

## CITY EXHIBIT LIST

**HEARING DATE:** Thursday, August 18, 2022, at 9:00 a.m.

**FILE NUMBER:** HEX2022-002 (SV 124.1433)

**FILE NAME:** Carla Moreno Montgomery and Ana Yesenia Celestino-Valdovinos, *Petitioners*

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-1	Preliminary Report	City of Tacoma, Real Property Services (“COT, RPS”)	<b>X</b>			Updated Ex. C-1 filed with the Hearing Examiner's Office on 8/9/2022.
EX. C-2	Aerial Maps (2)	COT, RPS	<b>X</b>			
EX. C-3	Petitioner Petition aerial/map submittals	COT, RPS	<b>X</b>			
EX. C-4	Plat map	COT, RPS	<b>X</b>			
EX. C-5	RPS/In-Lieu Fee – In-lieu fee amount of \$562.50 via email	COT, RPS	<b>X</b>			
EX. C-6	PW/Traffic Engineering – No objection via email	COT, RPS	<b>X</b>			
EX. C-7	PW/Parking Services -No objection via email	COT, RPS	<b>X</b>			
EX. C-8	ES Engineering – No objection with advisory comment via email	COT, RPS	<b>X</b>			
EX. C-9	ES Solid Waste - No objection with advisory comment via email	COT, RPS	<b>X</b>			
EX. C-10	Tacoma Fire – No objection via email	COT, RPS	<b>X</b>			
EX. C-11	Tacoma Water, Power, and Click! Network – No objection – via email	COT, RPS	<b>X</b>			

## CITY EXHIBIT LIST

**HEARING DATE:** Thursday, August 18, 2022, at 9:00 a.m.

**FILE NUMBER:** HEX2022-002 (SV 124.1433)

**FILE NAME:** Carla Moreno Montgomery and Ana Yesenia Celestino-Valdovinos, *Petitioners*

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
<b>EX. C-12</b>	CED – No objection via email	COT, RPS	<b>X</b>			
<b>EX. C-13</b>	Lumen/CenturyLink – No objection via email	COT, RPS	<b>X</b>			
<b>EX. C-14</b>	PSE – No objection via email	COT, RPS	<b>X</b>			
<b>EX. C-15</b>	Garage Building Permit for 1010 N. L Street.	COT, RPS	<b>X</b>			Exhibit C-15 filed with the Hearing Examiner's Office on 8/18/2022.
<b>EX. C-</b>		COT, RPS				
<b>EX. C-</b>		COT, RPS				
<b>EX. C-</b>		COT, RPS				
<b>EX. C-</b>		COT, RPS				
<b>EX. C-</b>		COT, RPS				
<b>EX. C-</b>		COT, RPS				
<b>EX. C-</b>		COT, RPS				

### KEY

**A = Admitted**

**E = Excluded**

**W = Withdrawn**

**RECEIVED**

By HEARING EXAMINER OFFICE L. Legg at 10:20 am, Aug 09, 2022

**PRELIMINARY REPORT  
UPDATED****PREPARED FOR THE HEARING EXAMINER  
BY REAL PROPERTY SERVICES****For the Hearing to be Held  
Thursday, August 18, 2022 at 9:00 AM****PETITIONER: CARLA MORENO MONTGOMERY AND  
ANA YESINIA CELESTINO-VALDOVINOS****FILE NO. 124.1433****A. SUMMARY OF REQUEST:**

Real Property Services has received a petition to vacate a portion of the alley between North L Street and North M Street, lying northwest of North 10<sup>th</sup> Street, to cure a garage encroachment. The area is shown on the attached map, Exhibit C-2.

**B. GENERAL INFORMATION:****1. Legal Description of Vacation:**

A portion of the Northeast Quarter of the Southeast Quarter of Section 31, Township 21 North, Range 3 East, Willamette Meridian, Pierce County, Washington, more particularly described as follows;

The Northeasterly 10 feet of alley abutting Lots 7 and 8, Block 4024, Map of New Tacoma, Washington Territory, according to the Plat filed for record February 3, 1875 in the Office of the County Auditor;

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 July 14, 2022, and the yellow public notice signs were posted on July 15, 2022:

1. Placed a yellow public notice sign at the northwest corner of the alley southerly of North 10<sup>th</sup> and North L Street.
2. Placed a yellow public notice sign at the northeast corner of the alley southerly of North 11<sup>th</sup> and North L 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: <https://www.cityoftacoma.org/cms/one.aspx?objectId=2283>
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 on acquiring the portion of the alley right of way between North L Street and North M Street, lying northwesterly of North 10<sup>th</sup> Street, to cure a garage encroachment.

**E. HISTORY:**

The City acquired the alley right of way in the Map of New Tacoma, W.T., according to plat filed for record February 3, 1875 in the Office of the County Auditor.

**F. PHYSICAL LAND CHARACTERISTICS:**

The alley between North L Street and North M Street, lying northwest of North 10th Street, is 40 feet wide. At both the north and south alley entrance, the ground slopes slightly, and both include

a concrete alley approach. The alley is graveled and has power pole locations along the southwesterly side, along with many utility drop lines connecting the abutting properties. The abutting residences use the well-traveled alley to access their properties and garages.

**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 cures a garage encroachment.
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  
Aerial Maps (2) – Exhibit C-2  
Petitioner Petition aerial/map submittals – Exhibit C-3  
Plat Map – Exhibit C-4

Recommended Conditions

Payment of Fees

Advisory Comments

RPS (LID) – In-Lieu Fee \$562.50 - Exhibit C-5

PW/Traffic Engineering – No Objection - Exhibit C-6

PW/Parking Services – No Objection – Exhibit C-7

ES Engineering – No Objection with Advisory Comment – Exhibit C-8

ES Solid Waste - No Objection with Advisory Comment – Exhibit C-9

Tacoma Fire– No Objection – Exhibit C-10

Tacoma Water, Power, and Click Network! – No Objection – Exhibit C-11

CED – No Objection – Exhibit C-12

Lumen/CenturyLink – No Objection - Exhibit C-13

Puget Sound Energy – No Objection - Exhibit C-14

**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*

**K. ADVISORY COMMENTS:**

2. 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 \$562.50 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.

