RECEIVED
SEPTEMBER 3, 2020
HEARING EXAMINER

CITY EXHIBIT LIST

HEARING DATE: Thursday, September 10, 2020, at 1:30 p.m.
FILE NUMBER: HEX2020-024 (SV 124.1414)
FILE NAME: DEAN PAULSON, LLC, *Petitioner*

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-1	City of Tacoma Staff Preliminary Report	City of Tacoma, Real Property Services ("COT, RPS")	X			
EX. C-2	Map 1 (Cadastral)	COT, RPS	X			
EX. C-3	Map 2 (Aerial Photo)	COT, RPS	X			
EX. C-4	Declaration of Notice Posting – City of Tacoma Facilities Staff	COT, RPS	X			
EX. C-5	Quit Claim Deed AFN # 1989469 (City of Tacoma vesting deed)	COT, RPS	X			
EX. C-6	WSDOT MP 129.59 dated May 2, 1980 (Historical document)	COT, RPS	X			
EX. C-7	Tacoma Public Utilities – Easement and Advisory Comments	COT, RPS	X			
EX. C-8	Tacoma Fire – Easement for Access	COT, RPS	X			
EX. C-9	Tacoma Solid Waste – Easement for Access	COT, RPS	X			
EX. C-10	Comcast – Easement for Facilities	COT, RPS	X			

KEY

A = Admitted **E = Excluded** **W = Withdrawn**

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EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-11	Tacoma RPS (LID) – Advisory Comment	COT, RPS	X			
EX. C-12	Tacoma Traffic Engineering – Advisory Comment	COT, RPS	X			
EX. C-13	Tacoma PDS – Long Range Planning – Advisory Comment	COT, RPS	X			
EX. C-14	Tacoma PDS, Land Use & Zoning – Advisory Comment	COT, RPS	X			
EX. C-15	Tacoma PDS – Site Development – Advisory Comment	COT, RPS	X			
EX. C-16	Tacoma Environmental Services – Advisory Comment	COT, RPS	X			
EX. C-		COT, RPS				
EX. C-		COT, RPS				
EX. C-		COT, RPS				
EX. C-		COT, RPS				

KEY

A = Admitted **E = Excluded** **W = Withdrawn**

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Exhibit C-1

PRELIMINARY REPORT

PREPARED FOR THE HEARING EXAMINER
BY REAL PROPERTY SERVICES

For the Hearing to be Held
Thursday, September 10, 2020 at 1:30 PM

PETITIONER: DEAN PAULSON, LLC **FILE NO. 124.1414**

A. SUMMARY OF REQUEST:

Real Property Services has received a petition, on behalf of Dean Paulson, LLC, to vacate a dead-end portion of South 74th Street, lying between the westerly boundary of South Hosmer Street and the easterly boundary line of the South 72nd Street Interchange to Interstate Highway 5 (I-5), as depicted on the attached Exhibits 2 and 3. The vacated area of right of way will be incorporated into the abutting two parcels for future business expansion and use.

There are two abutting property owners, both signing the petition for vacation. The petitioner Dean Paulson, LLC owns the parcel abutting the north boundary of the proposed vacation area located at 7310 S. Hosmer Street. It is joined by Param Tacoma, LLC, the property owner of the parcel abutting the south boundary of the proposed vacation area.

B. GENERAL INFORMATION:

1. Legal Description of Vacation:

That portion of South 74th Street as conveyed to the City of Tacoma by Deed recorded November 29, 1962, under Auditor's Fee No. 1989469, records of Pierce County, more particularly described as follows:

Commencing at the intersection of the easterly line of the South 72nd Street Interchange as described in Fee No. 1690005, with the south line of Tract 17, Map of Wapato Lake Views, according to Plat recorded in Book 2 of Plats at Page 129, records of Pierce County Auditor;
Thence southwesterly along said easterly line to an intersection with the north line of South 74th Street as described in said Deed No. 1989469, being 240 feet south and parallel with said south line of Tract 17, said intersection being the True Point of Beginning;

Thence east along said north line a distance of 241 feet more or less to the line described in Pierce County Superior Court Cause No. 301351, recorded under recording number 8103180217, records of Pierce County Auditor, specifically, at Highway's Engineer

Station (hereinafter referred to as HES) SH 4+81.78 on the SH Line Survey of SR5 and 42 feet distant northwesterly, when measured radially from said SH Line as depicted in drawings entitled SR-5 Tacoma Freeway: South City Limits to Pacific Avenue Right-of-Way, dated January 1957, on file in the office of the Director of Transportation, Olympia, Washington;
Thence southwesterly, parallel with and 42 feet northwesterly of said SH Line to intersect the south line of South 74th Street per said Deed No. 1989469, at HES SH 5+52.49;
Thence west along said south line a distance of 236 feet more or less to the easterly line of said South 72nd Street Interchange as described in Fee No. 1690005;
Thence northeasterly along said easterly line a distance of 62.5 feet more or less to the Point of Beginning.

Being within the Northwest Quarter of the Southwest Quarter of Section 29, Township 20 North, Range 03 East of the W.M., all situate in the City of Tacoma, County of Pierce, State of Washington.

(Containing ±14,384 SF or approximately 0.33 Ac.)

