

**RECEIVED****DECEMBER 28, 2021****HEARING EXAMINER****CITY EXHIBIT LIST****HEARING DATE:** Thursday, January 6, 2022, at 1:30 p.m.**FILE NUMBER:** HEX2021-025 (SV 124.1425)**FILE NAME:** Aaron Beckord, *Petitioner*

<b>EXHIBIT NUMBER</b>	<b>EXHIBIT DESCRIPTION</b>	<b>SUBMITTED BY</b>	<b>A</b>	<b>E</b>	<b>W</b>	<b>COMMENT</b>
<b>EX. C-1</b>	Preliminary Report	COT, RPS	<b>X</b>			
<b>EX. C-2</b>	Map 1	COT, RPS	<b>X</b>			
<b>EX. C-3</b>	Map 2 (Aerial Photo)	COT, RPS	<b>X</b>			
<b>EX. C-4</b>	Notice Posting Memo/Clerk's Certificate of Notice	COT, RPS	<b>X</b>			
<b>EX. C-5</b>	City of Tacoma Deed D-993	COT, RPS	<b>X</b>			
<b>EX. C-6</b>	Environmental Services Comment	COT, RPS	<b>X</b>			
<b>EX. C-7</b>	Tacoma Public Utilities Comment Traffic Engineering Comment	COT, RPS	<b>X</b>			
<b>EX. C-8</b>	Tacoma Real Property Services In -Lieu (LID) Comment	COT, RPS	<b>X</b>			
<b>EX. C-9</b>	Tacoma Public Works Traffic Engineering Comment	COT, RPS	<b>X</b>			
<b>EX. C-10</b>	Tacoma Public Works Engineering/ Signals Comment	COT, RPS	<b>X</b>			
<b>EX. C-11</b>	Environmental Services Solid Waste Comment	COT, RPS	<b>X</b>			

**KEY****A = Admitted****E = Excluded****W = Withdrawn**

## CITY EXHIBIT LIST

**HEARING DATE:** Thursday, January 6, 2022, at 1:30 p.m.

**FILE NUMBER:** HEX2021-025 (SV 124.1425)

**FILE NAME:** Aaron Beckord, *Petitioner*

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-12	Tacoma Fire Comment	COT, RPS	X			
EX. C-13	Tacoma Community and Economic Development Comment	COT, RPS	X			
EX. C-14	CenturyLink Comment	COT, RPS	X			
EX. C-15	Puget Sound Energy Comment	COT, RPS	X			
EX. C-16	Jacket - Petition and City records	COT, RPS	X			
EX. C-		COT, RPS				
EX. C-		COT, RPS				
EX. C-		COT, RPS				
EX. C-		COT, RPS				
EX. C-		COT, RPS				
EX. C-		COT, RPS				

### KEY

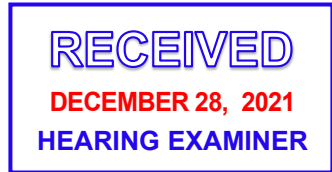
**A = Admitted**

**E = Excluded**

**W = Withdrawn**

**PRELIMINARY REPORT**

**PREPARED FOR THE HEARING EXAMINER  
BY REAL PROPERTY SERVICES**



**For the Hearing to be Held  
Thursday, January 6, 2022 at 1:30 PM**

**PETITIONER: AARON BECKORD**

**FILE NO. 124.1425**

**A. SUMMARY OF REQUEST:**

Real Property Services has received a petition to vacate a portion of an alley abutting and lying south of East 30th Street, between East K Street to the west, and Valley View Terrace to the east, for expanded yard use. The area is shown on the attached maps, Exhibits C-2 and C-3.

All interested persons have agreed to the petition. The petitioner Aaron Beckord owns two of the three parcels abutting the proposed vacation area (3007 East K Street and 3002 Valley View Terrace). The owners of the third abutting parcel (3003 East K Street), Jon Moore and Leslie Boyter, have signed the vacation petition in agreement with the petitioner.

**B. GENERAL INFORMATION:**

**1. Legal Description of Vacation:**

A portion of the Southwest Quarter of the Northwest Quarter of Section 10, Township 20 North, Range 3 East of the Willamette Meridian granted to the City of Tacoma by that certain deed recorded under Auditor's File No. 356238, records of Pierce County, Washington, being more particularly described as follows:

The easterly 10 feet of lot 5 and the westerly 10 feet of Lot 6, Block 8036, Tacoma Land Company's First Addition to Tacoma, W.T., according to Plat filed for record July 7, 1884 recorded under Auditor's File No. 170, records of Pierce County, State Of Washington;

Situate in the City of Tacoma, County of Pierce, State of Washington.

**2. Notification:**

9.22.060 NOTICE OF PUBLIC HEARING The Public Works Department shall cause a 30-day notice to be given of the pendency of the petition by written notice posted in three of the most public places in the City, a like notice in a conspicuous place on the street or alley sought to be vacated, a like notice in a newspaper of general circulation in the City, and a like notice to the legal property owners of all property abutting the right of way

requested for vacation as enumerated on the applicant's vacation petition, and to any other interested parties of record. In addition to posting notices of the hearing, the Public Works Department shall mail a copy of the notice to all owners and occupants of the property which lies within 300 feet of the street or alley to be vacated. The said notice shall contain the statement that a petition has been filed to vacate the street or alley described in the notice, together with a statement of the time and place fixed for the hearing of the petition.

In all cases where the proceeding is initiated by the City Council without a petition having been signed by the owners of more than two-thirds of the property abutting upon the part of the street or alley sought to be vacated, notice shall be sent as provided above. Failure to send notice by mail to any such property owner where the current address for such property owner is not a matter of public record shall not invalidate any proceedings in connection with the proposed street vacation.

**C. PUBLIC NOTICE:**

Real Property Services in conjunction with the City of Tacoma Clerk's office issued the following public notice:

The Public Hearing Notices were posted on November 24, 2021, and the yellow public notice signs were posted on December 3, 2021:

1. Placed yellow public notice within the right of way along East K Street, south of and facing west towards the intersection of East K Street and East 30<sup>th</sup> Street.
2. Place yellow public notice sign within the East K Street right of way, south of 3007 East K Street, angled to face northbound traffic on East K Street.
3. Public notice memo placed into the glass display case located on the first floor of the Municipal building abutting the Finance Department.
4. Public notice memo advertised on the City of Tacoma web site at address: <http://www.cityoftacoma.org/page.aspx?nid=596>
5. Public Notice advertised in the Daily Index newspaper.
6. Public Notice mailed to all parties of record within the **300** feet of vacation request.
7. Public Notice advertised on Municipal Television Channel 12.

**D. PURPOSE OF REQUEST:**

The Petitioner plans to use the vacated area for expanded residential yard uses.

**E. HISTORY:**

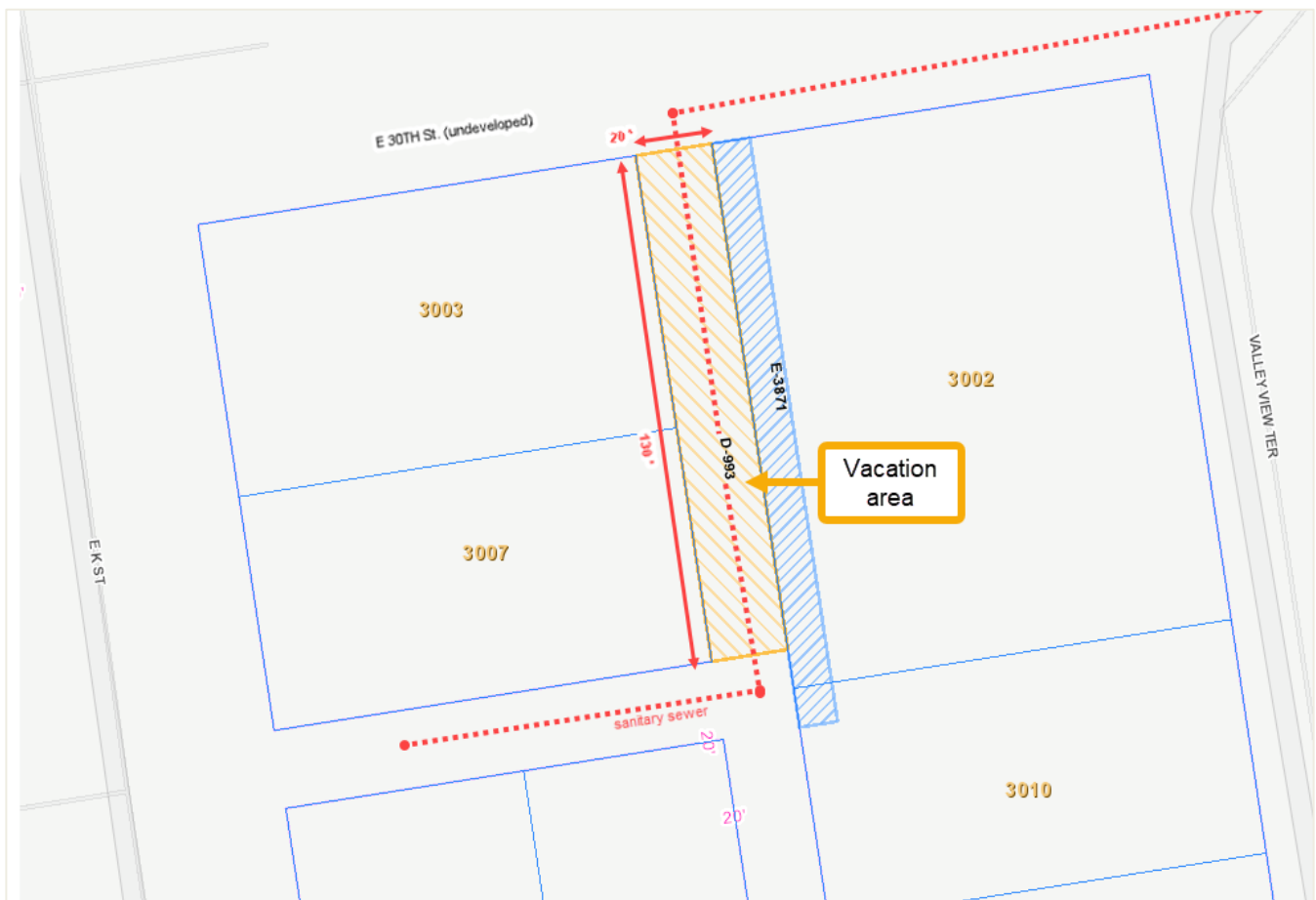
The City acquired the subject alley right of way by a Deed of Dedication for public use as an alley and public highway of the City of Tacoma, dated January 5, 1912, recorded under Auditor's File No. 356238, records of Pierce County, State Of Washington. (Exhibit C-4)



**F. PHYSICAL LAND CHARACTERISTICS:**

The alley to be vacated is a 20-foot wide by 130-foot long undeveloped right of way. The vacation area has a steep downward grade descending from the southwestern corner to the northeastern corner. The alley right of way abuts two parcels to the west, 3007 East K Street and 3003 East K Street. To the east, it abuts one parcel, 3002 Valley View Terrace.