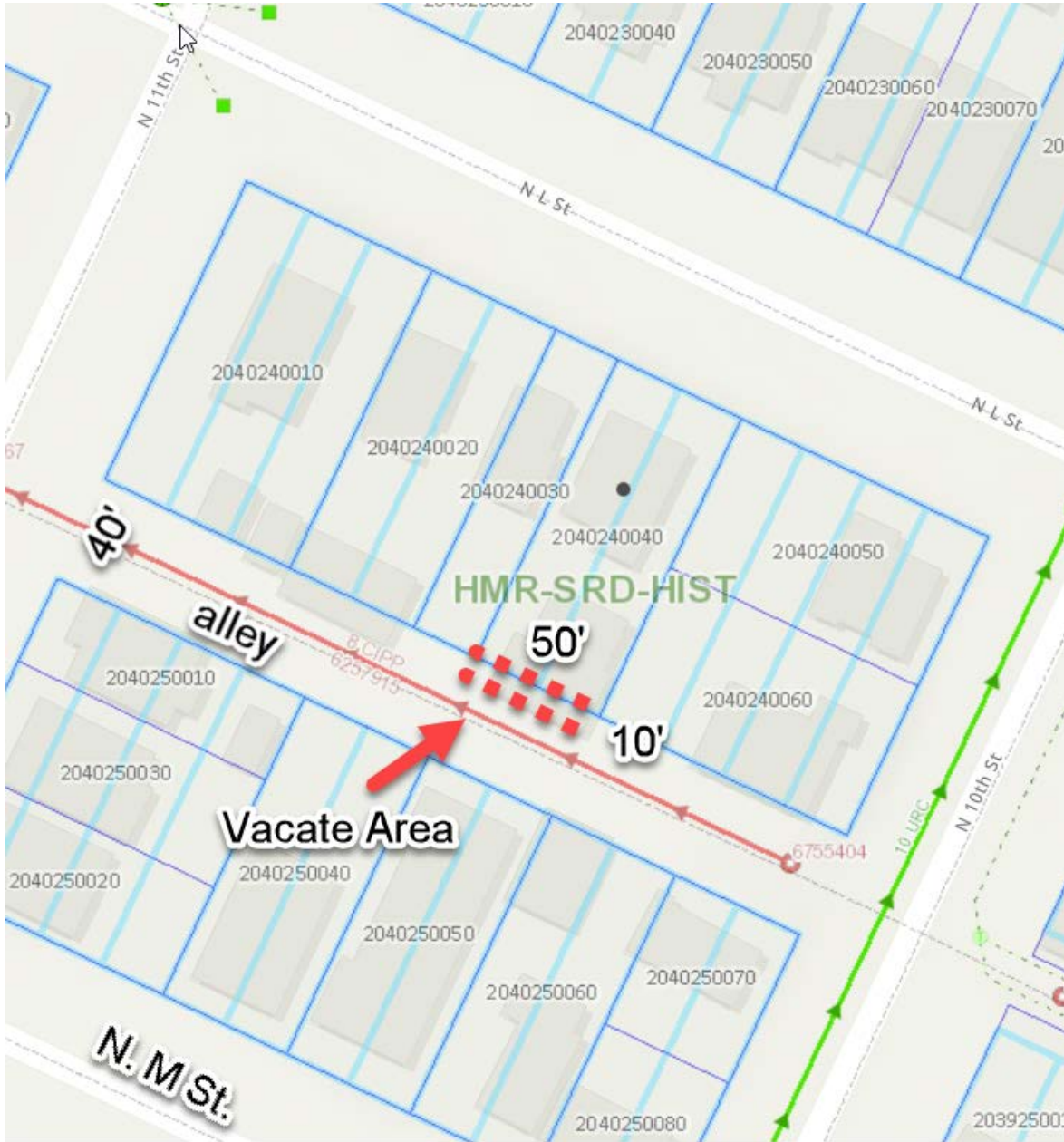
3. NO OBJECTION

No objection was received from PW Traffic Engineering; PW/Parking Services; Environmental Services, Science & Engineering, Solid Waste; Tacoma Fire; Tacoma Water, Tacoma Power, and Click! Network; CED; Lumen; and PSE.

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.



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APRIL 27, 2022  
HEARING EXAMINER



CITY OF TACOMA

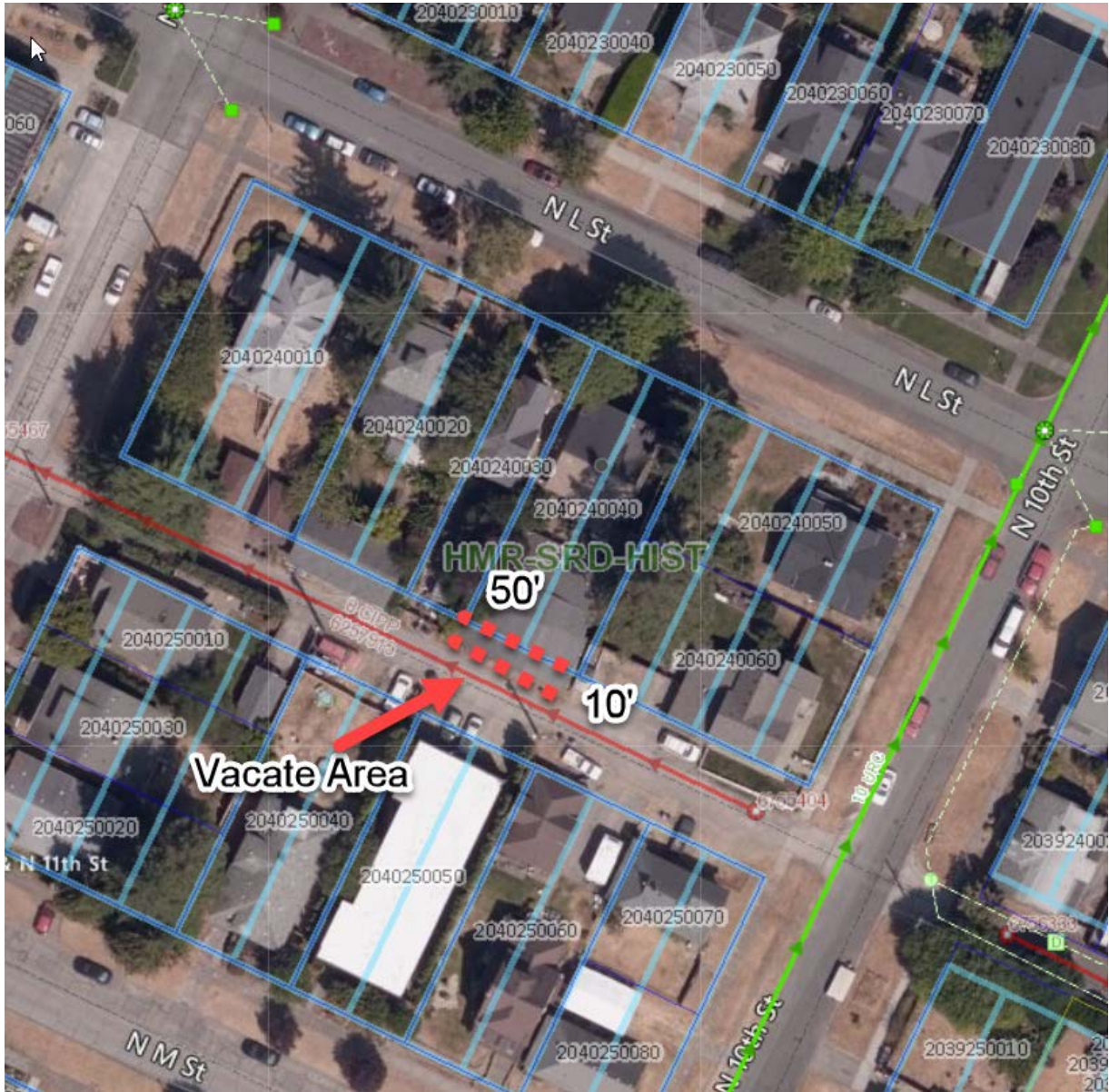
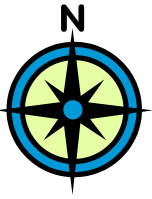
STREET VACATION NO. 124.1433