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 August 6, 2020, by the City Clerk's office. Two yellow public notice signs were posted on August 7, 2020 by Facilities Management staff as declared on attached Exhibit 4:

1. Placed yellow public notice sign at the southwest corner of the intersection of South 74th Street and South Hosmer Street.
2. Placed yellow public notice sign at the northeast corner intersection of South 74th Street and the South 72nd Street Interchange of Interstate Highway 5 (I-5) right of way.
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 Petitioners filed the vacation petition for the purpose of incorporating the vacation area into their respective abutting parcels for future business expansion and use. Real Property Services confirmed that there is no current development application for the right of way to be vacated.

E. HISTORY:

The City acquired the subject South 74th Street right of way by Quit Claim Deed, from Hokold, Inc. dated October 30, 1962, as recorded in Pierce County Auditor's File No. 1989469, attached as Exhibit 5. Prior to construction of the current alignment of the 72nd Street Interchange to I-5 in the early 1980s, the west end of the subject segment of South 74th Street connected to a previous alignment of South Hosmer Street extending to the south. When the interchange was developed the subject South 74th Street segment was made a dead-end. See attached Exhibit 6, Washington State Department of Transportation (WSDOT) plan and profile drawing MP 129.59 dated May 2, 1980 showing the work. The new alignment of South Hosmer Street continues south on its east side as shown on the attached Exhibits 2 and 3.

F. PHYSICAL LAND CHARACTERISTICS:

In this location, South 74th Street is a 60-foot wide residential street right of way. It is an oblate rectangle extending from South Hosmer Street, 241 feet westerly on its north boundary, and 236 feet westerly on its south boundary. The area is developed with a 34-foot wide asphalt road in the center; the remaining right of way to the north and south of the asphalt road contains curbs, sidewalks, and planter strips. On the west dead-end, there is a metal traffic barrier. The east end of the proposed vacation area abuts South Hosmer Street. The property is level without significant sloping.

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 to the proposed vacation.
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. This charge has been currently calculated

to be $1,548.65. 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 1
Map 1 (Cadastral) – Exhibit 2
Map 2 (Aerial Photo) – Exhibit 3
Declaration of Notice Posting – Exhibit 4
Quit Claim Deed AFN # 1989469 – Exhibit 5
WSDOT MP 129.59 dated May 2, 1980 – Exhibit 6

<u>Recommended Conditions</u>

Payment of Fees
Tacoma Public Utilities – Easement and Advisory Comments - Exhibit 7
    Tacoma Water - Easement
    Tacoma Power/Click! - Easement
Tacoma Fire – Easement for Access – Exhibit 8
Tacoma Solid Waste – Easement for Access - Exhibit 9
Comcast – Easement for Facilities– Exhibit 10

<u>Advisory Comments</u>

Tacoma RPS (LID) – In-Lieu Fee $1,548.65- Exhibit 11
Tacoma Traffic Engineering – No Objection - Exhibit 12
Tacoma PDS – Long Range Planning – No Objection – Exhibit 13
Tacoma PDS, Land Use & Zoning – No Objection – Exhibit 14
Tacoma PDS – Site Development – No Objection – Exhibit 15
Tacoma Environmental Services – No Objection – Exhibit 16

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 (Exhibit 7)

   a. Please contact Greg Muller at (253) 502-8256 regarding Tacoma Public Utilities conditions and comments.
   b. Tacoma Public Utilities has no objection but requires the following easement:

   Tacoma Power: Requests an easement over the east 15' of the area proposed for vacation.
   Tacoma Water: Requests an easement over the east 100' of the area proposed for vacation.

   Easement terms: Tacoma Power and Tacoma Water have existing infrastructure located within the area proposed for vacation that will need to be protected by reservation of easement to Tacoma Power/Tacoma Water, their successors and assigns, in, upon, under, along, and across the easement area. The easements should allow Tacoma Power/Tacoma Water the right and privilege to re-construct, operate, maintain, alter, repair, and replace the utility infrastructure; the right to trim and keep trimmed all vegetation within the easement; provide access at all times to Tacoma Power/Tacoma Water staff and contractors to change, repair, renew or remove the utilities; and allow Tacoma Power/Tacoma Water, their contractors and/or agents, the right to temporarily enter upon the owner's abutting lands where necessary to re-construct or maintain the utilities. No permanent structures, retaining walls, fences, trees, ornate sidewalks, stamped concrete, etc. are permitted within the easement; light landscaping with grass and/or small shrubbery or asphalt parking that maintains all clearances and does not interfere with the utilities is permitted. Any damage to Tacoma Power/Tacoma Water utilities will be repaired by Tacoma Power/Tacoma Water crews or contractors at the expense of the owner/developer.

   c. Tacoma Utilities made the following advisory comments:

   When it comes time to develop the vacation area, following are additional comments to assist the developer:

   If existing utilities need to be relocated or adjusted, they will be relocated by Tacoma Power/Tacoma Water crews or contractors at the owner/developer's expense.

If there is a request to modify the reserved easement, the owner/developer's Professional Land Surveyor shall prepare and submit the legal description and graphical drawing for Tacoma Power/Tacoma Water review, comment, and approval.