An underground sanitary sewer main extends the length of the right of way area, approximately centered within the right of way. Immediately to the east of the alley right of way is a City of Tacoma utility easement (City of Tacoma Document # E-3871) containing Tacoma Power facilities, on the abutting parcel (3002 Valley View Terrace).



**G. APPLICABLE SECTIONS OF THE OFFICIAL CODE OF THE CITY OF TACOMA:**

9.22.010 PETITION TO VACATE AUTHORIZED: The owners of an interest in any real estate abutting on any street or alley who may desire to vacate any street or alley, or any part thereof, shall petition to the City Council to make vacation in the manner hereafter provided in this chapter and pursuant to RCW 35.79 or the City Council may itself initiate by Resolution such vacation procedure. The City Council shall require the petitioners to compensate the City in an amount which equals one-half of the appraisal value of the area vacated; provided that if the street or alley has been a public right of way for 25 years or more, the City shall be compensated in an amount equal to the full appraised value of the area vacated; provided that when the vacation is initiated by the City or the City Council deems it to be in the best interest of the City, all or any portion of such compensation may be waived. Except as provided below, one-half of the revenue received hereunder shall be devoted to the acquisition, improvement, and maintenance of public open space land and one-half may be devoted to transportation projects and the management and maintenance of other City owned lands and unimproved rights-of-way.

In the case of vacations of rights-of-way in the tide flats area, defined as easterly of the Thea Foss Waterway (inclusive of the Murray Morgan Bridge), northerly of State Route 509 and westerly of Marine View Drive, the total revenue received hereunder shall be devoted to transportation projects in the tide flats area.

9.22.040 PUBLIC'S RIGHT TO TRAVEL – UTILITIES: Vacation of any portion of a street that is designated as an arterial under Section 11.05.490 of the Municipal Code shall be of a minor nature only and shall not unreasonably limit the public's right to travel upon said street or interfere with the ancillary right to occupy said street for utility purposes.

CRITERIA: Section 9.22.070 of the Official Code of the City of Tacoma. The following criteria have been considered:

1. That the vacation will provide a public benefit and/or will be for a public purpose.
2. That the right-of-way vacation shall not adversely affect the street pattern or circulation of the immediate area or the community as a whole.
3. That the public need shall not be adversely affected.
4. That the right-of-way is not contemplated or needed for future public use.
5. That no abutting owner becomes landlocked or his access will not be substantially impaired; i.e., there must be an alternative mode of ingress and egress, even if less convenient.
6. That vacation of right-of-way shall not be in violation of RCW 35.79.035

**Regarding the above Criteria, Real Property Services finds the following:**

1. The vacation is a public benefit because it places the property on the tax rolls and facilitates private improvements.
2. City of Tacoma Traffic Engineering has been consulted regarding this petition and does not object.
3. The petition has been considered by City staff and outside quasi-governmental agencies and it does not adversely affect the public need; and
4. The right of way is not needed for future public use.
5. No abutting owner becomes landlocked nor will their access be substantially impaired.
6. The vacated area is not close to a body of water as contemplated under RCW 35.79.035.

**H. ADDITIONAL INFORMATION:**

The area to be vacated has not been assessed for sanitary sewers and is subject to a Connection Charge In-Lieu-of-Assessment per T.M.C. 12.08.350. Should the petitioner wish to clear this item from title, please contact Public Works Department, Real Property Services for the assessment amount. Please note that the ordinance establishing the rate of assessment is updated every few years, and the amount quoted may increase in the future. When the petitioner has submitted a development plan, an in lieu of amount will be computed.

**I. PROJECT RECOMMENDATIONS:**

As part of the City's review process for street vacation petitions, notice of this application was mailed to various City departments as well as many outside quasi-governmental agencies. These agencies, as noted below, have provided comments and recommended conditions to the Real Property Services Division. These comments, where appropriate, have been incorporated in the "Recommended Conditions of Approval" section of this preliminary report.

Preliminary Report – Exhibit C-1  
Map Exhibit – City Exhibit C-2  
Aerial Map Exhibit – City Exhibit C-3  
Posting Notice Memorandum and Clerk's Certificate of Notice – City Exhibit C-4  
City of Tacoma Vesting Deed for Vacation Area - Exhibit C-5

Agency Responses - Conditions:

Payment of fees  
Environmental Services Engineering – Retain utility easement – Exhibit C-6

Tacoma Power – Retain utility easement – Exhibit C-7

Agency Responses – Advisory Comments:

RPS (LID) – In-Lieu Fee \$1,015.76 - Exhibit C-8

Agency Responses - No Objection:

Tacoma Public Works Traffic Engineering – No Objection - Exhibit C-9

Tacoma Public Works Engineering/ Signals – No Objection – Exhibit C-10

Tacoma Environmental Services Solid Waste - No Objection – Exhibit C-11

Tacoma Fire– No Objection – Exhibit C-12

Tacoma Community and Economic Development – No Objection - Exhibit C-13

Tacoma Water – No Objection – Exhibit C-7

CenturyLink – No Objection - Exhibit C-14

Puget Sound Energy – No Objection - Exhibit C-15

No Response:

Comcast Communications – No Response

Tacoma Police – No Response

Planning & Development Services – No Response

Pierce Transit – No Response

**J. RECOMMENDED CONDITIONS OF APPROVAL:**

Should this street vacation request be approved, the Real Property Services Division recommends that the following conditions be made conditions of approval for this street vacation petition.

1. PAYMENT OF FEES

The petitioner shall compensate the City in an amount equal to the full appraised value of the area vacated. One-half of the revenue received shall be devoted to the acquisition, improvement and maintenance of public open space land and one-half may be devoted to transportation projects and /or management and maintenance of other City owned lands and unimproved rights-of-way. *TMC 9.22.010*

2. TACOMA PUBLIC UTILITIES

a. Please contact Gregory Muller at (253) 502-8256 regarding Tacoma Public Utility's comments. City Exhibit C-8.

b. TPU has no objections; however, it requires that a utility easement be retained by the City over the vacation area to support maintenance and access to Tacoma Power facilities which are adjacent to the vacation area. See below for recommended easement language.

3. ENVIRONMENTAL SERVICES

- a. Please contact Rod Rossi at (253) 502-2127 regarding Environmental Service's comments. City Exhibit C-9.
- b. Environmental Services has no objection; however, it recommends that a utility easement be retained by the City over the vacation area

4. REAL PROPERTY SERVICES

- a. Please contact Susie Rogers at (253) 591-5566 regarding this Real Property Services recommendation.
- b. Real Property Services recommends that the following utility easement be retained by the City over the vacation area to fulfil the above requirements for a utility easement made by Tacoma Public Utilities and Environmental Services:

CITY OF TACOMA, a Washington municipal corporation, retains a nonexclusive perpetual easement ("Easement") to install, construct, operate, inspect, maintain, remove, repair, and replace City of Tacoma utilities ("Utilities") in, upon, under, and along the vacation area ("Easement Area").

The property owner(s), and its heirs, successors or assigns shall not place, plant or construct any permanent structures in, upon or under the Easement Area. Permanent structure shall mean any concrete foundation, concrete slab, wall, rockery, pond, stream, building, deck, overhanging structure, fill material, tree, recreational sport court, carport, portable or non-portable shed, private utilities, fence, or any other improvement that restricts or unreasonably interferes with the City of Tacoma's access to install, construct, operate, inspect, maintain, remove, repair, and replace the Utilities within the Easement Area. Permanent structures shall not mean flowers, ground cover and shrubs - provided they are less than 3 feet in height, lawn grass, asphalt paving, or gravel.

