

## CITY EXHIBIT LIST

**HEARING DATE:** Thursday, October 1, 2020, at 9:00 a.m.

**FILE NUMBER:** HEX2020-026 (SV 124.1415)

**FILE NAME:** Lee Pate, *Petitioner*

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-1	Preliminary Report	COT, RPS	X			
EX. C-2	Map 1	COT, RPS	X			
EX. C-3	Map 2 (Aerial Photo)	COT, RPS	X			
EX. C-4	Declaration of Notice Posting	COT, RPS	X			
EX. C-5	COT Surveyor Drawing of Vacation Area	COT, RPS	X			
EX. C-6	Monticello Park Plat	COT, RPS	X			
EX. C-7	Traffic Engineering Comment	COT, RPS	X			
EX. C-8	Tacoma Public Utilities Comment	COT, RPS	X			
EX. C-9	Tacoma Fire Comment	COT, RPS	X			
EX. C-10	Solid Waste Comment	COT, RPS	X			
EX. C-11	Environmental Services Comment	COT, RPS	X			

### KEY

**A = Admitted**

**E = Excluded**

**W = Withdrawn**

## CITY EXHIBIT LIST

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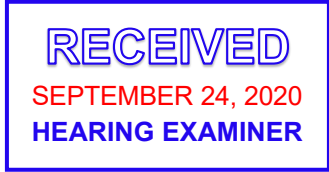
<b>EXHIBIT NUMBER</b>	<b>EXHIBIT DESCRIPTION</b>	<b>SUBMITTED BY</b>	<b>A</b>	<b>E</b>	<b>W</b>	<b>COMMENT</b>
<b>EX. C-12</b>	Comcast Comment	COT, RPS	<b>X</b>			
<b>EX. C-13</b>	Puget Sound Energy Comment	COT, RPS	<b>X</b>			
<b>EX. C-14</b>	Pierce Transit Comment	COT, RPS	<b>X</b>			
<b>EX. C-15</b>	Tacoma Long Range Planning Comment	COT, RPS	<b>X</b>			Filed prior to hearing on the morning of October 1, 2020.

### KEY

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**PRELIMINARY REPORT**

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

**For the Hearing to be Held  
Thursday, October 1, 2020 at 9:00 A.M.**

**PETITIONER: LEE PATE**

**FILE NO. 124.1415**

**A. SUMMARY OF REQUEST:**

Real Property Services has received a petition from Lee Pate, owner of adjacent property located at 6047 South Junett Street, to vacate a portion of the undeveloped north side of South 62nd Street right of way, as depicted on the attached Exhibits 2, 3 and 5. The vacated area of right of way will be incorporated into the adjacent parcel to cure an encroachment by a part of the existing residence.

There are no other abutting property owners for this petition for vacation.

**B. GENERAL INFORMATION:**

**1. Legal Description of Vacation:**

A PORTION OF THE NORTH HALF OF SOUTH 62ND STREET SITUATED BETWEEN SOUTH JUNETT STREET AND SOUTH PINE STREET, BEING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 03 EAST, WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 5/8" REBAR WITH CAP MARKED 'LS 35980' DESIGNATING THE INTERSECTION OF THE EASTERLY MARGIN OF SOUTH JUNETT STREET AND THE NORTHERLY MARGIN OF SOUTH 62ND STREET AS DEPICTED ON RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 202006045005, RECORDS OF PIERCE COUNTY AUDITOR, SAID INTERSECTION ALSO BEING THE SOUTHWEST CORNER OF LOT 24, BLOCK 20 OF MAP OF MONTICELLO PARK ADDITON TO THE CITY OF TACOMA, WASHINGTON TERRITORY AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 122 AND 123, RECORDS OF THE PIERCE COUNTY AUDITOR;

THENCE ALONG SAID NORTHERLY MARGIN SOUTH 88°27'07" EAST AS DEPICTED ON SAID RECORD OF SURVEY, A DISTANCE OF 51.16 FEET TO ANOTHER 5/8" REBAR WITH CAP MARKED 'LS 35980';

THENCE CONTINUING ALONG SAID NORTHERLY MARGIN SOUTH 88°27'07" EAST A DISTANCE OF 0.80 FEET A POINT WHICH IS 1.40 FEET WEST OF AN EXISTING BUILDING FACE AND THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTHERLY MARGIN SOUTH 00°52'31" WEST 2.22 FEET;

THENCE SOUTH 88°05'05" EAST 12.16 FEET PARALLEL WITH AND 1.3 FEET SOUTH OF AN EXISTING BUILDING FACE;

THENCE NORTH 00°52'32" EAST 2.29 FEET TO A POINT ON SAID NORTHERLY MARGIN BEING 1.40 FEET EAST OF AN EXISTING BUILDING FACE;

THENCE NORTH 88°27'07" WEST ALONG SAID NORTHERLY MARGIN 12.16 FEET TO THE POINT OF BEGINNING.