Tacoma Water general utility clearances:
Sanitary sewer mains and side sewers shall maintain a minimum horizontal separation of ten (10) feet from all water mains and water services. When extraordinary circumstances dictate the minimum horizontal separation is not achievable, the methods of protecting water facilities shall be in accordance with the most current State of Washington, Department of Ecology "Criteria For Sewage Works Design". Vertical separation of eighteen (18) inches from Tacoma Water facilities.

For utilities other than sanitary sewer, the proposed facilities shall have a minimum horizontal separation of five (5) feet and vertical separation of twelve (12) inches from Tacoma Water facilities.

For aerial utilities, Tacoma Water requires a minimum of 20 feet above our water facilities

3. TACOMA FIRE (Exhibit 8)
    a. Please contact Chris Seaman, P.E. at (253) 591-5503 regarding Tacoma Fire Department conditions.
    b. Tacoma Fire has no objection but requires an easement for access to the vacation area, to access the fire hydrant and to provide emergency services.

4. TACOMA SOLID WASTE (Exhibit 9)
    a. Please contact Lyle S. Hauenstein at (253) 594-7843 regarding Tacoma Solid Waste conditions.
    b. Tacoma Solid Waste has no objection but requires an easement for access to the vacation area, to provide services to the adjacent parcels.

5. COMCAST (Exhibit 10)
    a. Please contact Aaron R. Cantrell at Aaron_Cantrel@comcast.com regarding Comcast's request for conditions.
    b. Comcast has no objection but requests the following easement or other conditions:

    Comcast has UG facilities that cross S 74th St. The crossing runs N to S along S Hosmer St. An easement would be needed to protect Comcast facilities in place. Relocation of facilities would be at owner / developer expense

K. ADVISORY COMMENTS:

1. REAL PROPERTY SERVICES (RPS) – In-Lieu of Assessment Sewer Charge

a. Please contact Lee Russell (253) 591- 5277 regarding RPS In-Lieu comments.
b. An In-Lieu amount of $1,548.65 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

Comments stating no objection or conditions were received from:
Tacoma Traffic Engineering – No Objection - Exhibit 12
Tacoma PDS – Long Range Planning – No Objection – Exhibit 13
Tacoma PDS, Land Use & Zoning – No Objection – Exhibit 14
Tacoma PDS – Site Development – No Objection – Exhibit 15
Tacoma Environmental Services – No Objection – Exhibit 16

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.

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Exhibit C-2

DEAN PAULSON, LLC
STREET VACATION NO. 124.1414
PORTION OF SOUTH 74TH STREET LYING BETWEEN SOUTH HOSMER STREET AND INTERSTATE HIGHWAY 5
NW ¼ OF SW ¼, SEC. 29, T20N, R03E, W.M.
NOT TO SCALE

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Exhibit C-3

DEAN PAULSON, LLC
STREET VACATION NO. 124.1414
PORTION OF SOUTH 74TH STREET LYING BETWEEN SOUTH HOSMER STREET AND INTERSTATE HIGHWAY 5
NW ¼ OF SW ¼, SEC. 29, T20N, R03E, W.M.
NOT TO SCALE

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Exhibit C-4

DECLARATION OF POSTING

Street Vacation #: 124.1414 Dean Paulson, LLC

I, HANS KVALE, a representative of the City of Tacoma, hereby state that on the 7TH day of AUGUST, 2020, I posted a sign relating to the above-referenced street vacation in compliance with the City of Tacoma Municipal Code (TMC 9.22) and the Revised Code of Washington (RCW 35.79).

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct:

Signed on FRIDAY, AUGUST 7TH, 2020, at Tacoma, Washington
(Date)

Signature

HANS K.C. KVALE
Print Name

Exhibit 4 - Declaration of Posting
Page 2 of 3

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Exhibit C-5

1989469

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(2/4/58)

QUIT CLAIM DEED - Corporation

THIS INDENTURE WITNESSETH, That Hokold Inc., a Washington Corporation - - - - - - -

a corporation organized and existing under the laws of the State of Washington, party of the first part, for and in consideration of the sum of One and no/100 - - - - - - - - - - - - - - Dollars in lawful money of the United States of America, to it in hand paid by the City of Tacoma, a Municipal Corporation

party of the second part does by these presents remise, release, convey and quit claim unto said party of the second part, their successors and assigns, all interest of the party of the first part in and to the following described real property, situated in Pierce County, State of Washington, to-wit: Beginning at the intersection of the easterly line of the South 72nd Street interchange as described in Fee No. 1690005 with the south line of tract 17, Map of Wapato Lake Views as recorded with Pierce County Auditor; thence east on the south line of said tract 17, a distance of 260.00 feet and the true point of beginning of this description; thence south parallel to the west line of Hokold Subdivision No. 4, a distance of 300 feet; thence west parallel to the south line of said tract 17 to the easterly line of said South 72nd Street interchange; thence northeasterly along the easterly line of said interchange to a point 240.00 feet south of the south line of tract 17 of said subdivision; thence east parallel to the south line of said tract 17 to a point 240.00 feet south and 60.00 feet west of the point of beginning; thence north 240 feet to the south line of said tract 17; thence east a distance of 60.00 feet to point of beginning. Together with the right to construct the necessary cuts and fills to be occasioned by the original grading of the above described grant.

