



TO: T.C. Broadnax, City Manager
FROM: Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer /KDX
Troy Stevens, Senior Real Estate Specialist
COPY: City Council and City Clerk
SUBJECT: Setting a public hearing for the vacation of the remainder of the alley between Pine Street and vacated South Junett Street, northerly of South 50th Street
DATE: February 4, 2014

SUMMARY:

The Public Works Department is requesting to schedule a hearing before the Hearing Examiner for the street vacation of the alley remainder between Pine Street and vacated South Junett Street, northerly of South 50th Street. The hearing date will be set for March 20, 2014, at 9:00 a.m. This action only sets the date of the hearing before the Hearing Examiner.

BACKGROUND:

The Petitioner, 4910 Pine Street LLC, bought the five and a half acres of land abutting the alley from the Boys and Girls Club in August of 2009. Up until the sale, 97 percent of the land was their "club facility." The remaining three percent was a residential home. Since the time of purchase, the Petitioner has removed the residence, which makes the alley unnecessary, and rezoned the whole area to R4 – Low Density – Multiple Family Housing – through the Comprehensive Plan Process. The rezone has allowed them to move forward with the proposed Pine Street Apartments development.

The alley segment north of the subject area was vacated by City Ordinance No. 12726 on October 3, 1945, and recorded under Pierce County recording number 1383345.

FISCAL IMPACT:

This action only sets the date of the hearing before the Hearing Examiner. Unless the City decides otherwise, the City will receive market value compensation for the vacated right-of-way. The proceeds will be deposited in accordance with TMC 9.22.