PTN. OF THE ALLEY BETWEEN N. L ST & N. M ST., LYING NWLY OF NORTH 10<sup>TH</sup> STREET

SE 1/4 SEC. 31, T21N, R3E

NOT TO SCALE





CITY OF TACOMA

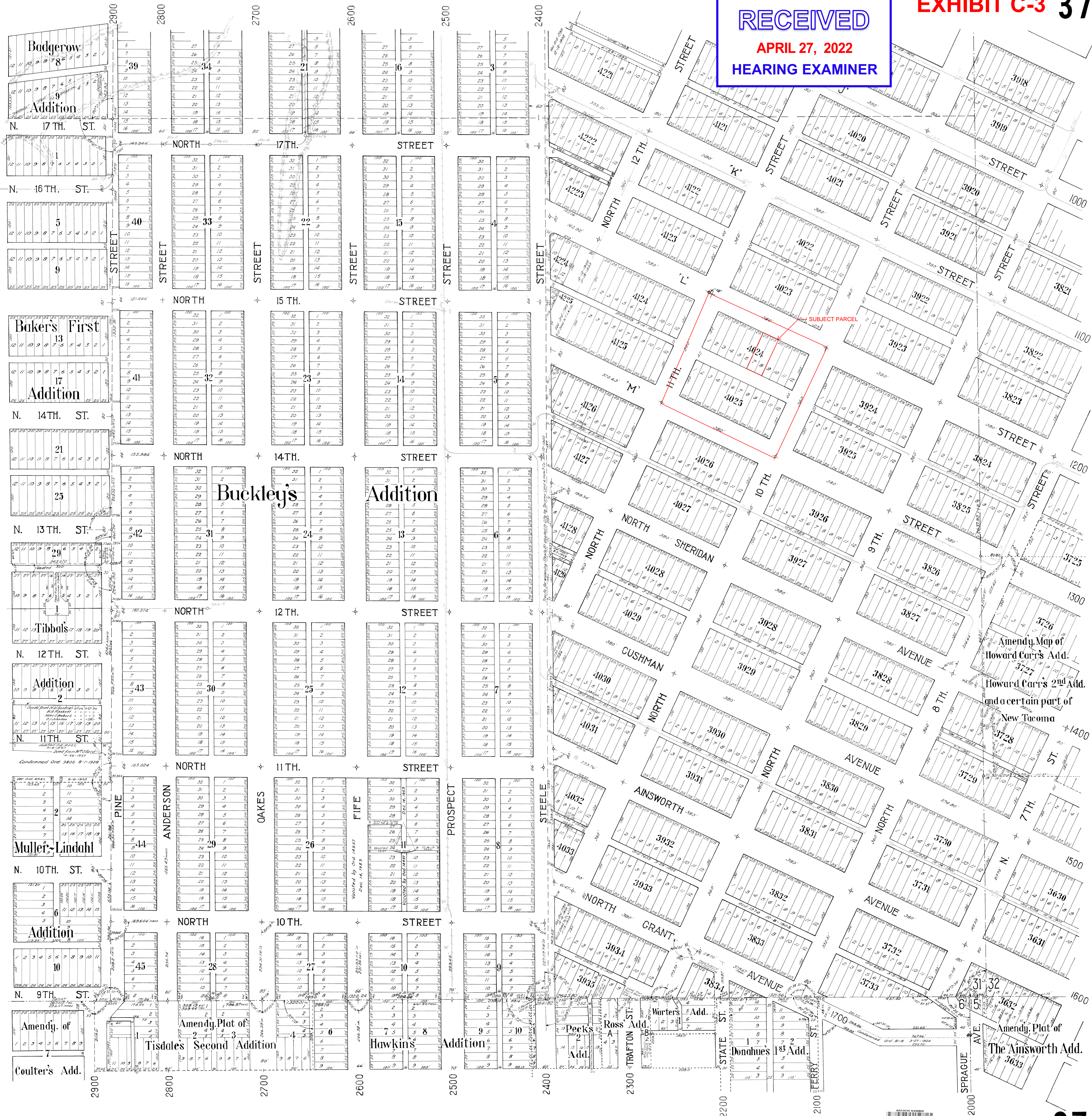
STREET VACATION NO. 124.1433

PTN. OF THE ALLEY BETWEEN N. L ST & N. M ST., LYING NWLY OF NORTH 10<sup>TH</sup> STREET

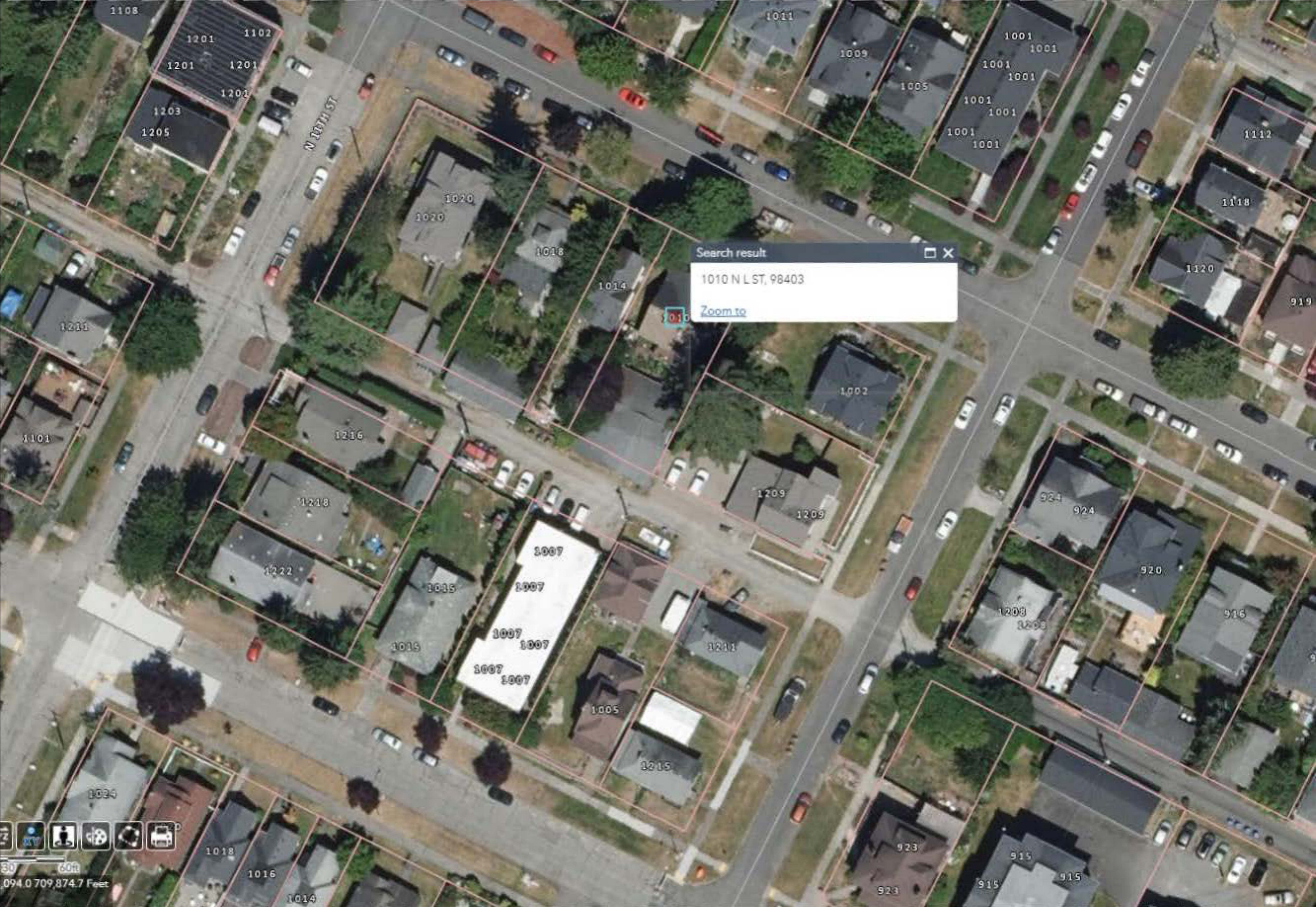
SE 1/4 SEC. 31, T21N, R3E

NOT TO SCALE

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0038234



Search result

1010 N L ST, 98403

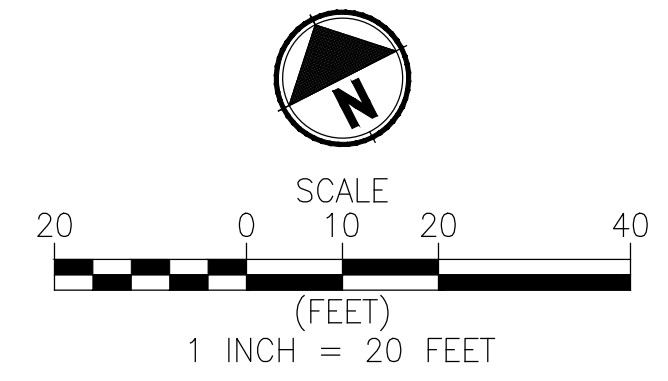
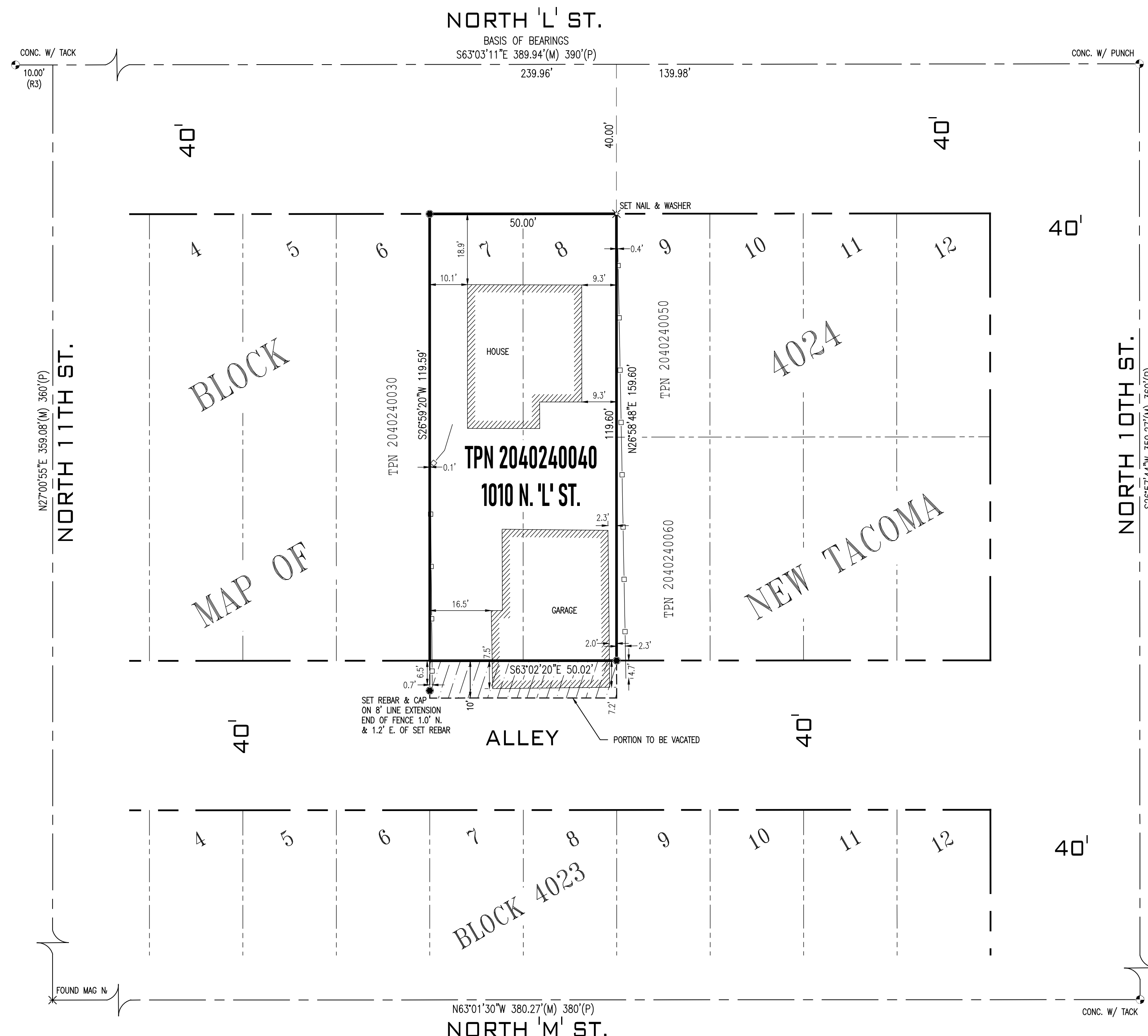
[Zoom to](#)



0.09407098747 Feet

# VACATION EXHIBIT

A PORTION OF THE NE 1/4 OF THE SE 1/4, SECTION 31, TOWNSHIP 21 NORTH,  
RANGE 3 EAST, WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON



### LEGEND

- FOUND MONUMENT IN CASE, AS NOTED
- SET 5/8" REBAR WITH CAP, "SALISH GEO 55889"
- (M) MEASURED
- (P) PLAT
- (R#) REFERENCE NUMBER
- 5-6' WOOD FENCE

### METADATA

GEODETIC REFERENCE SYSTEM: NAD83/11 WPCS, 2010 EPOCH  
 ZONE: SOUTH  
 METER TO FOOT CONVERSION: 1 FOOT = 1200/3937 METERS (US SURVEY FOOT)  
 GEOID: 18  
 PER THE WASHINGTON STATE REFERENCE NETWORK

### BASIS OF BEARINGS

MEASURED SOUTH 63°03'11" EAST BETWEEN TWO MONUMENTS ALONG NORTH 'L' ST., AS SHOWN HEREON.

### LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED; AFN 202102051130:  
 LOTS 7 AND 8, BLOCK 4024, MAP OF NEW TACOMA, WASHINGTON TERRITORY, ACCORDING TO PLAT FILED FOR RECORD FEBRUARY 3, 1875 IN THE OFFICE OF THE COUNTY AUDITOR;  
 SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

### REFERENCES

- (P) MAP OF NEW TACOMA, WASHINGTON TERRITORY
- (R1) RECORD OF SURVEY; AFN 201301115002
- (R3) CITY OF TACOMA, QUARTER SECTION MAP

### SURVEY NOTES:

1. THIS MAP CORRECTLY REPRESENTS CONDITIONS AND FEATURES EXISTING AT THE TIME OF THIS SURVEY IN JUNE 2021.
2. A TRIMBLE Vx TOTAL STATION AND JAVAD TRIUMPH LS WERE USED IN THE PERFORMANCE OF THIS SURVEY. ALL EQUIPMENT IS MAINTAINED IN CONFORMANCE WITH CURRENT STATE STATUTE.
3. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH WAC 332-130
4. ALL DISTANCES TO FENCES AND STRUCTURES ARE MEASURED AT RIGHT ANGLES TO THE PROPERTY LINES. IN LOCATIONS WHERE IT IS NOT OTHERWISE CLEAR, DIMENSION TEXT IS PLACED ON THE SIDE OF THE PROPERTY LINE THAT THE STRUCTURE RESIDES.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL RESTRICTIONS OR EASEMENTS OF RECORD. ACCORDINGLY, NONE ARE SHOWN HEREON.
6. ALL BOUNDARY MARKERS AND MONUMENTS SHOWN HEREON WERE LOCATED AT THE TIME OF THIS SURVEY.

### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021,  
 AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_  
 AT THE REQUEST OF RYAN MICHAEL HAND.  
 COUNTY AUDITOR \_\_\_\_\_  
 AUDITOR'S FILE NO. \_\_\_\_\_



### SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CARLA MORENO, IN JULY OF 2021.  
  
 RYAN MICHAEL HAND, PLS  
 CERTIFICATE NO. 55889

T 21 N	R 3 E	SCALE: 1" = 20'
		APPROVED: NOV 2021
		DRAWING NUMBER 1197
		SHEET 1 OF 1



**VACATION EXHIBIT**  
 CARLA MORENO  
 6536 DIBBLE AVE. NW  
 SEATTLE, WA 98117

RECEIVED  
 APRIL 27, 2022  
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Ordinance # 20089 Vacating Dist. # 2547005  
 Ordinance # 20201 Vacating Section # 2547079  
 Ordinance # 20255 Vacating Section # 2547079  
 Ordinance # 20257 Vacating Section # 2547079  
 Ordinance # 20259 Vacating Section # 2547079  
 Ordinance # 20261 Vacating Section # 2547079  
 Ordinance # 20263 Vacating Section # 2547079  
 Ordinance # 20265 Vacating Section # 2547079  
 Ordinance # 20267 Vacating Section # 2547079  
 Ordinance # 20269 Vacating Section # 2547079  
 Ordinance # 20271 Vacating Section # 2547079  
 Ordinance # 20273 Vacating Section # 2547079  
 Ordinance # 20275 Vacating Section # 2547079  
 Ordinance # 20277 Vacating Section # 2547079  
 Ordinance # 20279 Vacating Section # 2547079

Ordinance # 23104 Vacating Section # 8502005  
 Ordinance # 23322 Vacating Qir Rights to Blk 1107 AF # 850200181  
 Ordinance # 23147 VAC. Detached Blks 1620/1621 AF # 850207025  
 RESTRICTIVE COVENANT AF # 891218096

Ordinance # 23265 Vacating Section # 8502001  
 Ordinance # 23323 Vacating AF # 850200181  
 Ordinance # 23298 Vacating AF # 850200226  
 Ordinance # 24280 Vacating AF # 850188001  
 Ordinance # 24521 Vacating AF # 850200235  
 Ordinance # 24528 Vacating AF # 850118017

Richardson & Lewis # 2358593  
 Lisa Richardson

Ordinance # 20361 Vacating Section # 2547079 AF # 2550887  
 PROTECTIVE COVENANT # 2071 2072 2073 2074 AF # 2552287  
 Ordinance # 20770 Vacating Section # 2547079 AF # 2552287

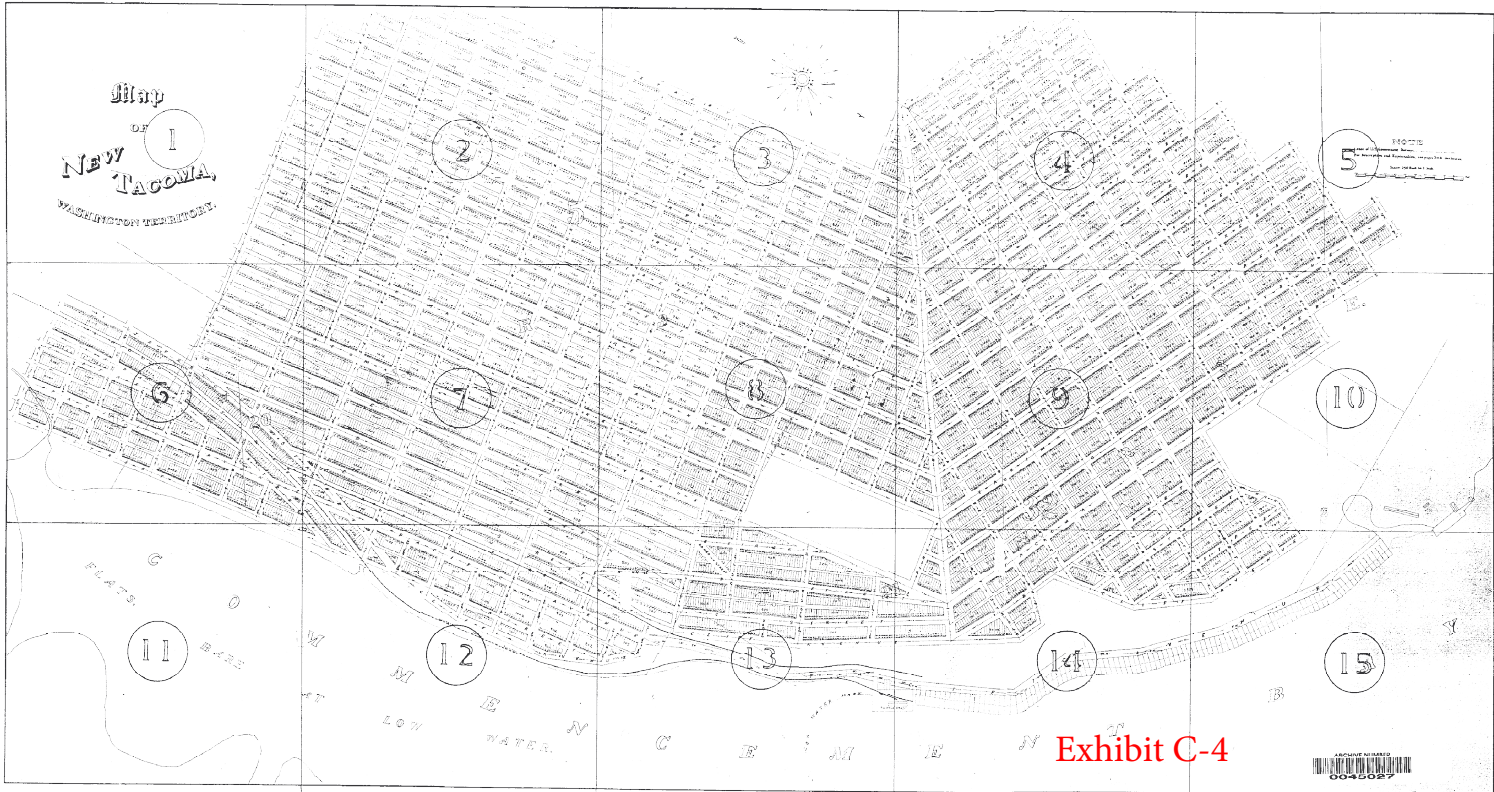


Exhibit C-4

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APRIL 27, 2022

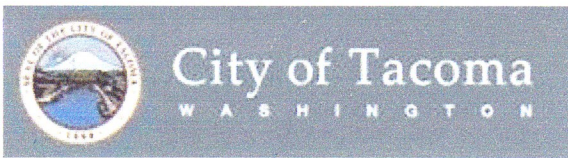
HEARING EXAMINER

**Stevens, Troy**

**From:** Avila, Britany  
**Sent:** Wednesday, March 9, 2022 3:26 PM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1433 - Request for Comments DUE January 28, 2022 - Carla Moreno

The proposed vacation area is subject to an in Lieu Sewer Assessment per TMC 12.08B.230. The amount due is \$562.50.

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)



**From:** Stevens, Troy <[tstevens@cityoftacoma.org](mailto:tstevens@cityoftacoma.org)>  
**Sent:** Wednesday, March 9, 2022 2:58 PM  
**To:** Avila, Britany <[BAvila@cityoftacoma.org](mailto:BAvila@cityoftacoma.org)>  
**Subject:** FW: Street Vacation 124.1433 - Request for Comments DUE January 28, 2022 - Carla Moreno

Hi,

I'll also need you to respond for In-lieu on this one.  
It's not a rush. When you can.