TO HAVE AND TO HOLD, the said premises, with all their appurtenances, unto the said party of the second part, and to their successors and assigns forever

D-4546

IN WITNESS WHEREOF, the said party of the first part has caused its corporate name and seal to be hereunto subscribed and affixed; and these presents to be executed by its officers thereunto duly authorized this 30th day of October, 19 62

EXCISE TAX EXEMPT DATE 11-29-62
L. R. Johnson, Pierce Co. Treasurer
By Gladys Eide Deputy

HOKOLD, INC.
By Oscar T. Hokold
Attest: Olivann Hokold

STATE OF WASHINGTON,)
County of Pierce) ss.

On this 30th day of October, 19 62, before me personally appeared Oscar Hokold and Olivann Hokold to me known to be the President and Secretary, respectively of the corporation that executed the within and 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, have hereunto set my hand and affixed my official seal the day and year first above written.

John G. Hunt
Notary Public in and for the State of Washington, residing at Tacoma in said County

U03083

~~Correct as to~~ Description
City Engineer

Description OK. SATHER

SW 29-20-3

FORM APPROVED: only - not as to title of grantor
Robert R. Hamilton
CITY ATTORNEY

street

Filed for record Nov. 29 1962 9 34 a.m.
Request of City of Tacoma
JACK W. SONNTAG Pierce Co. Auditor

FR-142

JCW

Exhibit 5 - COT Vesting Deed AFN # 1989469
Page 1 of 2

1989469

(CORPORATION)

Quit Claim Deed

.....

.....

TO

.....

.....

Dated....., 19.....

STATE OF WASHINGTON, } ss.
County of.....

Received for record this.....day
of....., 19....., at.....
o'clock.....M., and recorded at request
of.....

in Book.....at Page.....

Deed Record of said County.

.....
County Auditor.

By.....
Deputy Auditor.