**K. ADVISORY COMMENTS:**

5. Real Property Services (RPS) – In-Lieu

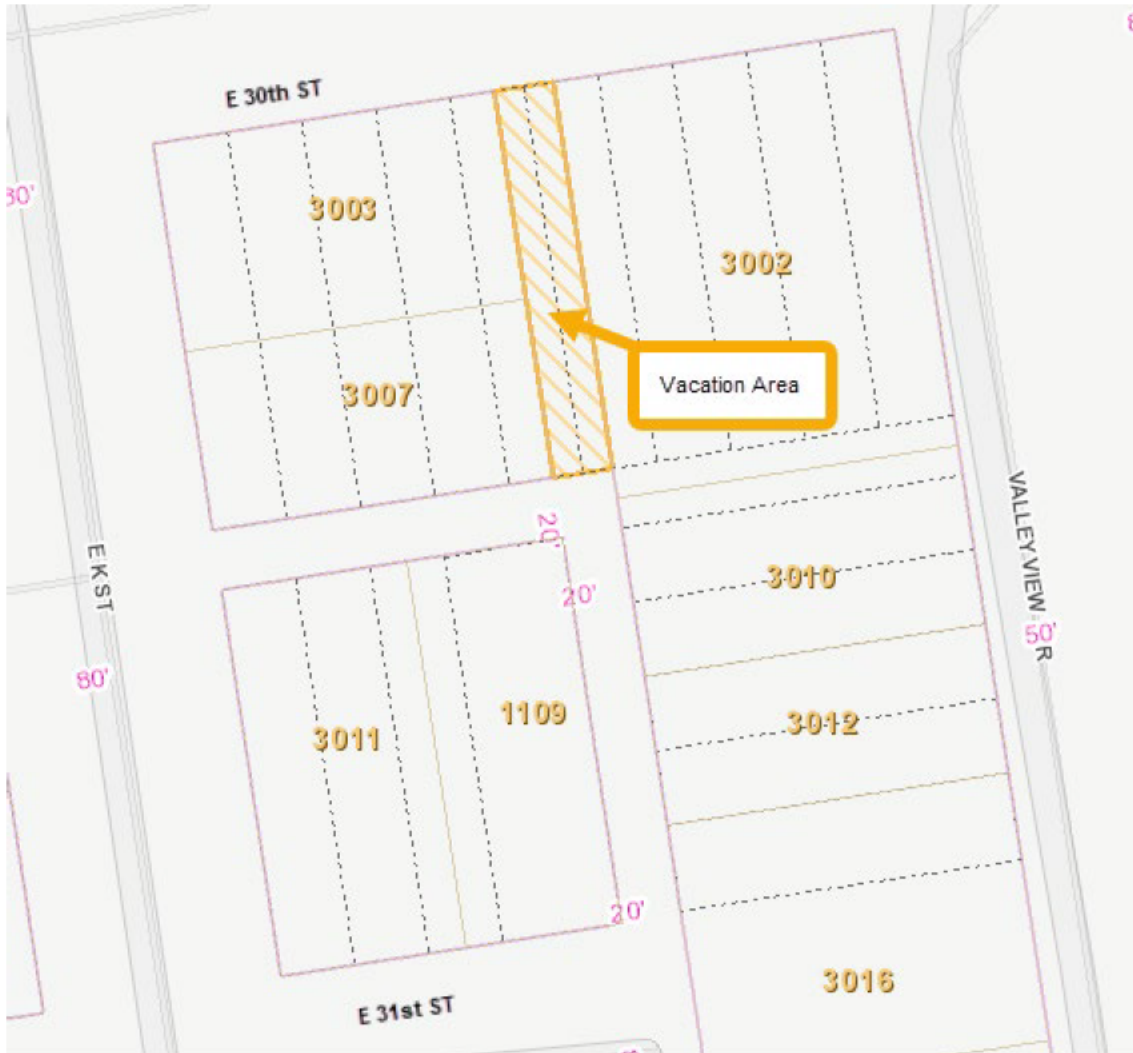
- a. Please contact Britany Avila at (253) 591-5277 regarding RPS' In-Lieu comments.
- b. An In-Lieu amount of \$1,015.76 is due for sanitary sewer.

The amount is not required to be paid at this time; however, if the Petitioner chooses not to pay, it will be an obligation on title and the In-lieu amount may increase.

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.



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CITY OF TACOMA

STREET VACATION NO. 124.1425

PORTION OF ALLEY SOUTH OF EAST 30TH STREET,  
BETWEEN EAST K STREET AND VALLEY VIEW TERRACE

SW 1/4 OF THE NW 1/4, SEC. 10, T20N, R2E

NOT TO SCALE





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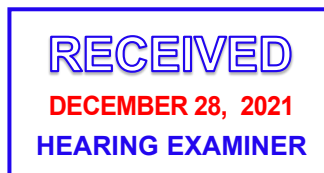
CITY OF TACOMA

STREET VACATION NO. 124.1425

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SW 1/4 OF THE NW 1/4, SEC. 10, T20N, R2E

NOT TO SCALE



**TO:** City Clerk's Office  
**FROM:** Teague Pasco, Public Works/Real Property Services  
**SUBJECT:** **PUBLIC HEARING - NOTICE LOCATIONS**  
**FILE NO. 124.1425 – AARON BECKORD**  
**RESOLUTION NO. 40872**  
**DATE:** December 3, 2021

The Public Hearing Notices were posted on November 24, 2021 and the yellow public notice signs were posted on December 3, 2021:

1. Placed yellow public notice within the right of way along East K Street, south of and facing west towards the intersection of East K Street and East 30th Street.
2. Place yellow public notice sign within the East K Street right of way, south of 3007 East K Street, angled to face northbound traffic on East K Street.
3. Public notice memo placed into the glass display case located on the first floor of the Municipal building abutting the Finance Department.
4. Public notice memo advertised on the City of Tacoma web site at address: <http://www.cityoftacoma.org/page.aspx?nid=596>
5. Public Notice advertised in the Daily Index newspaper.
6. Public Notice mailed to all parties of record within the 300 feet of vacation request.
7. Public Notice advertised on Municipal Television Channel 12.



City of Tacoma

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\_\_\_\_\_ Notice of \_\_\_\_\_  
**Public Hearing**

November 24, 2021

On Thursday, January 6, 2022, at 1:30 p.m., the Hearing Examiner will conduct a hearing on the request to vacate a portion of an alley, abutting and lying south of East 30th Street, between East "K" Street to the west, and Valley View Terrace to the east, for expanded yard use. (Aaron Beckord; File No. 124.1425)

Pursuant to Proclamation of Emergency Rule No. 4, the hearing will not be conducted in-person and will have telephonic and virtual access for the public to attend. Information on how to participate will be updated as it becomes available and can be accessed at <https://www.cityoftacoma.org/hearingexaminer/> or by calling the Hearing Examiner's Office at 253-591-5195 or Troy Stevens, Senior Real Estate Specialist, at 253-591-5535.

Resolution No. 40872, which set the public hearing date, can be viewed in its entirety on the City's website at [www.cityoftacoma.org/councilmeetings](http://www.cityoftacoma.org/councilmeetings) by clicking on the link for November 23, 2021, or by requesting a copy from the City Clerk's Office.

Doris Sorum  
City Clerk





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CITY OF TACOMA

STREET VACATION NO. 124.1425

PORTION OF ALLEY SOUTH OF EAST 30TH STREET,  
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SW 1/4 OF THE NW 1/4, SEC. 10, T20N, R2E

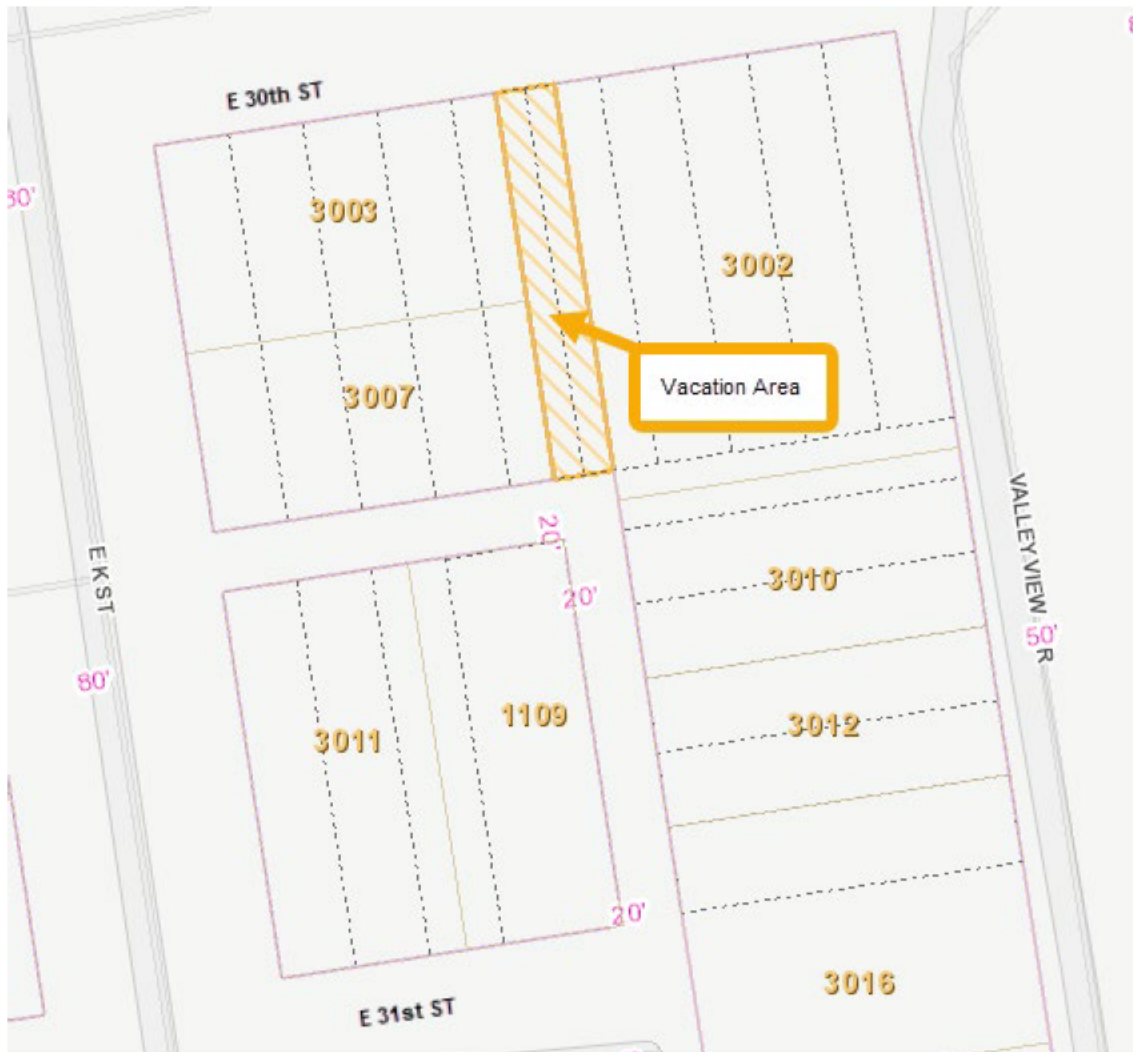
NOT TO SCALE



**Exhibit C-4 (d)**

**RECEIVED**

**DECEMBER 28, 2021  
HEARING EXAMINER**



**CITY OF TACOMA**

**STREET VACATION NO. 124.1425**

**PORTION OF ALLEY SOUTH OF EAST 30TH STREET,  
BETWEEN EAST K STREET AND VALLEY VIEW TERRACE**

**SW 1/4 OF THE NW 1/4, SEC. 10, T20N, R2E**

**NOT TO SCALE**

**Exhibit C-4 (d)**



RECEIVED  
DECEMBER 28, 2021  
HEARING EXAMINER

No. I694

Entered on City  
Maps 4/25/12  
Eull

DEED OF DEDICATION

THIS INDENTURE, made this fifth day of January, A.D. 1912  
by and between the Tacoma Land and Improvement Company, a  
corporation duly organized and existing under the laws of  
the State of Washington, the party of the first part, and  
THE PUBLIC, the party of the second part, WITNESSETH:-

That the party of the first part, for and in consider-  
ation of the sum of One Dollar and other good and valuable  
considerations, by it received, does hereby give, grant and  
dedicate unto THE PUBLIC, the party of the second part, for  
public use as and for an alley and public highway of the  
City of Tacoma, the following described tracts and parcels  
of land, situate in said City of Tacoma, in the County of  
Pierce, and State of Washington, to-wit:- The easterly ten  
(10) feet of Lot numbered five (5) and the westerly ten (10)  
feet of Lot numbered six (6) in Block numbered Eight thousand  
and thirty-six ( 8036 ) in the "Tacoma Land Company's First  
Addition to Tacoma, W.T." according to the recorded plat  
thereof in the office of the Auditor of said county.