Than you,

**Troy Stevens, MSML**  
Real Property Services  
City of Tacoma, Public Works  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

**From:** Stevens, Troy <[tstevens@cityoftacoma.org](mailto:tstevens@cityoftacoma.org)>  
**Sent:** Tuesday, January 11, 2022 10:46 AM  
**To:** Barnett, Elliott <[EBarnett@cityoftacoma.org](mailto:EBarnett@cityoftacoma.org)>; Bishop, Jeffrey <[JBishop@cityoftacoma.org](mailto:JBishop@cityoftacoma.org)>; Boudet, Brian <[BBoudet@cityoftacoma.org](mailto:BBoudet@cityoftacoma.org)>; Bremer, Kandice <[KBremer@cityoftacoma.org](mailto:KBremer@cityoftacoma.org)>; CenturyLink <[nre.easement@centurylink.com](mailto:nre.easement@centurylink.com)>; Erickson, Ryan <[RErickso@cityoftacoma.org](mailto:RErickso@cityoftacoma.org)>; Hauenstein, Lyle <[lhauenstein@cityoftacoma.org](mailto:lhauenstein@cityoftacoma.org)>; Himes, Gail <[ghimes@cityoftacoma.org](mailto:ghimes@cityoftacoma.org)>; Huseby, Eric <[ehuseby@cityoftacoma.org](mailto:ehuseby@cityoftacoma.org)>; Johnson, Christopher <[cjohnso2@cityoftacoma.org](mailto:cjohnso2@cityoftacoma.org)>; Kammerzell, Jennifer <[JKammerzell@cityoftacoma.org](mailto:JKammerzell@cityoftacoma.org)>; Kidd,

Brennan <[bkidd@cityoftacoma.org](mailto:bkidd@cityoftacoma.org)>; Larson, Chris <[CLARSON@cityoftacoma.org](mailto:CLARSON@cityoftacoma.org)>; Marsten, Vicki <[vmarsten@cityoftacoma.org](mailto:vmarsten@cityoftacoma.org)>; Matt Cruzan <[matthew\\_cruzan@comcast.com](mailto:matthew_cruzan@comcast.com)>; Megan Tuche <[Megan.Tuche@pse.com](mailto:Megan.Tuche@pse.com)>; Muller, Gregory <[GMuller@cityoftacoma.org](mailto:GMuller@cityoftacoma.org)>; Newton, Corey <[cnewton@cityoftacoma.org](mailto:cnewton@cityoftacoma.org)>; Beard, Patricia <[PBeard@cityoftacoma.org](mailto:PBeard@cityoftacoma.org)>; Zoning <[Zoning@cityoftacoma.org](mailto:Zoning@cityoftacoma.org)>; [Rob.Bair@centurylink.com](mailto:Rob.Bair@centurylink.com); Rogers, Susie <[srogers@cityoftacoma.org](mailto:srogers@cityoftacoma.org)>; Rossi, Rod <[RRossi@cityoftacoma.org](mailto:RRossi@cityoftacoma.org)>; Seaman, Chris <[cseaman@cityoftacoma.org](mailto:cseaman@cityoftacoma.org)>; Site Development <[SiteDevelopment@cityoftacoma.org](mailto:SiteDevelopment@cityoftacoma.org)>; Stringer, Shawn <[SStringe@cityoftacoma.org](mailto:SStringe@cityoftacoma.org)>; Tina Vaslet ([tvaslet@piercettransit.org](mailto:tvaslet@piercettransit.org)) <[tvaslet@piercettransit.org](mailto:tvaslet@piercettransit.org)>; Torres, Andrew <[ATORRES@cityoftacoma.org](mailto:ATORRES@cityoftacoma.org)>

**Cc:** Stevens, Troy <[tstevens@cityoftacoma.org](mailto:tstevens@cityoftacoma.org)>

**Subject:** Street Vacation 124.1433 - Request for Comments DUE January 28, 2022 - Carla Moreno

Agency Reviewer,

Please review the attached memo and map exhibits for proposed Street Vacation Petition 124.1433, as requested by Carla Moreno, and provide comments for your respective utility/agency **on or before January 28, 2022**. Responses received later than January 28, 2022 risk NOT being incorporated into the vacation action. The proposed vacation will help to cure a garage encroachment.

Please email me with any questions you may have.

**Troy Stevens, MSML**  
Real Property Services  
City of Tacoma, Public Works  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

**Stevens, Troy**

RECEIVED

APRIL 27, 2022

HEARING EXAMINER

**From:** Marsten, Vicki  
**Sent:** Thursday, February 24, 2022 1:18 PM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1433 - Request for Comments DUE January 28, 2022 - Carla Moreno  
**Attachments:** SV 124.1433 - Agency Comments (Moreno) 20220224 - VM comments.doc

*Sincerely, Vicki Marsten*

Vicki Marsten  
 City of Tacoma, Public Works  
 Engineering Division  
 Traffic Safety & Review  
[vmarsten@cityoftacoma.org](mailto:vmarsten@cityoftacoma.org)  
 253-591-5556

Telecommuting until **April 2022**. Please contact me by e-mail or phone.  
 My work hours are 7:30am – 4:30pm M & W-F; 7am-4pm T  
 Thank you for your understanding.

**From:** Stevens, Troy <tstevens@cityoftacoma.org>  
**Sent:** Tuesday, January 11, 2022 10:46 AM  
**To:** Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew\_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <sr Rogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>  
**Cc:** Stevens, Troy <tstevens@cityoftacoma.org>  
**Subject:** Street Vacation 124.1433 - Request for Comments DUE January 28, 2022 - Carla Moreno

Agency Reviewer,

Please review the attached memo and map exhibits for proposed Street Vacation Petition 124.1433, as requested by Carla Moreno, and provide comments for your respective utility/agency **on or before January 28, 2022**. Responses received later than January 28, 2022 risk NOT being incorporated into the vacation action. The proposed vacation will help to cure a garage encroachment.

Please email me with any questions you may have.



**Troy Stevens, MSML**  
Real Property Services  
City of Tacoma, Public Works  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)



**TO: ALL CONCERNED AGENCIES & DEPARTMENTS**

**FROM: TROY STEVENS  
PUBLIC WORKS /REAL PROPERTY SERVICES**

**SUBJECT: STREET VACATION REQUEST NO. 124.1433**

**DATE: January 11, 2022**

Real Property Services is processing a petition to vacate a portion of the alley between North L Street and North M Street, lying northwesterly of North 10<sup>th</sup> Street, to cure a garage encroachment as shown on the vicinity maps attached to this email.

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- AT&T Broadband
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- PW/Engineering
- PW/Engineering/LID
- PW/Engineering/Traffic
- PW/Environmental Services
- PW/Solid Waste
- PW/Street & Grounds
- Tacoma Economic Development
- Click! Network

RESPONSE

X  No Objections

Comments Attached

February 24, 2022 \_\_\_\_\_ Date

*Vicki Marsten* \_\_\_\_\_ Signature

Public Works/Engrg/Traffic \_\_\_\_\_ Department

RECEIVED

APRIL 27, 2022

HEARING EXAMINER

**Stevens, Troy**

**From:** Huseby, Eric  
**Sent:** Thursday, January 13, 2022 8:28 PM  
**To:** Stevens, Troy  
**Subject:** Re: Street Vacation 124.1433 - Request for Comments DUE January 28, 2022 - Carla Moreno

Troy,

Happy New Year! No issues from the Parking folks.

Eric Huseby  
Parking Services Manager  
City of Tacoma--PW Engineering  
253.591.5437

---

**From:** Stevens, Troy <tstevens@cityoftacoma.org>  
**Sent:** Tuesday, January 11, 2022 10:45 AM  
**To:** Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew\_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com <Rob.Bair@centurylink.com>; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>  
**Cc:** Stevens, Troy <tstevens@cityoftacoma.org>  
**Subject:** Street Vacation 124.1433 - Request for Comments DUE January 28, 2022 - Carla Moreno

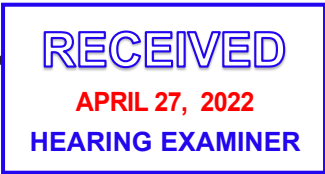
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Please email me with any questions you may have.