City of Tacoma
Room 236
L. McLeod

VOL 1295 PAGE 37 REQUEST OF
RECORDED
1982 NOV 29 PM 9 34
WASHINGTON TAX AUDITOR
PIERCE COUNTY, WASH.
DEPUTY

DEED

Exhibit 5 - COT Vesting Deed AFN # 1989469
Page 2 of 2

Exhibit C-6

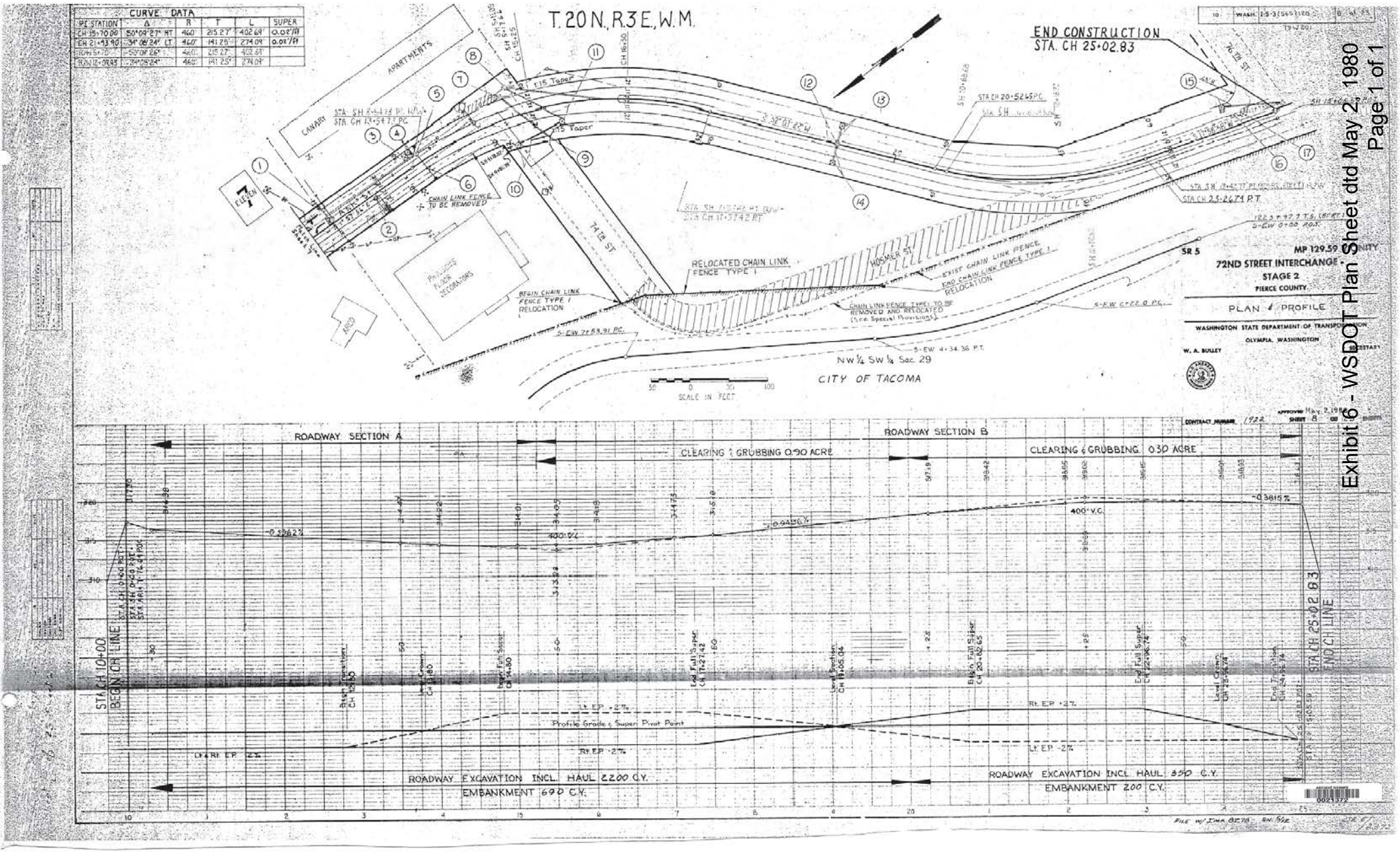

Exhibit 6 - WSDOT Plan Sheet dtd May 2, 1980
Page 1 of 1

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Exhibit C-7

From: Muller, Gregory
To: Pasco, Teague
Subject: RE: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC
Date: Wednesday, September 2, 2020 8:44:49 AM
Attachments: No TPU HFC Conflicts.doc

Good morning, Teague.

Hope all is well with you, family, and co-workers!

For Street Vacation 124.1414 Dean Paulson, LLC, both Tacoma Power and Tacoma Water have existing infrastructure located within the area proposed for vacation that will need to be protected by reservation of easement to Tacoma Power/Tacoma Water, their successors and assigns, in, upon, under, along, and across the easement area. The easements should allow Tacoma Power/Tacoma Water the right and privilege to re-construct, operate, maintain, alter, repair, and replace the utility infrastructure; the right to trim and keep trimmed all vegetation within the easement; provide access at all times to Tacoma Power/Tacoma Water staff and contractors to change, repair, renew or remove the utilities; and allow Tacoma Power/Tacoma Water, their contractors and/or agents, the right to temporarily enter upon the owner's abutting lands where necessary to re-construct or maintain the utilities. No permanent structures, retaining walls, fences, trees, ornate sidewalks, stamped concrete, etc. are permitted within the easement; light landscaping with grass and/or small shrubbery or asphalt parking that maintains all clearances and does not interfere with the utilities is permitted. Any damage to Tacoma Power/Tacoma Water utilities will be repaired by Tacoma Power/Tacoma Water crews or contractors at the expense of the owner/developer.

Tacoma Power: Requests an easement over the east 15' of the area proposed for vacation.

Tacoma Water: Requests an easement over the east 100' of the area proposed for vacation.

When it comes time to develop the vacation area, following are additional comments to assist the developer:

If existing utilities need to be relocated or adjusted, they will be relocated by Tacoma Power/Tacoma Water crews or contractors at the owner/developer's expense.

If there is a request to modify the reserved easement, the owner/developer's Professional Land Surveyor shall prepare and submit the legal description and graphical drawing for Tacoma Power/Tacoma Water review, comment, and approval.

Tacoma Water general utility clearances:
Sanitary sewer mains and side sewers shall maintain a minimum horizontal separation of ten (10) feet from all water mains and water services. When extraordinary circumstances dictate the minimum horizontal separation is not achievable, the methods of protecting water facilities shall be in accordance with the most current State of Washington, Department of Ecology "Criteria For Sewage Works Design". Vertical separation of eighteen (18) inches from Tacoma Water facilities.

For utilities other than sanitary sewer, the proposed facilities shall have a minimum horizontal separation of five (5) feet and vertical separation of twelve (12) inches from Tacoma Water facilities.

For aerial utilities, Tacoma Water requires a minimum of 20 feet above our water facilities

Please let me know if you have any questions.

Greg Muller, Real Estate Officer
Tacoma Public Utilities

From: Pasco, Teague <tpasco@cityoftacoma.org>
Sent: Wednesday, August 19, 2020 4:32 PM
To: Barnett, Elliott <elliott.barnett@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Cantrel, Aaron <Aaron_Cantrel@cable.comcast.com>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Holt, Megan (megan.holt@pse.com) <megan.holt@pse.com>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Russell, Lee <LRussell@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet <tvaslet@piercetransit.org>
Subject: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC

Agency Reviewer,

Please review the attached map exhibits for the proposed Street Vacation Petition 124.1414 by Dean Paulson, LLC, and provide comments for your respective utility/agency on or before Wednesday, September 3, 2020. Responses received later risk NOT being incorporated into the vacation action.

Note, due to non-responsive departments/contacts we are paring down the contact distribution list to only those directly relevant to the vacation process. Please let me know if you'd voluntarily like to be removed from the distribution list, or if the request for comment should be sent to another person at your agency.

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SEPTEMBER 3, 2020
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Exhibit C-8

From: Seaman, Chris
To: Pasco, Teague
Subject: RE: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC
Date: Thursday, August 20, 2020 6:53:03 AM
Attachments: image001.png

Teague,

There is an existing fire hydrant on S 74th within the proposed vacation area. Access to the hydrant must be reserved. Tacoma Water will provide dimensions of the required easement to maintain their equipment. Fire will need the easement to also include access for emergency services (if the area isn't already reserved as general access).