TO HAVE AND TO HOLD the said tracts or parcels of land  
above described as and for a public alley and highway of  
said City of Tacoma, forever.

IN WITNESS WHEREOF, the said party of the first part  
has caused this indenture to be executed in its corporate  
name and under its corporate seal, by its President and  
Secretary, thereunto duly authorized, on this the day and  
year first above written.

Tacoma Land and Improvement Company

By Henry Longshell  
Its President

Executed in the  
presence of:

Wm. J. Longshell

Attest: John R. Artley  
Its Secretary

00093

30 ✓

177 NW 10-20-3 E 30' + E. 2'

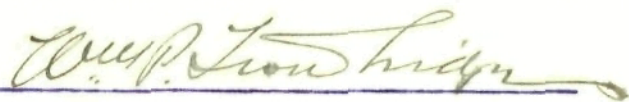


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HEARING EXAMINER

State of Washington )  
                                  ) SS.  
County of Pierce        )

On this the fifth day of January, A.D.,1912 before me, the undersigned, Notary Public, personally appeared Henry Longstreth and John R. Arkley, who are known to me to be the President and Secretary, respectively, of the Tacoma Land and Improvement Company, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, on this the day and year first in this certificate written.

  
\_\_\_\_\_  
Notary Public, residing in Tacoma,  
Washington.



Jan. 5, 1912.

356238

Jacoma Land  
& Imp. Co.

Exhibit C-5 (c)

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DECEMBER 28, 2021  
HEARING EXAMINER

Prepared by *lvb*

FILED BY *J. F. Meady*

*Feb. 28 1912*

Deed Record 367 Page 198

*11:39 a.m.*

AT *W. A. Stewart,*  
County Auditor  
Pierce County, Wash.

Wit. *Art Nelson*

Not to *meft*

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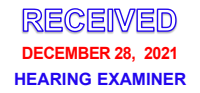
1192

INDEXED BY THOMPSON

Land: *W. A. Stewart*  
*City Atty*

*S-10 T-22 N-3 E*

Entered Eng's  
Deed Book



**From:** [Rossi, Rod](#)  
**To:** [Pasco, Teague](#)  
**Subject:** RE: City of Tacoma - Street Vacation 124.1425 - Comments DUE October 19, 2021 - Petitioner Aaron Beckord  
**Date:** Wednesday, September 29, 2021 12:30:05 PM

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ES has a 8" wastewater main (SAP #6285574) within the proposed vacation area. A standard utility easement would need to be obtained before ES would release rights to the ROW.

Rod Rossi, PMP  
City of Tacoma, Environmental Services  
Science & Engineering Division  
326 East D Street  
Tacoma, WA 98421  
253.502.2127

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**From:** [Muller, Gregory](#)  
**To:** [Pasco, Teague](#)  
**Subject:** RE: City of Tacoma - Street Vacation 124.1425 - Comments DUE October 19, 2021 - Petitioner Aaron Beckford  
**Date:** Tuesday, October 19, 2021 8:25:23 AM  
**Attachments:** [image001.png](#)

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Teague,

In my experience it's easiest if one of the divisions needs the whole thing to simply retain an easement for "utility purposes" by the City and not call out the various uses/users/areas, and would have the e-mail exchanges in project files/staff report, but may want to double-check with Troy.

Thanks!

Greg

---

**From:** Pasco, Teague <[tpasco@cityoftacoma.org](mailto:tpasco@cityoftacoma.org)>  
**Sent:** Tuesday, October 19, 2021 8:16 AM  
**To:** Muller, Gregory <[GMuller@cityoftacoma.org](mailto:GMuller@cityoftacoma.org)>  
**Subject:** RE: City of Tacoma - Street Vacation 124.1425 - Comments DUE October 19, 2021 - Petitioner Aaron Beckford

Sounds like I need to retain a utility agreement on the entire vacation area, prohibiting fences or other structures. ES sewer will require the easement on the entire vacated alley area. Should I recite that TPU requires only the east 10 ft of the vacated area for access to/maintenance of the power facility in the adjacent easement? Or just retain an easement for City utility purposes over the vacated alley?

Teague Pasco  
Sr. Real Estate Specialist  
City of Tacoma, Public Works  
Real Property Services  
(253) 591-5570 (phone)  
[tpasco@cityoftacoma.org](mailto:tpasco@cityoftacoma.org)

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**From:** Muller, Gregory <[GMuller@cityoftacoma.org](mailto:GMuller@cityoftacoma.org)>  
**Sent:** Tuesday, October 19, 2021 7:50 AM  
**To:** Pasco, Teague <[tpasco@cityoftacoma.org](mailto:tpasco@cityoftacoma.org)>  
**Subject:** FW: City of Tacoma - Street Vacation 124.1425 - Comments DUE October 19, 2021 - Petitioner Aaron Beckford

Good morning, Teague.

Tacoma Water has no objection or need for an easement reservation. Do you have all the information you need regarding Tacoma Power's needs?

Thanks!

Greg

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**From:** Rusler, Jeffrey <[JRusler@cityoftacoma.org](mailto:JRusler@cityoftacoma.org)>  
**Sent:** Thursday, September 30, 2021 1:22 PM  
**To:** Rempe, Joe <[JREMPE@cityoftacoma.org](mailto:JREMPE@cityoftacoma.org)>; Pasco, Teague <[tpasco@cityoftacoma.org](mailto:tpasco@cityoftacoma.org)>; Muller, Gregory <[GMuller@cityoftacoma.org](mailto:GMuller@cityoftacoma.org)>  
**Cc:** Martinson, John <[JMARTINS@cityoftacoma.org](mailto:JMARTINS@cityoftacoma.org)>; Glassy, Thad <[TGLASSY@cityoftacoma.org](mailto:TGLASSY@cityoftacoma.org)>; Quinones, Kimberly <[kquinones@cityoftacoma.org](mailto:kquinones@cityoftacoma.org)>; Collier, Regina <[rcollier@cityoftacoma.org](mailto:rcollier@cityoftacoma.org)>; Netcher, Greg <[gnetcher@cityoftacoma.org](mailto:gnetcher@cityoftacoma.org)>; Harrison, Dylan <[dharrison@cityoftacoma.org](mailto:dharrison@cityoftacoma.org)>; Rossi, Rod <[RRossi@cityoftacoma.org](mailto:RRossi@cityoftacoma.org)>  
**Subject:** RE: City of Tacoma - Street Vacation 124.1425 - Comments DUE October 19, 2021 - Petitioner Aaron Beckford

Thanks for taking a look at it Joe to confirm!

**Jeff Rusler, P.E. | Tacoma Power**  
**T&D Electrical Services - New Services Engineering**



RECEIVED  
DECEMBER 28, 2021  
HEARING EXAMINER

Cell: (253)389-8932 | Desk: (253) 502-8309 | Fax: (253) 502-8659  
<http://www.mytpu.org/>

---

**From:** Rempe, Joe <JREMPE@cityoftacoma.org>

**Sent:** Thursday, September 30, 2021 12:44 PM

**To:** Pasco, Teague <tpasco@cityoftacoma.org>; Rusler, Jeffrey <JRusler@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>

**Cc:** Martinson, John <JMARTINS@cityoftacoma.org>; Glassy, Thad <TGLASSY@cityoftacoma.org>; Quinones, Kimberly <kquinones@cityoftacoma.org>; Collier, Regina <rcollier@cityoftacoma.org>; Netcher, Greg <gnetcher@cityoftacoma.org>; Harrison, Dylan <dharrison@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>

**Subject:** RE: City of Tacoma - Street Vacation 124.1425 - Comments DUE October 19, 2021 - Petitioner Aaron Beckford

I visited the site.

Property corners were staked & Power was located.

I can state w/ high degree of certainty that our facilities are within the easement described.

I agree that access will need to be maintained within a portion of the vacated area.

Take care,

Joe R.

---

**From:** Rusler, Jeffrey <JRusler@cityoftacoma.org>

**Sent:** Wednesday, September 29, 2021 5:06 PM

**To:** Pasco, Teague <tpasco@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Rempe, Joe <JREMPE@cityoftacoma.org>

**Cc:** Martinson, John <JMARTINS@cityoftacoma.org>; Glassy, Thad <TGLASSY@cityoftacoma.org>; Quinones, Kimberly <kquinones@cityoftacoma.org>; Collier, Regina <rcollier@cityoftacoma.org>; Netcher, Greg <gnetcher@cityoftacoma.org>; Harrison, Dylan <dharrison@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>

**Subject:** RE: City of Tacoma - Street Vacation 124.1425 - Comments DUE October 19, 2021 - Petitioner Aaron Beckford

Yeah if other City utilities need easements then it might be good to just reserve easement over it all and say no structures within the easement. Power specifically would probably only need easement over the east 10' so we can access our facilities that are within the west 10' of the properties on the east side.