**Troy Stevens, MSML**  
Real Property Services  
City of Tacoma, Public Works  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

Stevens, Troy



From: Rossi, Rod
Sent: Tuesday, January 11, 2022 12:55 PM
To: Stevens, Troy
Subject: RE: Street Vacation 124.1433 - Request for Comments DUE January 28, 2022 - Carla Moreno
Attachments: Vacation 1010 N L St.docx; SV 124.1433 - Agency Comments (Moreno) 1\_11\_2022.doc

Hi Troy,

Comments are attached

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

From: Stevens, Troy <tstevens@cityoftacoma.org>
Sent: Tuesday, January 11, 2022 10:46 AM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew\_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet (tvaslet@piercettransit.org) <tvaslet@piercettransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>
Cc: Stevens, Troy <tstevens@cityoftacoma.org>
Subject: Street Vacation 124.1433 - Request for Comments DUE January 28, 2022 - Carla Moreno

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Please email me with any questions you may have.

Troy Stevens, MSML
Real Property Services
City of Tacoma, Public Works
(253) 591-5535

RE: 1010 N L St

Environmental Services has no objections to the vacation with the understanding that the 10' vacation is requested in order to include the garage within the property line boundaries.

Environmental Services has wastewater asset (**6257915**) within the alley. The distance between the wastewater pipe and the existing garage is under 10'. No further encroachment on the pipe can be allowed in order for any needed maintenance.



**TO: ALL CONCERNED AGENCIES & DEPARTMENTS**

**FROM: TROY STEVENS  
PUBLIC WORKS /REAL PROPERTY SERVICES**

**SUBJECT: STREET VACATION REQUEST NO. 124.1433**

**DATE: January 11, 2022**

Real Property Services is processing a petition to vacate a portion of the alley between North L Street and North M Street, lying northwesterly of North 10<sup>th</sup> Street, to cure a garage encroachment as shown on the vicinity maps attached to this email.

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- Pierce Transit
- Puget Sound Energy
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- Fire Department
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- PW/Engineering/LID
- PW/Engineering/Traffic
- PW/Environmental Services
- PW/Solid Waste
- PW/Street & Grounds
- Tacoma Economic Development
- Click! Network

RESPONSE

\_\_\_\_\_ No Objections

  X   Comments Attached

\_\_\_\_\_ 1-11-22 \_\_\_\_\_ Date

\_\_\_\_\_ Rod Rossi \_\_\_\_\_ Signature

\_\_\_\_\_ ES – S & E \_\_\_\_\_ Department

Stevens, Troy

RECEIVED  
APRIL 27, 2022  
HEARING EXAMINER

**From:** Hauenstein, Lyle  
**Sent:** Tuesday, January 11, 2022 11:16 AM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1433 - Request for Comments DUE January 28, 2022 - Carla Moreno

If it is just the portion of the existing garage that is in the right of way solid waste does not have any concerns. Anything beyond that will be an issue since do travel this alley to service containers.

*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.*

**From:** Stevens, Troy <tstevens@cityoftacoma.org>  
**Sent:** Tuesday, January 11, 2022 10:46 AM  
**To:** Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew\_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet (tvaslet@piercettransit.org) <tvaslet@piercettransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>  
**Cc:** Stevens, Troy <tstevens@cityoftacoma.org>  
**Subject:** Street Vacation 124.1433 - Request for Comments DUE January 28, 2022 - Carla Moreno

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**Troy Stevens, MSML**  
Real Property Services  
City of Tacoma, Public Works  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)



**Stevens, Troy**

RECEIVED

APRIL 27, 2022

HEARING EXAMINER

**From:** Seaman, Chris  
**Sent:** Wednesday, January 12, 2022 6:48 AM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1433 - Request for Comments DUE January 28, 2022 - Carla Moreno

Troy,

Tacoma Fire has no objections to the vacation.

Regards,

**CHRIS SEAMAN, P.E. (He/Him)**

Engineer / Plan Review

Tacoma Fire Department | Prevention Division

901 Fawcett Avenue | Tacoma, WA 98402

253.591.5503 | [cseaman@cityoftacoma.org](mailto:cseaman@cityoftacoma.org)**From:** Stevens, Troy <tstevens@cityoftacoma.org>**Sent:** Tuesday, January 11, 2022 10:46 AM

**To:** Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew\_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>

**Cc:** Stevens, Troy <tstevens@cityoftacoma.org>**Subject:** Street Vacation 124.1433 - Request for Comments DUE January 28, 2022 - Carla Moreno

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 Real Property Services

City of Tacoma, Public Works  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

Stevens, Troy

RECEIVED

APRIL 27, 2022

HEARING EXAMINER

From: Muller, Gregory  
Sent: Thursday, January 27, 2022 2:42 PM  
To: Stevens, Troy  
Subject: RE: Street Vacation 124.1433 - Request for Comments DUE January 28, 2022 - Carla Moreno

Good afternoon, Troy.

No TPU division has an objection to the proposed street vacation request or will require reservation of an easement.

Thank you.

Greg Muller, Real Estate Officer  
Tacoma Public Utilities  
253.606.4688

From: Stevens, Troy <tstevens@cityoftacoma.org>  
Sent: Tuesday, January 11, 2022 10:46 AM  
To: Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew\_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>  
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(253) 591-5535  
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APRIL 27, 2022

HEARING EXAMINER

**Stevens, Troy**

**From:** Beard, Patricia  
**Sent:** Tuesday, January 11, 2022 11:46 AM  
**To:** Stevens, Troy  
**Subject:** Re: Street Vacation 124.1433 - Request for Comments DUE January 28, 2022 - Carla Moreno

Hi Troy - Here you go...

Pat

**From:** Stevens, Troy <tstevens@cityoftacoma.org>  
**Sent:** Tuesday, January 11, 2022 10:45 AM  
**To:** Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew\_cruzan@comcast.com>; Megan Tuche <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com <Rob.Bair@centurylink.com>; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>  
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Real Property Services  
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**TO: ALL CONCERNED AGENCIES & DEPARTMENTS**

**FROM: TROY STEVENS  
PUBLIC WORKS /REAL PROPERTY SERVICES**

**SUBJECT: STREET VACATION REQUEST NO. 124.1433**

**DATE: January 11, 2022**

Real Property Services is processing a petition to vacate a portion of the alley between North L Street and North M Street, lying northwesterly of North 10<sup>th</sup> Street, to cure a garage encroachment as shown on the vicinity maps attached to this email.

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- 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

1-11-22  Date

*Patricia W Beard* Signature

Community & Economic Development Department

RECEIVED

APRIL 27, 2022

HEARING EXAMINER

**Stevens, Troy**

---

**From:** reese, matthew <Matthew.Reese@lumen.com>  
**Sent:** Friday, January 21, 2022 5:24 AM  
**To:** Stevens, Troy  
**Subject:** P840461- Vacation Approval Letter- Request No. 124.1433  
**Attachments:** P840461- Vacation Approval Letter.pdf

Good morning Troy. Please see the attached approval letter.

Have a good weekend.