Regards,

CHRIS SEAMAN, P.E.
Senior Engineer
Tacoma Fire Department | Prevention Division
901 Fawcett Avenue | Tacoma, WA 98402
253.591.5503| cseaman@cityoftacoma.org

From: Pasco, Teague <tpasco@cityoftacoma.org>
Sent: Wednesday, August 19, 2020 4:32 PM
To: Barnett, Elliott <elliott.barnett@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Cantrel, Aaron <Aaron_Cantrel@cable.comcast.com>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Holt, Megan (megan.holt@pse.com) <megan.holt@pse.com>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Russell, Lee <LRussell@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet <tvaslet@piercetransit.org>
Subject: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC

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person at your agency.

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The hearing in this matter is set for September 10, 2020, at 1:00 p.m. If attending, please check in with me before start of the hearing. The Public Hearings are held in the City Council Chambers on the first floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington. Failure to attend, if required, may result in the automatic dismissal of any such condition that does not conform to the statute.

Questions regarding the scope and limitation of conditioning street vacation actions should be directed to your respective legal counsel, any questions thereafter can be directed to me for further discussion.

Please email me with any questions you may have.
Thank you.

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

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

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Exhibit C-9

From: Hauenstein, Lyle
To: Pasco, Teague
Subject: RE: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC
Date: Wednesday, August 26, 2020 9:11:10 AM

Solid Waste uses South 74th Street as an access while servicing the property at 7414 S. Hosmer Street.

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

From: Pasco, Teague <tpasco@cityoftacoma.org>
Sent: Wednesday, August 19, 2020 4:32 PM
To: Barnett, Elliott <elliott.barnett@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Cantrel, Aaron <Aaron_Cantrel@cable.comcast.com>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Holt, Megan (megan.holt@pse.com) <megan.holt@pse.com>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Russell, Lee <LRussell@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet <tvaslet@piercetransit.org>
Subject: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC

Agency Reviewer,

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Exhibit C-10

From: Cantrel, Aaron R
To: Pasco, Teague
Subject: RE: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC
Date: Thursday, August 20, 2020 9:36:16 AM
Attachments: Comcast Comments 124.1414.doc

Comcast comments attached.

From: Pasco, Teague <tpasco@cityoftacoma.org>
Sent: Wednesday, August 19, 2020 4:32 PM
To: Barnett, Elliott <elliott.barnett@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Cantrel, Aaron R <Aaron_Cantrel@cable.comcast.com>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Holt, Megan (megan.holt@pse.com) <megan.holt@pse.com>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Russell, Lee <LRussell@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet <tvaslet@piercetransit.org>
Subject: [EXTERNAL] REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC

Agency Reviewer,

Please review the attached map exhibits for the proposed Street Vacation Petition 124.1414 by Dean Paulson, LLC, and provide comments for your respective utility/agency on or before Wednesday, September 3, 2020. Responses received later risk NOT being incorporated into the vacation action.

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The hearing in this matter is set for September 10, 2020, at 1:00 p.m. If attending, please check in with me before start of the hearing. The Public Hearings are held in the City Council Chambers on the first floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington. Failure to

City of Tacoma Memorandum

TO: **ALL CONCERNED AGENCIES & DEPARTMENTS**

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

SUBJECT: **STREET VACATION REQUEST NO. 124.1414**

DATE: **August 10, 2020**

Real Property Services has received a petition to vacate a portion of South 74th Street, lying between the westerly boundary of South Hosmer Street and the easterly boundary line of the South 72nd Street Interchange to Interstate Highway 5 (I-5).

In order to be considered, your comments must be received by **Real Property Services**, **TMB, Room 737, by Wednesday, September 3, at 5:00 p.m..** 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

___X____ No Objections

___X____ Comments Attached

____8/20/20_____ Date

___Aaron Cantrell_____ Signature

___Planning & Design_____ Department

- Comcast has UG facilities that cross S 74th St. The crossing runs N to S along S Hosmer St. An easement would be needed to protect Comcast facilities in place. Relocation of facilities would be at owner / developer expense

If you have questions, please contact Teague Pasco at (253) 591-5570 or tpasco@cityoftacoma.org

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Exhibit C-11

From: Russell, Lee
To: Pasco, Teague
Subject: RE: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC
Date: Wednesday, September 2, 2020 2:29:44 PM

Teague,

The in-lieu sewer assessment that will be owed is $1,548.65.

Thanks

Lee Russell
Real Estate Specialist
City of Tacoma Real Property Services
747 Market St. Rm 737
Tacoma, Wa 98402
lrussell@cityoftacoma.org
Ph. 253-591-5277

From: Pasco, Teague <tpasco@cityoftacoma.org>
Sent: Wednesday, September 2, 2020 1:59 PM
To: Russell, Lee <LRussell@cityoftacoma.org>
Subject: FW: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC

Hi Lee, have you had a chance to look at this? I usually get a dollar figure from you for the report.