**Jeff Rusler, P.E. | Tacoma Power**

**T&D Electrical Services - New Services Engineering**

Cell: (253)389-8932 | Desk: (253) 502-8309 | Fax: (253) 502-8659

<http://www.mytpu.org/>

RECEIVED

DECEMBER 28, 2021

HEARING EXAMINER

**From:** [Avila, Britany](#)  
**To:** [Pasco, Teague](#)  
**Subject:** RE: City of Tacoma - Street Vacation 124.1425 - Comments DUE October 19, 2021 - Petitioner Aaron Beckord  
**Date:** Tuesday, December 28, 2021 10:32:45 AM

---

Hi Teague,

Amount owing is \$1,015.76

Britany Avila  
Real Estate Specialist  
City of Tacoma  
Public Works Department | Facilities Management Division | Real Property Services  
747 Market ST, Tacoma, WA 98402  
Desk: 253.591.5277  
Email: [bavila@cityoftacoma.org](mailto:bavila@cityoftacoma.org)  
Website: [www.cityoftacoma.org](http://www.cityoftacoma.org)





RECEIVED  
DECEMBER 28, 2021  
HEARING EXAMINER

**From:** [Kammerzell, Jennifer](#)  
**To:** [Pasco, Teague](#)  
**Subject:** RE: New Street Vacation request  
**Date:** Tuesday, March 16, 2021 5:01:54 PM  
**Attachments:** [image001.png](#)

No objection, considering the 3002 should still be able to access via the alley and it would not cut off alley access. My only concern would be if Refuse uses the alley for pick-up and can't make that turn. (but if they do pick up in the alley, they do that now).

*Jennifer Kammerzell*  
Principal Engineer  
City of Tacoma - Public Works Dept  
she/her

voice: 253 591 5511  
[jkammerzell@cityoftacoma.org](mailto:jkammerzell@cityoftacoma.org)  
[www.cityoftacoma.org](http://www.cityoftacoma.org)

**From:** Pasco, Teague <tpasco@cityoftacoma.org>  
**Sent:** Tuesday, March 16, 2021 4:13 PM  
**To:** Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>  
**Subject:** New Street Vacation request

Hi Jennifer,

I have a new street vacation request, it's an undeveloped alley ROW to the east of 3003 & 3007 E K St, and west of 3002 Valley View Terrace. Can you let me know if you think Traffic would object to the SV? Thank you.



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DECEMBER 28, 2021

HEARING EXAMINER



+ Tacoma City of Tacoma

Memorandum

TO: ALL CONCERNED AGENCIES & DEPARTMENTS

FROM: TEAGUE PASCO  
PUBLIC WORKS /REAL PROPERTY SERVICES

SUBJECT: STREET VACATION REQUEST NO. 124.1425

DATE: September 28, 2021

Real Property Services is processing a petition Request to vacate a portion of the undeveloped alley abutting and lying south of East 30th Street, between East K Street to the west, and Valley View Terrace to the east, to be used as additional residential yard space, as shown on the attached vicinity maps and described in the attached memo.

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, by October 19, 2021**. If your comments are not received by that date, it will be understood that the office you represent has no interest in this matter.

Attachment(s)

AT&T Broadband

Pierce Transit

Puget Sound Energy

Qwest Communications

Fire Department

Police Department

TPU/Power/T&D

TPU/Water/LID

PW/Director (3)

PW/BLUS (2)

PW/Construction

PW/Engineering

PW/Engineering/LID

PW/Engineering/Traffic

PW/Environmental Services

PW/Solid Waste

PW/Street & Grounds

Tacoma Economic Development

Click! Network

RESPONSE

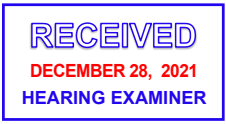
No Objections

Comments Attached

November 8, 2021 Date

Vicki Marsten Signature

PW/Engrg/Traffic Signal/Streetlighting Department



**From:** [Hauenstein, Lyle](#)  
**To:** [Pasco, Teague](#)  
**Subject:** RE: City of Tacoma - Street Vacation 124.1425 - Comments DUE October 19, 2021 - Petitioner Aaron Beckord  
**Date:** Wednesday, September 29, 2021 8:10:05 AM

---

Solid waste has no concerns with this vacation.

*Lyle S. Hauenstein  
City of Tacoma  
Collections Supervisor Solid Waste Management  
(253)594-7843*

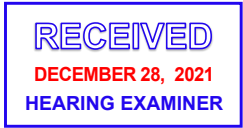
City of Tacoma | Environmental Services|Solid Waste Management | 3510 South Mullen Street, Tacoma, WA 98409-2200



 Please consider the environment before printing this email.

*Notice of public disclosure: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.*

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**From:** [Seaman, Chris](#)  
**To:** [Pasco, Teague](#)  
**Subject:** RE: City of Tacoma - Street Vacation 124.1425 - Comments DUE October 19, 2021 - Petitioner Aaron Beckord  
**Date:** Wednesday, September 29, 2021 6:53:04 AM  
**Attachments:** [image001.png](#)

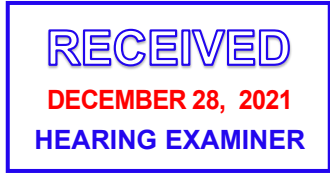
---

Teague,

Tacoma Fire has no objections to the vacation.

Regards,  
CHRIS SEAMAN, P.E.  
Senior Engineer  
Tacoma Fire Department | Prevention Division  
901 Fawcett Avenue | Tacoma, WA 98402  
253.591.5503 | [cseaman@cityoftacoma.org](mailto:cseaman@cityoftacoma.org)





+ Tacoma City of Tacoma

Memorandum

**TO: ALL CONCERNED AGENCIES & DEPARTMENTS**

**FROM: TEAGUE PASCO  
PUBLIC WORKS /REAL PROPERTY SERVICES**

**SUBJECT: STREET VACATION REQUEST NO. 124.1425**

**DATE: September 28, 2021**

Real Property Services is processing a petition Request to vacate a portion of the undeveloped alley abutting and lying south of East 30th Street, between East K Street to the west, and Valley View Terrace to the east, to be used as additional residential yard space, as shown on the attached vicinity maps and described in the attached memo.

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, by October 19, 2021**. If your comments are not received by that date, it will be understood that the office you represent has no interest in this matter.

Attachment(s)

- AT&T Broadband
- Pierce Transit
- Puget Sound Energy
- Qwest Communications
- Fire Department
- Police Department
- TPU/Power/T&D
- TPU/Water/LID
- PW/Director (3)
- PW/BLUS (2)
- PW/Construction
- PW/Engineering
- PW/Engineering/LID
- PW/Engineering/Traffic
- PW/Environmental Services
- PW/Solid Waste
- PW/Street & Grounds
- Tacoma Economic Development
- Click! Network

RESPONSE

No Objections

Comments Attached

September 29, 2021 \_\_\_\_\_ Date

*Patricia W Beard* \_\_\_\_\_ Signature

CEDD \_\_\_\_\_ Department

RECEIVED  
DECEMBER 28, 2021  
HEARING EXAMINER

10/19/2021

Teague Pasco, Esq.  
Sr. Real Estate Specialist  
City of Tacoma, Public Works  
Real Property Services  
(253) 591-5570 (phone)  
tpasco@cityoftacoma.org



**No Reservations/No Objections**

**SUBJECT: APPROVAL TO PROCEED**  
**Project Location: Street Vacation 124.1425**

To Whom It May Concern:

Qwest Corporation, d/b/a CenturyLink QC ("CenturyLink") has reviewed the request for the subject matter and has determined that it has no objections with respect to the changes proposed as shown and/or described for the property on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this shall not reduce our rights to any other existing easement or rights we have on this site or in the area. Please ensure that locates are performed prior to construction.

This response is submitted **WITH THE STIPULATION** that if CenturyLink facilities are found and/or damaged within the area as described, the Applicant will bear the cost of relocation and repair of said facilities. Contact TJ Eich (Tamara.Eich@centurylink.com) with any questions.

Sincerely,

**Mary Hutton**  
mary.hutton@centurylink.com  
Network Infrastructure Services  
CenturyLink  
P839279



RECEIVED  
DECEMBER 28, 2021  
HEARING EXAMINER

EXHIBIT A



RECEIVED  
DECEMBER 28, 2021  
HEARING EXAMINER

**From:** [Tuche, Megan](#)  
**To:** [Pasco, Teague](#)  
**Subject:** RE: City of Tacoma - Street Vacation 124.1425 - Comments DUE October 19, 2021 - Petitioner Aaron Beckord  
**Date:** Wednesday, October 20, 2021 3:42:15 PM

---

Hi Teague,

I apologize for the delay, PSE does not maintain any gas facilities within the proposed vacate area. Please let me know if you have questions or require additional information.

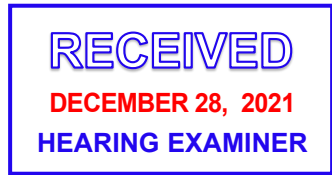
Thank you

**Megan Tuche SR/WA**  
Sr. Real Estate Representative  
**Puget Sound Energy, Inc.**  
253-476-6417 (O) | 253-495-1427 (C)

---



APPLICATION FOR VACATION OF RIGHT OF WAY



Vacation No. 124.1425

Petitioner Aaron Beckord Phone No. 206-300-7690

Mailing Address 3007 E K St City Tacoma Zip 98404

Situs Address 3007 E K St

Alternate Contact None listed Phone No. \_\_\_\_\_

Comments Petition recites vacation purpose as "Expanded Yard Use"

**Summary Location of Area to be Vacated**  
 Portion of an alley, abutting and lying south of East 30<sup>th</sup> Street, between East K Street to the west, and Valley View Terrace to the east, for expanded yard use. LEGAL: THE EASTERLY 10 FEET OF LOT 5 AND THE WESTERLY 10 FEET OF LOT 6, BLOCK 8036, TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, W.T.