Thanks,



**Matt Reese**

Contractor – ROW Agent II- Network Infrastructure Services  
1025 Eldorado Blvd., Broomfield, CO 80021  
cell: 412.389.6977  
[matthew.reese@lumen.com](mailto:matthew.reese@lumen.com)

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CenturyLink

1/21/2022

City of Tacoma Public Works  
Attn: Troy Stevens  
747 Market St. # 408  
Tacoma, WA 98402

**Request No. 124.1433**  
No Reservations/No Objection

**SUBJECT: Request to Vacate/Abandon** vacate a portion of the alley between North L Street and North M Street, lying northwesterly of North 10<sup>th</sup> Street directly behind the property located at 1010 N L St. in Tacoma, Pierce County, Washington

To Whom It May Concern:

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

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions or would like to discuss this action further, please contact Matt Reese at [matthew.reese@lumen.com](mailto:matthew.reese@lumen.com).

Sincerely yours,

Mary Hutton  
Network Infrastructure Services  
CenturyLink  
P840461

## **EXHIBIT "A"**

### VACATION LEGAL DESCRIPTION

A PORTION OF THE NE QUARTER, OF THE SOUTHEAST QUARTER, SECTION 31, TOWNSHIP 21 NORTH,  
RANGE 3 EAST, WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON. MORE PARTICULARLY  
DESCRIBED AS FOLLOWS;

THE NORTHEASTERLY 10 FEET OF ALLEY ABUTTING LOTS 7 AND 8, BLOCK 4024, MAP OF NEW TACOMA,  
WASHINGTON TERRITORY, ACCORDING TO PLAT FILED FOR RECORD FEBRUARY 3, 1875 IN THE OFFICE  
OF THE COUNTY AUDITOR;

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



EXHIBIT "A" (Cont.)



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CITY OF TACOMA

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STREET VACATION NO. 124.1433

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PTN. OF THE ALLEY BETWEEN N. L ST & N. M ST., LYING NWLY OF SOUTH 10<sup>TH</sup> STREET

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SE 1/4 SEC. 31, T21N, R3E

---

NOT TO SCALE

---

**Stevens, Troy**

RECEIVED

APRIL 27, 2022

HEARING EXAMINER

**From:** Tuche, Megan <Megan.Tuche@pse.com>  
**Sent:** Tuesday, January 25, 2022 3:42 PM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1433 - Request for Comments DUE January 28, 2022 - Carla Moreno

Hi Troy,

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

Thanks!

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

**From:** Stevens, Troy <tstevens@cityoftacoma.org>  
**Sent:** Tuesday, January 11, 2022 10:46 AM  
**To:** Barnett, Elliott <EBarnett@cityoftacoma.org>; Bishop, Jeffrey <JBishop@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Bremer, Kandice <KBremer@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@cityoftacoma.org>; Huseby, Eric <ehuseby@cityoftacoma.org>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Marsten, Vicki <vmarsten@cityoftacoma.org>; Matt Cruzan <matthew\_cruzan@comcast.com>; Tuche, Megan <Megan.Tuche@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Beard, Patricia <PBeard@cityoftacoma.org>; Zoning <Zoning@cityoftacoma.org>; Rob.Bair@centurylink.com; Rogers, Susie <srogers@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet (tvaslet@piercettransit.org) <tvaslet@piercettransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>  
**Cc:** Stevens, Troy <tstevens@cityoftacoma.org>  
**Subject:** Street Vacation 124.1433 - Request for Comments DUE January 28, 2022 - Carla Moreno

**CAUTION - EXTERNAL EMAIL**

Phishing? Click the PhishAlarm "Report Phish" button.

Agency Reviewer,

Please review the attached memo and map exhibits for proposed Street Vacation Petition 124.1433, as requested by Carla Moreno, and provide comments for your respective utility/agency **on or before January 28, 2022**. Responses

received later than January 28, 2022 risk NOT being incorporated into the vacation action. The proposed vacation will help to cure a garage encroachment.

Please email me with any questions you may have.

**Troy Stevens, MSML**  
Real Property Services  
City of Tacoma, Public Works  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

# BUILDING INSPECTION RECORD

**EXHIBIT C-15**

BUILDING ADDRESS 1010 North "L" St.		OWNER Don Pollock		ZONE													
LESSEE		OWNER'S ADDRESS															
BUILDING PERMIT		PLUMBING PERMIT		INSPECTION													
DATE 1/7/81	NO. 810063	DATE	NO.	BUILDING	FINAL												
				2-23-82 B.D.													
NATURE OF WORK \$1,000		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">WATER - CLOSETS</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">BATH TUBS</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">WASH BASINS</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">SINKS</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">WASH TRAYS</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">A.W. MACHINE</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">WATER-HEATER</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">FLOOR DRAINS</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">SUMPS</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">SHOWER BATHS</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">URINALS</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">DISHWASHER</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">DR. FOUNTAIN</td></tr> </table>	WATER - CLOSETS	BATH TUBS	WASH BASINS	SINKS	WASH TRAYS	A.W. MACHINE	WATER-HEATER	FLOOR DRAINS	SUMPS	SHOWER BATHS	URINALS	DISHWASHER	DR. FOUNTAIN	PLUMBING	
WATER - CLOSETS																	
BATH TUBS																	
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A.W. MACHINE																	
WATER-HEATER																	
FLOOR DRAINS																	
SUMPS																	
SHOWER BATHS																	
URINALS																	
DISHWASHER																	
DR. FOUNTAIN																	
Const. carport to existing garage at SFD.		ROUGH															
FOUNDATION		FINAL															
CHIMNEYS		HEATING															
		FINAL															
FRAMING Done 7-23-82		SEWER OR SEPTIC TANK															
GARAGES																	
INSPECT 23 JUL 82 P.M. call Brock 7/23/82																	
owner 383-4228																	
CONTRACTOR		CONTRACTOR															

**RECEIVED**  
By Hearing Examiner's Office at 1:13 pm, Aug 18, 2022

# SANITATION PERMIT

DATE

NO.

HEATING PERMIT

SEWER OR SEPTIC TANK DIAGRAM

DATE

NO.

DATE

NO.

WATER-HEATER

RANGE

SPACE-HEATER

BASEMENT FURNACE

COUNTER-FLOW  
FURNACE

FLOOR-FURNACE

HORIZONTAL  
FURNACE

WALL-FURNACE

BOILER

CONVERSION  
BURNER

CONTRACTOR

CONTRACTOR



ADDRESS

PERMIT

NATURE OF PERMIT

INSPECTIONS

DATE

NO.

ROUGH  
FORMS

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**RECEIVED**

By Hearing Examiner's Office at 4:14 pm, Aug 16, 2022

Robert C. Batie  
2018 N. 30<sup>th</sup> St. #4  
Tacoma, WA 98403

August 16, 2022

Hearing Examiner  
City of Tacoma

Dear Hearing Examiner:

I am writing regarding the request to vacate a portion of the alley between North "L" Street and North "M" Street to cure a garage encroachment (Carla Moreno Montgomery and Ana Yesenia Celestino-Valdovinos; File No. 124.1433).

My wife and I own the multi-family building directly across the alley from the property that is making this request. We have five perpendicular parking spots for our tenants off the alley. The garage at issue, which already encroaches into the alley, makes it a tight radius for our tenants as they attempt to park or leave the parking spots.

We appreciate the need for curing the current garage encroachment and do not object to the current structure becoming legal.

We are concerned, however, that by vacating a full 10 feet (which is two-three feet more than the current garage occupies) will allow for future development ever father into the alley. My understanding is that there is zero lot line setback requirement for garages or detached ADUs here. A new garage or detached ADU that protrudes the additional two-three feet would cause greater challenge for our tenants to utilized the five off-street parking spots and would negatively impact our ability to use our property in the manner we have for decades.

We encourage you to consider either vacating the current property to only the existing footprint of the current garage or restricting in some way the ability of the property owners to build beyond that footprint in the future.

Sincerely,



Robert C. Batie  
Starwood LLC