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

(CONTAINING ±28 SQUARE FEET)

**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 21, 2020, by the City Clerk's office. Two yellow public notice signs were posted on August 28, 2020 by Facilities Management staff as declared on attached Exhibit 4:

1. Placed yellow public notice sign at the northeast intersection corner of Junett Street and S. 62nd Street.
2. Placed yellow public notice sign at the one sign at the northwest intersection corner of Pine Street and S. 62nd St.
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 its adjacent parcel to cure an encroachment by a portion of the existing residence.

The subject street vacation application is an area extending around the encroaching building, measuring approximately 2 feet by 12 feet along the northern edge of the right of way. Ordinarily, Real Property Services and Traffic Engineering require vacation of a strip along the entire parcel. In this case, Traffic Engineering supports a vacation limited to only that amount needed to cure the encroachment, in order to preserve right of way at the corners of South Junett and South Pine Streets for development of roadway and pedestrian infrastructure. The City of Tacoma Surveyor provided a drawing of the vacation area proposed and described above, attached as Exhibit 5.

**E. HISTORY:**

The City acquired the subject South 62<sup>nd</sup> Street right of way by the Monticello Park Plat in 1889, as recorded in Pierce County Auditor's File No. 14359, attached as Exhibit 6.

The residence at 6047 South Junett Street was constructed as of the year 1900, per Pierce County Assessor data. A review of historic aerial imagery in City of Tacoma records shows an identical building footprint as of 1950. Real Property Services concludes that the encroachment of this

portion of the existing residence is historic, and cannot find any permitting records related to placement of the residence.

**F. PHYSICAL LAND CHARACTERISTICS:**

In this location, South 62<sup>nd</sup> Street is a 60-foot wide residential street right of way extending between South Junett Street on the west and South Pine Street on the east. The right of way is developed with a 30-foot wide asphalt road in the center; the remaining right of way to the north and south of the asphalt road is undeveloped land improved by grass lawn. The vacation area and surrounding right of way are level.

**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. 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 to the Real Property Services Division. There were no recommended conditions for approval of the vacation other than Real Property Services recommended payment of fees, 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  
City of Tacoma Surveyor Drawing of Vacation Area – Exhibit 5  
Monticello Park Plat, AFN # 14359– Exhibit 6

Recommended Conditions

Payment of Fees

Advisory Comments

Tacoma Traffic Engineering – Comments / No Objection - Exhibit 7  
Tacoma Public Utilities – No Objection – Exhibit 8  
Tacoma Fire – No Objection – Exhibit 9  
Tacoma Solid Waste – No Objection – Exhibit 10  
Tacoma Environmental Services – No Objection – Exhibit 11  
  
Comcast – No Objection – Exhibit 12  
Puget Sound Energy – No Objection - Exhibit 13  
Pierce Transit – No Objection – Exhibit 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.

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:**

1. REAL PROPERTY SERVICES (RPS) – In-Lieu of Assessment Sewer Charge
  - a. Please contact Lee Russell (253) 591- 5277 with questions regarding this charge. The outstanding in-lieu charge is not required to be paid at this time; however, if it will be an obligation on title and the In-lieu amount may increase.
  