**ROUTING LOG**

**REAL PROP. SERVICES** PROJECT NO. 124.1425

Petition Received 09/17/2019 Fee Received \$500.00 Receipt No. \_\_\_\_\_  
 Prepare Resolution Request & Jacket Inserts

*VACATION PACKET FORWARDED TO CLERK'S OFFICE* 10/30/2019

**CITY CLERK**

RESOLUTION NO. 40872 DATE ADOPTED 11/23/2021  
 Notices Mailed 12/01/2021 Notices Posted 12/03/2021

*VACATION PACKET RETURNED TO REAL PROPERTY SERVICES* 12/27/2021

**REAL PROPERTY SERVICES**

Comment Letters Mailed 09/16/2021 Deadline 11/15/2021  
 Report for Hearing Examiner Prepared Mailed to Petitioner  
 HEARING DATE 01/06/2022 TIME 1:30 p.m.

*VACATION PACKET FORWARDED TO HEARING EXAMINER* 12/27/2021

**HEARING EXAMINER**

Petition Heard Recommendation Mailed to Petitioner  
*VACATION PACKET FORWARDED TO CITY ATTORNEY*

**CITY ATTORNEY**

Ordinance Prepared \_\_\_\_\_ ORDINANCE NO. \_\_\_\_\_

CITY COUNCIL First Reading \_\_\_\_\_ Passed Yes  No

**CITY ATTORNEY**

Conditions Met \_\_\_\_\_ DATE PASSED \_\_\_\_\_

*VACATION PACKET RETURNED TO REAL PROPERTY SERVICES*



PETITION NO. 124.1425 (RPS 21-029)

CITY OF TACOMA
PETITION TO VACATE RIGHT OF WAY
Tacoma Municipal Code 9.22 RCW 35.79

Petitioner(s)(Print or Type): Aaron Beckord
Phone: (206) 300-7690 Email: aaronbeckord@hotmail.com
Address: 3007 EAST K STREET City: TACOMA State: WA Zip: 98404
Contact Rep.: Aaron Beckord Parcel No: 2080360030
Address: 3007 EAST K STREET City: TACOMA State: WA Zip: 98404
Phone: (206) 300-7690 Email: aaronbeckord@hotmail.com

1. I/We, the undersigned, hereby petition the Tacoma City Council to vacate the following City right of way:
Alleyway TO The East of 3003 EAST K STREET
(PARCEL # 2080360020) AND 3007 EAST K STREET
(PARCEL # 2080360030) AND TO THE WEST OF 3002 Valley View Terrace
(PARCEL # 2080360040)

2. Describe the proposed use of right-of-way to be vacated. (Please explain in detail and attach building and/or site plans where applicable.)
This would be an extension of our yards.

- 3. By signing this form, the petitioner(s) and abutting owner(s), if applicable, agree(s) to pay to the City of Tacoma:
• A non-refundable filing fee of \$500.00 shall be deposited with the City Treasurer upon acceptance of the petition by the Public Works Real Property Services Section.
• One-half of the appraised value of the vacated right of way (if the right of way was held in inventory for less than twenty-five (25) years) OR full appraised value of the vacated right of way (if right of way was held in inventory for 25 years or more OR if the right of way was acquired at public expense).
• Any additional costs for appraisals and/or other charges deemed necessary including, but not limited to, in lieu of sewer assessment fee, traffic studies, and costs to move/replace sidewalks, curbs and gutters.

4. By signing this form, the petitioner(s) acknowledge(s) that final transfer of vacated right of way cannot be executed until all conditions of approval have been met and a vacation ordinance passed by City Council.

Signature of Petitioner [Signature] Date 02/15/2021
Signature of Co-Petitioner \_\_\_\_\_ Date \_\_\_\_\_





**CITY OF TACOMA  
PETITION TO VACATE RIGHT OF WAY  
SIGNATURES OF ABUTTING OWNERS**

**We, the undersigned, support this request and represent one hundred percent (100%) of all owners of property abutting the right of way to be vacated:**

Signature		Assessor's Parcel No.	2080360030
Name (Print)	AARON BECKORD	Phone	(206) 300-7690
Street	3007 EAST K STREET	City	TACOMA Zip 98404

Signature		Assessor's Parcel No.	2080360040
Name (Print)	AARON BECKORD	Phone	(206) 300-7690
Street	3002 Valley View Terrace	City	TACOMA Zip 98404

Signature		Assessor's Parcel No.	2080360020
Name (Print)	Jan Moore <del>Leslie Byler</del>	Phone	206-859-9491
Street	3003 EAST K STREET	City	TACOMA Zip 98404

Signature	_____	Assessor's Parcel No.	_____
Name (Print)	_____	Phone	_____
Street	_____	City	_____ Zip _____

Signature	_____	Assessor's Parcel No.	_____
Name (Print)	_____	Phone	_____
Street	_____	City	_____ Zip _____

Signature	_____	Assessor's Parcel No.	_____
Name (Print)	_____	Phone	_____
Street	_____	City	_____ Zip _____



**TO: DORIS SORUM  
CITY CLERK**

**FROM: TEAGUE PASCO  
PUBLIC WORKS/FACILITIES MGT./REAL PROPERTY SERVICES**

**SUBJECT: STREET VACATION PETITION NO. 124.1425**

**DATE: October 25, 2021**

I am enclosing a street vacation package containing a petition to vacate a portion of an alley, abutting and lying south of East 30<sup>th</sup> Street, between East K Street to the west, and Valley View Terrace to the east, for expanded yard use.

The following information must be included in all notices of the Public Hearing:

The City of Tacoma does not discriminate on the basis of disabilities in any of its programs or services. Upon request, special accommodations will be provided within five (5) business days. For these accommodations, please contact the City Clerk's Office at 591-5171 (voice) or dial 591-5070 (TTY).

A hearing date of January 6, 2022 at 1:30 P.M. has been assigned by the Hearing Examiner's office. A Request for Resolution is enclosed for submission to the City Council at its meeting of November 23, 2021, fixing this date and time when the Hearing Examiner will hear the petition.

Assuming that date is set as the date of hearing, it should be noted that notice of the Public Hearing must be made three **(3) days after the City Council Meeting**.

Enclosure: Vacation packet

**TO:** City Clerk's Office

**FROM:** Teague Pasco, Public Works/Real Property Services

**SUBJECT:** **PUBLIC HEARING - NOTICE LOCATIONS**  
**FILE NO. 124.1425 – AARON BECKORD**  
**RESOLUTION NO. 40872**

**DATE:** December 3, 2021

The Public Hearing Notices were posted on November 24, 2021 and the yellow public notice signs were posted on December 3, 2021:

1. Placed yellow public notice within the right of way along East K Street, south of and facing west towards the intersection of East K Street and East 30th Street.
2. Place yellow public notice sign within the East K Street right of way, south of 3007 East K Street, angled to face northbound traffic on East K Street.
3. Public notice memo placed into the glass display case located on the first floor of the Municipal building abutting the Finance Department.
4. Public notice memo advertised on the City of Tacoma web site at address: <http://www.cityoftacoma.org/page.aspx?nid=596>
5. Public Notice advertised in the Daily Index newspaper.
6. Public Notice mailed to all parties of record within the 300 feet of vacation request.
7. Public Notice advertised on Municipal Television Channel 12.



City of Tacoma

# Notice of Public Hearing

November 24, 2021

On Thursday, January 6, 2022, at 1:30 p.m., the Hearing Examiner will conduct a hearing on the request to vacate a portion of an alley, abutting and lying south of East 30th Street, between East "K" Street to the west, and Valley View Terrace to the east, for expanded yard use. (Aaron Beckord; File No. 124.1425)

Pursuant to Proclamation of Emergency Rule No. 4, the hearing will not be conducted in-person and will have telephonic and virtual access for the public to attend. Information on how to participate will be updated as it becomes available and can be accessed at <https://www.cityoftacoma.org/hearingexaminer/> or by calling the Hearing Examiner's Office at 253-591-5195 or Troy Stevens, Senior Real Estate Specialist, at 253-591-5535.

Resolution No. 40872, which set the public hearing date, can be viewed in its entirety on the City's website at [www.cityoftacoma.org/councilmeetings](http://www.cityoftacoma.org/councilmeetings) by clicking on the link for November 23, 2021, or by requesting a copy from the City Clerk's Office.

