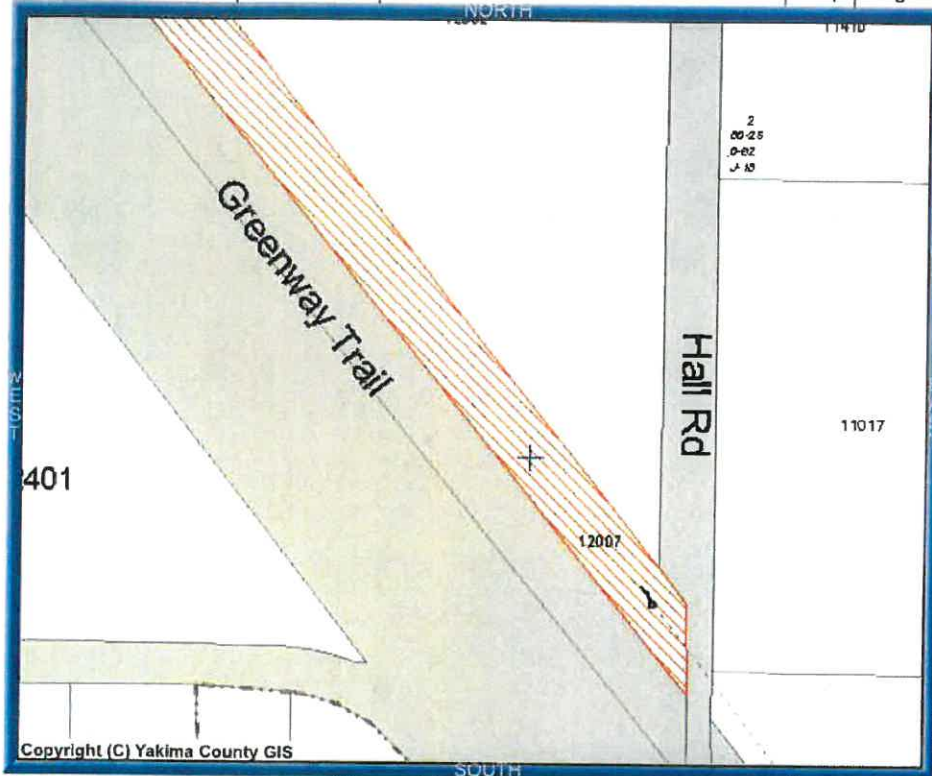
DONE this 8th day of August, 2023

PUBLISH: Yakima Herald Republic – August 11th, 2023

Bill to: Account No. 10830, Yakima County Auditor #14
Yakima County Public Services
128 North 2nd Street, 4th Floor
Yakima, WA 98901

Exhibit A

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Search By: Parcel Number
 Parcel #:
 Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

MapScale: 1 inch = 200 ft.

 Overlays: Aerial Photography: FEMA Critical Areas Contours Utilities
 MapSize: Small (800x600)

Maps brought to you by:
Valley Title Guarantee
 Title Insurance & Escrow Service
www.vtgc.com
 (509) 248-4442

Easting(ft) | Northing(ft) | Longitude(E) | Latitude(N) |
 |
 One Inch = 200 Feet |
 Feet 100 200 300 |
 Click Map to: [Get Information](#)

PROPERTY PHOTOS		PROPERTY INFORMATION AS OF 1/26/23 11:02:52 AM				PRINTING					
		Parcel Address:	UN-ASSIGNED, WA			<input type="button" value="Print Friendly Page"/>					
		Parcel Owner(s):	PUBLIC SERVICES-COUNTY ROAD								
		Parcel Number:	18143112007	Parcel Size:	3.62 Acre(s)						
		Property Use:	18 Other Residential			<input type="button" value="Detailed Report"/>					
TAX AND ASSESSMENT INFORMATION											
Tax Code Area (TCA):	315	Tax Year:	2023			<input type="button" value="Print Detailed Map"/>					
Improvement Value:	\$39500	Land Value:	\$66800								
Current Use Value:	\$0	Current Use Improvement:	\$0								
New Construction:	\$0	Total Assessed Value:	\$106300								
RESIDENTIAL INFORMATION											
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport	<input type="button" value="Section Map (print)"/>	
No Residence Information Found.											
SALE INFORMATION								<input type="button" value="Full Section Maps"/>			
Excise	Sale Date	Sale Price	Grantor				Portion				
No Sales Information Found.											
DISCLAIMER								<input type="button" value="SW-00 11-2000"/> <input type="button" value="NE-00 11-2000"/> <input type="button" value="SW-00 11-2000"/> <input type="button" value="SE-00 11-2000"/>			
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us .											

OVERLAY INFORMATION			
Zoning:	R-10/5	Jurisdiction:	County
Urban Growth Area:	Not in a UGA	Future Landuse Designation:	(Yakima County Plan 2015)
FEMA 100 Year:	FEMA Map	FIRM Panel Number:	53077C0711D <input type="button" value="Download Map"/>
LOCATION INFORMATION			
+ Latitude: 46° 39' 45.963"		+ Longitude: -120° 37' 16.691"	
Range: 18 Township: 14 Section: 31			
Narrative Description: Section 31 Township 14 Range 18 Quarter NE: The unused portion of the Central Washington Railroad right of way through the Northeast Quarter of Section 31 EXCEPT the right of			
DISCLAIMER			



PO Box 4080 · Yakima, WA 98904-4080
Phone: (509) 966-4830 Fax: (509) 965-5945

July 19, 2023

Jase Testerman
Right-of-Way Manager
Yakima County Roads Dept.
128 N 2nd Street
Yakima, WA 98901

Re; Parcel 181431-12007

To Whom it May Concern,

Apple King LLC (We) owns Parcel 181431-12002 which is adjacent to the property listed above that is under the jurisdiction of Yakima County. This property is used as an apple bin lot. Apple King would like to lease the strip of land from the County so that We have a little extra room to turn our trucks around in.

We do not plan on build any permanent structures on the County parcel.

Thank you,

A handwritten signature in black ink that reads "Mike Saunders". The signature is written in a cursive, flowing style.

Mike Saunders
Member

Enc. \$10.00 fee