



TO: Elizabeth Pauli, City Manager
FROM: Jeff H. Capell, Hearing Examiner *JHC*
Ronda Cornforth, Senior Real Estate Specialist, Public Works Real Property Services *RC*
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No. 18-0631 – Street Vacation 124.1387 – June 26, 2018
DATE: June 11, 2018

SUMMARY:

An ordinance granting the petition to vacate portions of the northwest intersection of South Tacoma Way and South “C” Street lying northerly and westerly of the improved portions of right-of-way.

COUNCIL SPONSORS:

N/A

STRATEGIC POLICY PRIORITY:

- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Assure outstanding stewardship of the natural and built environment.

BACKGROUND:

Petitioner Chainring III LLC (“Petitioner”), a Washington limited liability company, has petitioned the City of Tacoma for a vacation of portions of right-of-way near the northwest intersection of South Tacoma Way and South “C” Street. Petitioner is the sole abutting property owner. The petitioned-for area is not currently used for public traversal, and has been fenced off since 2010 due to Sound Transit’s having changed grades and realigned the configuration of both South Tacoma Way and South C Street in connection with its Sounder Commuter Rail, D to M Street, Track and Signal Project. Granting the vacation will not leave any abutting property owners without access, and City staff has determined that the petitioned-for area is not needed for right-of-way purposes either presently or in the future. If vacated, Petitioner intends to use the area for parking, and as a security buffer for its adjacent business.

ISSUE:

Whether the Council should approve the proposed street vacation?

ALTERNATIVES:

The Council could (1) choose to follow the Hearing Examiner’s Recommendation and approve the requested vacation, (2) the Council could approve the requested vacation under conditions different than those recommended, or (3) the Council could deny the vacation petition. The Hearing Examiner has determined that the requested vacation meets the criteria for approval of such petitions as set forth in Chapter 9.22 of the Tacoma Municipal Code and Chapter 35.79 of the Revised Code of Washington.

RECOMMENDATION:

The request is hereby recommended for approval, subject to conditions contained in Conclusion 6 of the Hearing Examiner’s Report and Recommendation to the City Council.

FISCAL IMPACT:

N/A

ORIGINAL