Doris Sorum  
City Clerk



CITY OF TACOMA

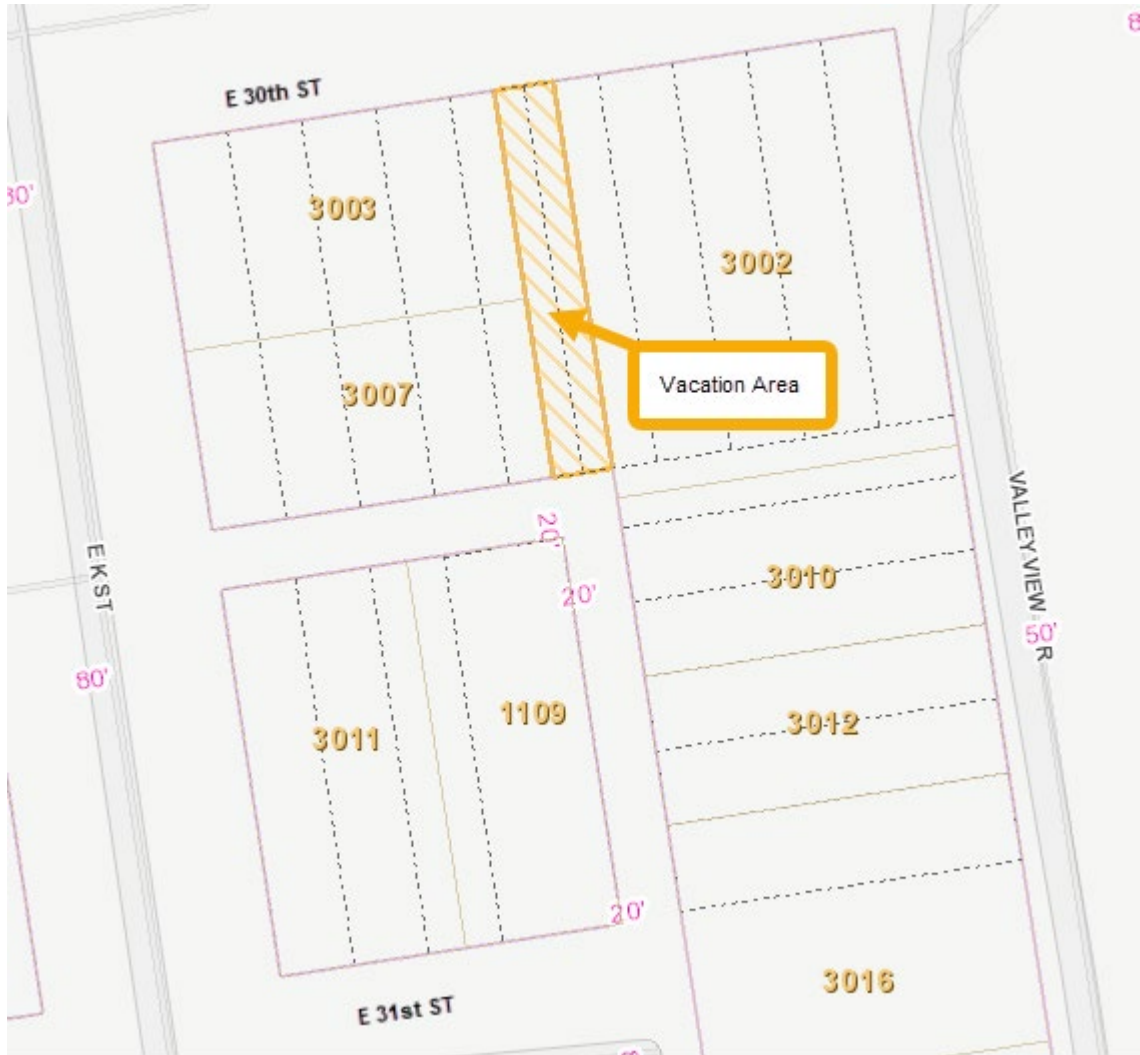
STREET VACATION NO. 124.1425

PORTION OF ALLEY SOUTH OF EAST 30TH STREET,  
BETWEEN EAST K STREET AND VALLEY VIEW TERRACE

SW 1/4 OF THE NW 1/4, SEC. 10, T20N, R2E

NOT TO SCALE





CITY OF TACOMA

STREET VACATION NO. 124.1425

PORTION OF ALLEY SOUTH OF EAST 30TH STREET,  
BETWEEN EAST K STREET AND VALLEY VIEW TERRACE

SW 1/4 OF THE NW 1/4, SEC. 10, T20N, R2E

NOT TO SCALE

**STREET VACATION  
LEGAL DESCRIPTION & NOTIFICATION LIST**

VACATION NO. 124.1425  
Aaron Beckord

LOCATION OF PROPOSED VACATION:

Request to vacate a portion of the undeveloped alley abutting and lying south of East 30th Street, between East K Street to the west, and Valley View Terrace to the east:

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN GRANTED TO THE CITY OF TACOMA BY THAT CERTAIN DEED RECORDED UNDER AUDITOR'S FILE NO. 356238, RECORDS OF PIERCE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 10 FEET OF LOT 5 AND THE WESTERLY 10 FEET OF LOT 6, BLOCK 8036, TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, W.T., ACCORDING TO PLAT FILED FOR RECORD JULY 7, 1884 RECORDED UNDER AUDITOR'S FILE NO. 170, RECORDS OF PIERCE COUNTY, STATE OF WASHINGTON;

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

**Note: notification data in separate Excel sheet**

<b>Name</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>	<b>Site Address</b>
Scarpelli Northwest LP	322 E WRIGHT AVE APT 4	TACOMA	WA	98404-3260	2907 UPPER PARK ST
Nicholas Kazmer	1124 E 29TH ST	TACOMA	WA	98404-3202	1124 E 29TH ST
Drake Delano	3218 S 10TH	TACOMA	WA	98405-2529	1014 E 30TH ST
Occupant	1014 E 30TH ST	TACOMA	WA	98404	1014 E 30TH ST
James P & Linda M Swift	1018 E 30TH ST	TACOMA	WA	98404-3203	1018 E 30TH ST
Hayley T Henry & Nicholas B Malo	2919 E K ST	TACOMA	WA	98404	2919 E K ST
Robert & Sharon A Cohee	1119 E 30TH ST	TACOMA	WA	98404-3205	1119 E 30TH ST
Timothy G Pinchak	1205 E 30TH ST	TACOMA	WA	98404-4010	1205 E 30TH ST
Grace H Davis	1207 E 30TH ST	TACOMA	WA	98404-4010	1207 E 30TH ST
Alferez Gerardo Mendez	1202 E 30TH ST	TACOMA	WA	98404-4009	1202 E 30TH ST
Andrew D & Tiffany K Wiseman	1206 E 30TH ST	TACOMA	WA	98404-4009	1206 E 30TH ST
Kim C Stoops	1080 EAGLE CREST PL	PORT ORCHARD	WA	98366	1013 E 31ST ST
Occupant	1013 E 31ST ST	TACOMA	WA	98404	1013 E 31ST ST
David J & Sara W Burke	3020 E K ST	TACOMA	WA	98404-3227	3020 E K ST
Tami S Jowers	1024 E 31ST ST	TACOMA	WA	98404-3208	1024 E 31ST ST
Aaron Dorsey	16218 49TH AVE SE	TUKWILA	WA	98188	3011 E K ST
Occupant	3011 E K ST	TACOMA	WA	98404	3011 E K ST
Alea Deneau	1109 E 31ST ST	TACOMA	WA	98404-3211	1109 E 31ST ST
William M Schuur	3010 VALLEY VIEW TER	TACOMA	WA	98404	3010 VALLEY VIEW TER
Harvey Johnson Jr	3015 E L ST	TACOMA	WA	98404-4022	3015 E L ST
Thomas W & Hye S Maxwell	1114 E 31ST ST	TACOMA	WA	98404-3210	1114 E 31ST ST
GHR Investments LLC	3108 E VALLEY VIEW TER	TACOMA	WA	98404-3245	3108 VALLEY VIEW TER
Travis & Lauren Bjork	2901 E K ST	TACOMA	WA	98404	2901 E K ST
Jorge Properties LLC	1704 12TH AVE SE	PUYALLUP	WA	98372-4027	1110 TO 1118 E 29TH ST
Occupant	1110 E 29th ST # A	TACOMA	WA	98404-3202	1110 TO 1118 E 29TH ST
Occupant	1110 E 29th ST # B	TACOMA	WA	98404-3202	1110 TO 1118 E 29TH ST
Occupant	1114 E 29TH ST # A	TACOMA	WA	98404-3202	1110 TO 1118 E 29TH ST
Occupant	1114 E 29TH ST # B	TACOMA	WA	98404-3202	1110 TO 1118 E 29TH ST
Occupant	1114 E 29TH ST # C	TACOMA	WA	98404-3202	1110 TO 1118 E 29TH ST
Occupant	1118 E 29TH ST	TACOMA	WA	98404-3202	1110 TO 1118 E 29TH ST
Bronnie H Miller	1015 E 30TH ST	TACOMA	WA	98404-3204	1015 E 30TH ST
Robert O & Delores A Anderson	1011 E 30TH ST	TACOMA	WA	98404-3204	1017 TO 1019 E 30TH ST
Occupant	1017 E 30TH ST	TACOMA	WA	98404-3204	1017 TO 1019 E 30TH ST
Occupant	1019 E 30TH ST	TACOMA	WA	98404-3204	1017 TO 1019 E 30TH ST
Nancy J & Warren R Morrow	1021 E 30TH ST	TACOMA	WA	98404-3204	1021 E 30TH ST
Dennis L Ruff	1024 E 30TH ST	TACOMA	WA	98404-3203	1024 E 30TH ST
Lloyd E Mathieson	2911 E K ST	TACOMA	WA	98404-3226	2911 E K ST
Jon Moore & Leslie Boyter	3003 E K ST	TACOMA	WA	98404-3228	3003 E K ST
Rachel Demotts	1210 E 30TH ST	TACOMA	WA	98404-4009	1210 E 30TH ST
Jenny M Allen	1017 E 31ST ST	TACOMA	WA	98404-3209	1017 E 31ST ST
Anthony F Lenzi II	3012 VALLEY VIEW TER	TACOMA	WA	98404	3012 VALLEY VIEW TER
Andrew J Key & Kathrine Entzminger	3016 E VALLEY VIEW TER	TACOMA	WA	98404-3200	3016 E VALLEY VIEW TER
Lemuel & Evelyn R Hale	1102 E 31ST ST	TACOMA	WA	98404-3210	1102 E 31ST ST
Susan Jensen & Sandra Jensen	1108 E 31ST ST	TACOMA	WA	98404-3210	1108 E 31ST ST
Daniel L & Jo Ann Morris	10214 61ST AVE E	PUYALLUP	WA	98373-1023	1217 E 31ST ST

Eastside Neighborhood Advisory Council info@easttacoma.org



## RESOLUTION NO. 40872

1 A RESOLUTION relating to the vacation of City right-of-way; setting Thursday,  
2 January 6, 2022, at 1:30 p.m., as the date for a hearing before the Hearing  
3 Examiner on the petition of Aaron Beckord to vacate a portion of an alley  
4 abutting and lying south of East 30th Street, between East "K" Street to the  
5 west and Valley View Terrace to the east, for expanded yard use.