Thanks, Teague

From: Pasco, Teague
Sent: Wednesday, August 19, 2020 4:32 PM
To: Barnett, Elliott <elliott.barnett@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Cantrel, Aaron <Aaron_Cantrel@cable.comcast.com>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Holt, Megan (megan.holt@pse.com) <megan.holt@pse.com>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Russell, Lee <LRussell@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development Group <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet <tvaslet@piercetransit.org>
Subject: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC

Agency Reviewer,

Please review the attached map exhibits for the proposed Street Vacation Petition 124.1414 by Dean

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SEPTEMBER 3, 2020
HEARING EXAMINER

Exhibit C-12

From: Kammerzell, Jennifer
To: Pasco, Teague
Subject: RE: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC
Date: Thursday, August 27, 2020 5:17:35 PM

Traffic has no objections to the vacation.

Any gates or restricted access to the newly vacated area will need to provide an adequate turnaround for vehicles, so that public ways are not impacted. Future development may require consolidated driveways on Hosmer or improvements to delineate private and public property.

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

voice: 253.591.5511
jkammerzell@cityoftacoma.org
www.cityoftacoma.org

From: Pasco, Teague <tpasco@cityoftacoma.org>
Sent: Wednesday, August 19, 2020 4:32 PM
To: Barnett, Elliott <elliott.barnett@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Cantrel, Aaron <Aaron_Cantrel@cable.comcast.com>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Holt, Megan (megan.holt@pse.com) <megan.holt@pse.com>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Russell, Lee <LRussell@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet <tvaslet@piercetransit.org>
Subject: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC

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Please also note that pursuant to RCW 35.79.030 conditions of the vacation are limited to those

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SEPTEMBER 3, 2020
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Exhibit C-13

From: Barnett, Elliott
To: Pasco, Teague; Rogers, Susie
Cc: Boudet, Brian
Subject: RE: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC
Date: Wednesday, August 19, 2020 5:15:55 PM

Hi Teague,
I have no objections to this vacation request, speaking from the perspective of PDS Long Range Planning.

Thank you,
Elliott Barnett, Senior Planner
PDS Long Range Planning

From: Pasco, Teague <tpasco@cityoftacoma.org>
Sent: Wednesday, August 19, 2020 4:32 PM
To: Barnett, Elliott <elliott.barnett@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Cantrel, Aaron <Aaron_Cantrel@cable.comcast.com>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Holt, Megan (megan.holt@pse.com) <megan.holt@pse.com>; Johnson, Christopher <cjohnso2@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; Rossi, Rod <RRossi@cityoftacoma.org>; Russell, Lee <LRussell@cityoftacoma.org>; Seaman, Chris <cseaman@cityoftacoma.org>; Site Development <SiteDevelopment@cityoftacoma.org>; Stringer, Shawn <SStringe@cityoftacoma.org>; Tina Vaslet <tvaslet@piercetransit.org>
Subject: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC

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Exhibit C-14

From: Frantz, Shanta
To: Brenner, Shannon; Frantz, Shanta; Harrington, John; Haycock, Kristina; Kluge, Karla; Magoon, Jana; Schultz, Shirley; Spadoni, Lisa; Tague, Tommy; Vasquez, Tony
Cc: Pasco, Teague; Barnett, Elliott
Subject: FW: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC - LU POD
Date: Friday, August 28, 2020 8:22:32 AM
Attachments: Map 1 Cadastral (SV124.1414 Dean Paulson LLC).pdf
Map 2 Aerial (SV124.1414 Dean Paulson LLC).pdf
Agency Comments 124.1414.doc
Importance: High

Thank you Teague and Elliott for making this transmittal happen!

LU Folks and Today's POD: I think this is the 1st routing from RPS on their applications for vacations, easement release/modifications, etc. to LU. I was curious, so I went ahead to do the review for the POD today.

It took me under 10 minutes to review the attached documents and check the adjacent/subject parcels. I found (2) somewhat current apps in Accela. A 2017 BLDCA that rec'd its CO and a 2020 BLDCA that was not routed to LU. With that, the POD review is complete. Had there been a current LU or BLD/SDEV/WO record under review by LU, I would have advised that planner and/or biologist of this transmittal.

I hope everyone agrees that this will be a relatively easy task for the POD. If you have any concerns or an issue comes up with a future RPS transmittal, please let me know.

Happy Friday All!

Tacoma

Shanta Frantz
Land Use and Zoning
Planning and Development Services
(253) 591-5388 / sfrantz@cityoftacoma.org
www.tacomapermits.org

From: Pasco, Teague <tpasco@cityoftacoma.org>
Sent: Friday, August 28, 2020 8:03 AM
To: PDS Land Use and Zoning <pdszoning@cityoftacoma.org>
Subject: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC

Agency Reviewer,

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SEPTEMBER 3, 2020
HEARING EXAMINER

Exhibit C-15

From: Marsten, Vicki
To: Pasco, Teague
Cc: Kammerzell, Jennifer; Kidd, Brennan
Subject: RE: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC
Date: Wednesday, September 2, 2020 3:41:16 PM

Thank you Teague. This will be very helpful in future for getting in the streetlighting to north when redevelopment happens.

Thank you, Vicki

Vicki Marsten
City of Tacoma, Public Works
Traffic Engineering Division
253-591-5556

From: Pasco, Teague <tpasco@cityoftacoma.org>
Sent: Wednesday, September 02, 2020 1:54 PM
To: Marsten, Vicki <vmarsten@cityoftacoma.org>
Cc: Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>
Subject: RE: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC

Hi Vicki,
Once we developed an accurate legal description, the dimension of the vacated area conforms to your request, see revised map with dimensions attached.

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

From: Marsten, Vicki <vmarsten@cityoftacoma.org>
Sent: Friday, August 28, 2020 11:04 AM
To: Pasco, Teague <tpasco@cityoftacoma.org>
Cc: Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>
Subject: RE: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC

Good Morning Teague,

Please see my comment to change the dimension on one end of the vacation. This will allow in the

DEAN PAULSON, LLC
STREET VACATION NO. 124.1414
PORTION OF SOUTH 74TH STREET LYING BETWEEN SOUTH HOSMER STREET AND INTERSTATE HIGHWAY 5
NW ¼ OF SW ¼, SEC. 29, T20N, R03E, W.M.
NOT TO SCALE

From:	Marsten, Vicki
To:	Pasco, Teague
Cc:	Kammerzell, Jennifer; Kidd, Brennan
Subject:	RE: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC
Date:	Friday, August 28, 2020 11:03:58 AM
Attachments:	Agency Comments 124.1414 - COT Traffic Signal_SL.doc Map 1 Cadastral (SV124.1414 Dean Paulson LLC)-COT Traffic Signal_SL.pdf

Good Morning Teague,

Please see my comment to change the dimension on one end of the vacation. This will allow in the future lighting on the west side of the road. I used the dimension from an as-built WSDOT plan for this street.

Sincerely, Vicki Marsten

Vicki Marsten
City of Tacoma, Public Works
Engineering Division
Traffic Safety & Review
vmarsten@cityoftacoma.org
253-591-5556

Telecommuting until January 2021. Please contact me by e-mail or phone.
My work hours are 7:30am – 4:30pm. M-Th; 7am-4pm F
Thank you for your understanding.

From: Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>
Sent: Thursday, August 27, 2020 5:09 PM
To: Marsten, Vicki <vmarsten@cityoftacoma.org>
Subject: FW: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC

Do you have any equipment/concern about this vacation? I didn't see your name on it.

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

voice: 253.591.5511
jkammerzell@cityoftacoma.org
www.cityoftacoma.org

From: Kidd, Brennan <bkidd@cityoftacoma.org>
Sent: Thursday, August 20, 2020 11:18 AM
To: Daniels, Tyler <tdaniels@cityoftacoma.org>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>
Subject: FW: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC

DEAN PAULSON, LLC
STREET VACATION NO. 124.1414
PORTION OF SOUTH 74TH STREET LYING BETWEEN SOUTH HOSMER STREET AND INTERSTATE HIGHWAY 5
NW ¼ OF SW ¼, SEC. 29, T20N, R03E, W.M.
NOT TO SCALE

City of Tacoma Memorandum

TO: **ALL CONCERNED AGENCIES & DEPARTMENTS**

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

SUBJECT: **STREET VACATION REQUEST NO. 124.1414**

DATE: **August 10, 2020**

Real Property Services has received a petition to vacate a portion of South 74th Street, lying between the westerly boundary of South Hosmer Street and the easterly boundary line of the South 72nd Street Interchange to Interstate Highway 5 (I-5).

In order to be considered, your comments must be received by **Real Property Services**, **TMB, Room 737, by Wednesday, September 3, at 5:00 p.m..** 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
X
_____ Comments Attached

August 28, 2020_____ Date

Vicki Marsten_____ Signature

Public Works/Engineering/Traffic Signal_SL
Department

If you have questions, please contact Teague Pasco at (253) 591-5570 or tpasco@cityoftacoma.org

RECEIVED
SEPTEMBER 3, 2020
HEARING EXAMINER

Exhibit C-16

From: Rossi, Rod
To: Pasco, Teague
Subject: RE: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC
Date: Thursday, August 20, 2020 9:25:18 AM

Environmental Services has no objections to the requested street vacation. ES has no assets within the proposed vacation.

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

From: Pasco, Teague <tpasco@cityoftacoma.org>
Sent: Wednesday, August 19, 2020 4:32 PM
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Subject: REVIEW REQUESTED - City of Tacoma - Street Vacation 124.1414 Dean Paulson, LLC

Agency Reviewer,

Please review the attached map exhibits for the proposed Street Vacation Petition 124.1414 by Dean Paulson, LLC, and provide comments for your respective utility/agency on or before Wednesday, September 3, 2020. Responses received later risk NOT being incorporated into the vacation action.

Note, due to non-responsive departments/contacts we are paring down the contact distribution list to only those directly relevant to the vacation process. Please let me know if you'd voluntarily like to be removed from the distribution list, or if the request for comment should be sent to another person at your agency.

Please also note that pursuant to RCW 35.79.030 conditions of the vacation are limited to those directly associated to vacated right of way area, and do not subject the vacation to actions beyond the limits of the request. Accordingly, please refrain from commenting on any future development conditions that are not related to the vacation action and apply said conditions to any actual development permitting that may follow. If deemed necessary, a representative from your