6 WHEREAS Aaron Beckord, having received the consent of the owners  
7 of more than two-thirds of the properties abutting a portion of an alley abutting  
8 and lying south of East 30th Street, between East "K" Street to the west and  
9 Valley View Terrace to the east, has petitioned for the vacation of the following  
10 legally described right-of-way area:

11 A PORTION OF THE SOUTHWEST QUARTER OF THE  
12 NORTHWEST QUARTER OF SECTION 10,  
13 TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE  
14 WILLAMETTE MERIDIAN GRANTED TO THE CITY OF  
15 TACOMA BY THAT CERTAIN DEED RECORDED  
16 UNDER AUDITOR'S FILE NO. 356238, RECORDS OF  
17 PIERCE COUNTY, WASHINGTON, BEING MORE  
18 PARTICULARLY DESCRIBED AS FOLLOWS:

19 THE EASTERLY 10 FEET OF LOT 5 AND THE  
20 WESTERLY 10 FEET OF LOT 6, BLOCK 8036, TACOMA  
21 LAND COMPANY'S FIRST ADDITION TO TACOMA,  
22 W.T., ACCORDING TO PLAT FILED FOR RECORD  
23 JULY 7, 1884 RECORDED UNDER AUDITOR'S FILE  
24 NO. 170, RECORDS OF PIERCE COUNTY, STATE OF  
25 WASHINGTON;

26 SITUATE IN THE CITY OF TACOMA, COUNTY OF  
PIERCE, STATE OF WASHINGTON.

Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That Thursday, January 6, 2022, at 1:30 p.m., is hereby fixed  
as the date and time, and the Council Chambers on the first floor of the Tacoma



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Municipal Building, 747 Market Street, in the City of Tacoma, or alternatively, a call-in option will be provided until the end of the COVID-19 emergency, as the place when and where the request of Aaron Beckord to vacate a portion of an alley abutting and lying south of East 30th Street, between East "K" Street to the west and Valley View Terrace to the east, for expanded yard use, will be heard by the Hearing Examiner and his recommendations thereafter transmitted to the Council of the City of Tacoma.

Section 2. That the Clerk of the City of Tacoma shall give proper notice of the time and place of said hearing.

Adopted November 23, 2021

*M Woodards*  
Mayor

Attest:

*Doris Soum*  
City Clerk

Approved as to form:

*[Signature]*  
Deputy City Attorney

Property description approved:

*Gary C. Allen*  
Chief Surveyor  
Public Works Department

Location: A portion of an alley abutting and lying south of East 30th Street, between East "K" Street to the west and Valley View Terrace to the east  
Petitioner: Aaron Beckord  
File No.: 124.1425





**TO:** Elizabeth A. Pauli, City Manager  
**FROM:** Teague Pasco, Senior Real Estate Specialist, Public Works *kk*  
 Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Setting Public Hearing for Street Vacation 124.1425 Aaron Beckord – November 23, 2021  
**DATE:** October 25, 2021

**SUMMARY AND PURPOSE:**

A resolution setting Thursday, January 6, 2022, at 1:30 p.m., as the date and time for a hearing before the Hearing Examiner for petitioner’s request to vacate a portion of an alley, abutting and lying south of East 30<sup>th</sup> Street, between East K Street to the west, and Valley View Terrace to the east, for expanded yard use.

**BACKGROUND:**

**This Department’s Recommendation is Based On:** Receipt of a Petition to Vacate public right of way, as filed by Aaron Beckord, for that portion of an alley, abutting and lying south of East 30th Street, between East K Street to the west, and Valley View Terrace to the east, for expanded yard use.

**COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:**

The setting of a hearing date will affect petitioner and City staff. This resolution to set a hearing date before the Hearing Examiner will initiate the public notice/community engagement process.

**2025 STRATEGIC PRIORITIES:**

**Equity and Accessibility:**

The setting of a hearing date will allow for community engagement and inclusion in the street vacation process.

**Civic Engagement:** *Equity Index Score:* Moderate Opportunity.

Increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.

**Explain how your legislation will affect the selected indicator(s).**

Pursuant to Revised Code of Washington 35.79 and Tacoma Municipal Code (TMC) 9.22, setting a hearing date will allow the Petition to Vacate to be heard by the Hearing Examiner, who in turn will issue a report of the findings of fact, conclusions of law, and recommendations to the City Council for their consideration.

**ALTERNATIVES:**

Alternative(s)	Positive Impact(s)	Negative Impact(s)
City Council could decide not to approve the resolution setting the hearing date.	None.	Petitioner’s street vacation petition would not advance; any project development may be impacted.



**EVALUATION AND FOLLOW UP:**

Evaluation and follow up will consist of the Hearing Examiner report and recommendation to City Council for final determination.

**STAFF/SPONSOR RECOMMENDATION:**

The Public Works Department recommends City Council approve this request to set the Hearing Examiner’s public hearing date for January 6, 2022, at 1:30 p.m.

**FISCAL IMPACT:**

There is no fiscal impact. This action only sets the date of the hearing before the Hearing Examiner.

Fund Number & Name	COST (CC/WBS/ORDER)	OBJECT	Cost Element	Total Amount
1. N/A				
<b>TOTAL</b>				

**What Funding is being used to support the expense?**

There is no Funding source to support the expense of setting a hearing date for street vacation petitions other than the \$500 application fee received from the petitioner to process the Petition to Vacation, which may or may not be full cost recovery for staff time.

**Are the expenditures and revenues planned and budgeted in this biennium’s current budget?**

There are no expenditures/revenues planned and budgeted related to the setting of hearing dates for street vacations. However, any compensation received from petitioner for the value of the right of way shall be deposited in City funds in accordance with TMC 9.22.010.

**Are there financial costs or other impacts of not implementing the legislation?**

There are no financial costs to the City for not setting a hearing date. However, there may be financial costs to the petitioner.

**Will the legislation have an ongoing/recurring fiscal impact?**

No. Setting a hearing date does not have an ongoing/recurring fiscal impact.

**Will the legislation change the City’s FTE/personnel counts?**

No. Setting a hearing date does not change the City’s FTE/personnel counts.

**ATTACHMENTS:**

- Aerial Map
- Street Map





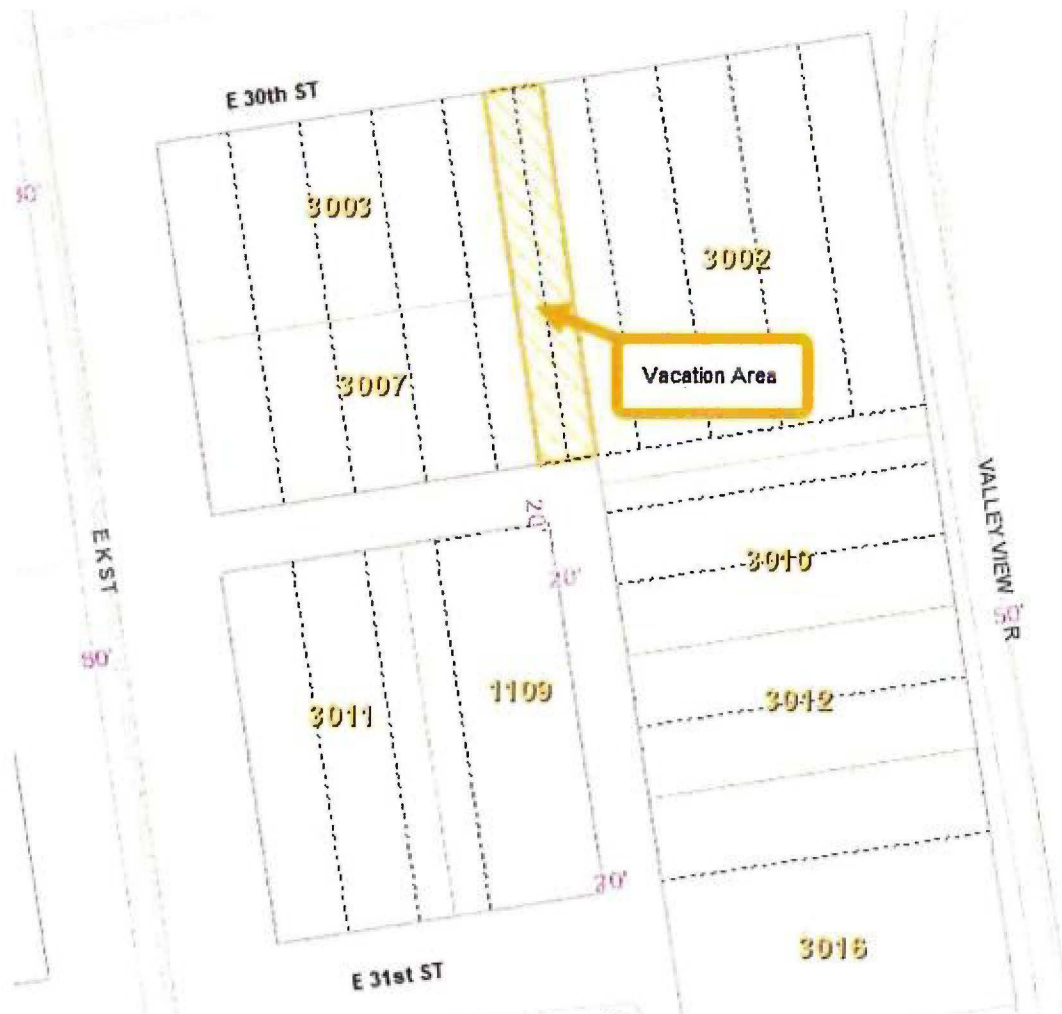
CITY OF TACOMA

STREET VACATION NO. 124.1425

PORTION OF ALLEY SOUTH OF EAST 30TH STREET,  
BETWEEN EAST K STREET AND VALLEY VIEW TERRACE

SW 1/4 OF THE NW 1/4, SEC. 10, T20N, R2E

NOT TO SCALE



CITY OF TACOMA

STREET VACATION NO. 124.1425

PORTION OF ALLEY SOUTH OF EAST 30TH STREET,  
BETWEEN EAST K STREET AND VALLEY VIEW TERRACE

SW 1/4 OF THE NW 1/4, SEC. 10, T20N, R2E

NOT TO SCALE



Resolution No. 40872

Adopted: NOV 23 2021

Maker of Motion: Blocker

Seconded: Thoms

Voice Vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Mr. Beale	X			
Mr. Blocker	X			
Mr. Hines	X			
Ms. Hunter				X
Mr. McCarthy	X			
Mr. Thoms	X			
Ms. Ushka	X			
Ms. Walker	X			
Mayor Woodards	X			

Roll Call Vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Mr. Beale				
Mr. Blocker				
Mr. Hines				
Ms. Hunter				
Mr. McCarthy				
Mr. Thoms				
Ms. Ushka				
Ms. Walker				
Mayor Woodards				