2. NO OBJECTION

Tacoma Traffic Engineering – Comments / No Objection - Exhibit 7



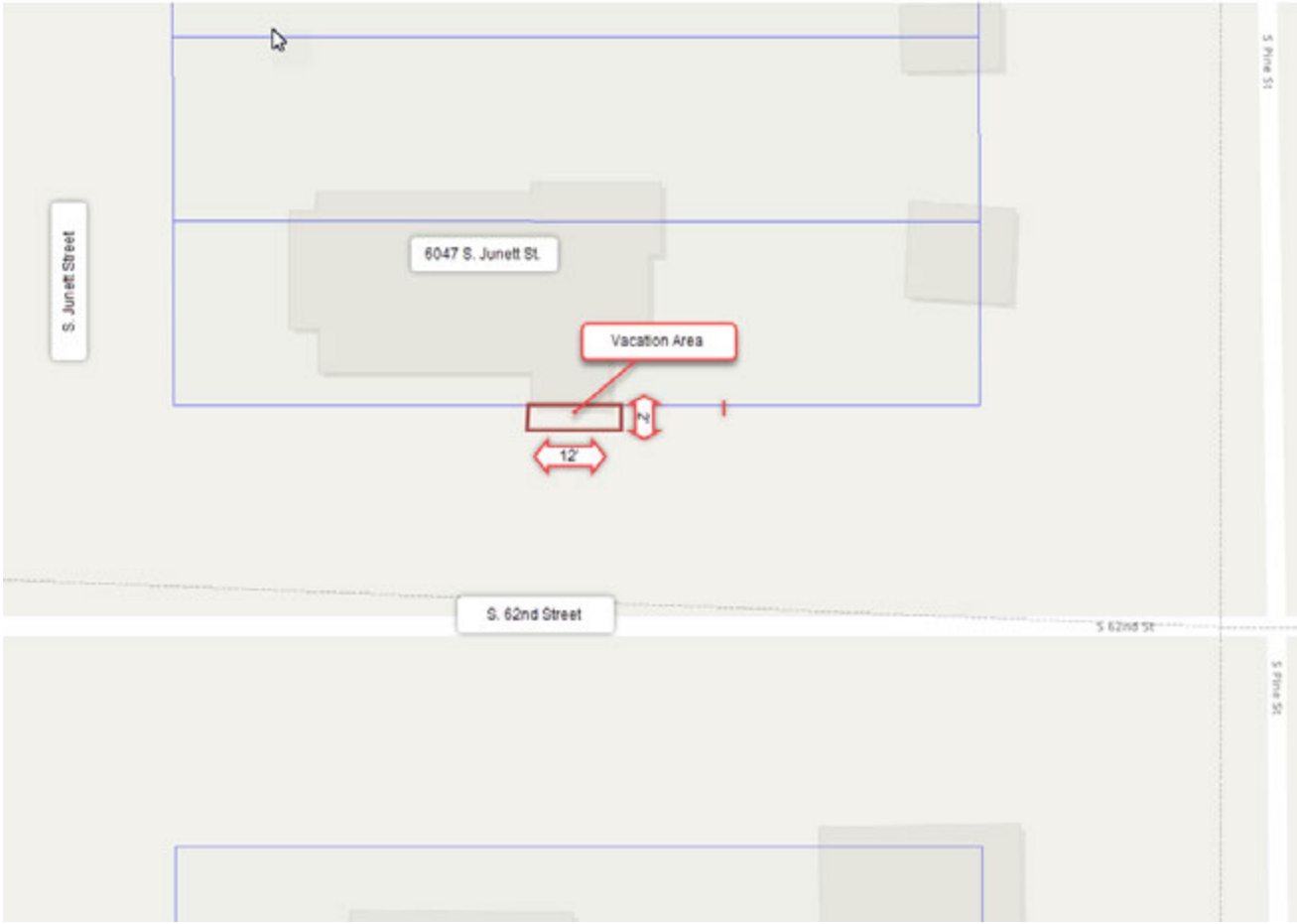
Tacoma Public Utilities – No Objection – Exhibit 8  
Tacoma Fire – No Objection – Exhibit 9  
Tacoma Solid Waste – No Objection – Exhibit 10  
Tacoma Environmental Services – No Objection – Exhibit 11  
Comcast – No Objection – Exhibit 12  
Puget Sound Energy – No Objection - Exhibit 13  
Pierce Transit – No Objection – Exhibit 14

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.



**RECEIVED**  
SEPTEMBER 24, 2020  
HEARING EXAMINER

**Exhibit C-2**



**LEE PATE**

**STREET VACATION NO. 124.1415**

**PORTION OF THE UNDEVELOPED NORTH SIDE OF SOUTH 62<sup>ND</sup> STREET**

**SE 1/4 OF SW 1/4, SEC. 19, T20N, R03E, W.M.**

**NOT TO SCALE**



**RECEIVED**  
SEPTEMBER 24, 2020  
HEARING EXAMINER

**Exhibit C-3**



**LEE PATE**

**STREET VACATION NO. 124.1415**

**PORTION OF THE UNDEVELOPED NORTH SIDE OF SOUTH 62<sup>ND</sup> STREET**

**SE ¼ OF SW ¼, SEC. 19, T20N, R03E, W.M.**

**NOT TO SCALE**

RECEIVED  
SEPTEMBER 24, 2020  
HEARING EXAMINER

Exhibit C-4

## DECLARATION OF POSTING

Street Vacation #: 124.1415 Lee Pate

I, HANS KVALE, a representative of the City of Tacoma, hereby state that on the 28<sup>TH</sup> 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 AUGUST 28<sup>TH</sup>, 2020, at Tacoma, Washington  
(Date)

[Handwritten Signature]  
Signature

HANS K. C. KVALE  
Print Name



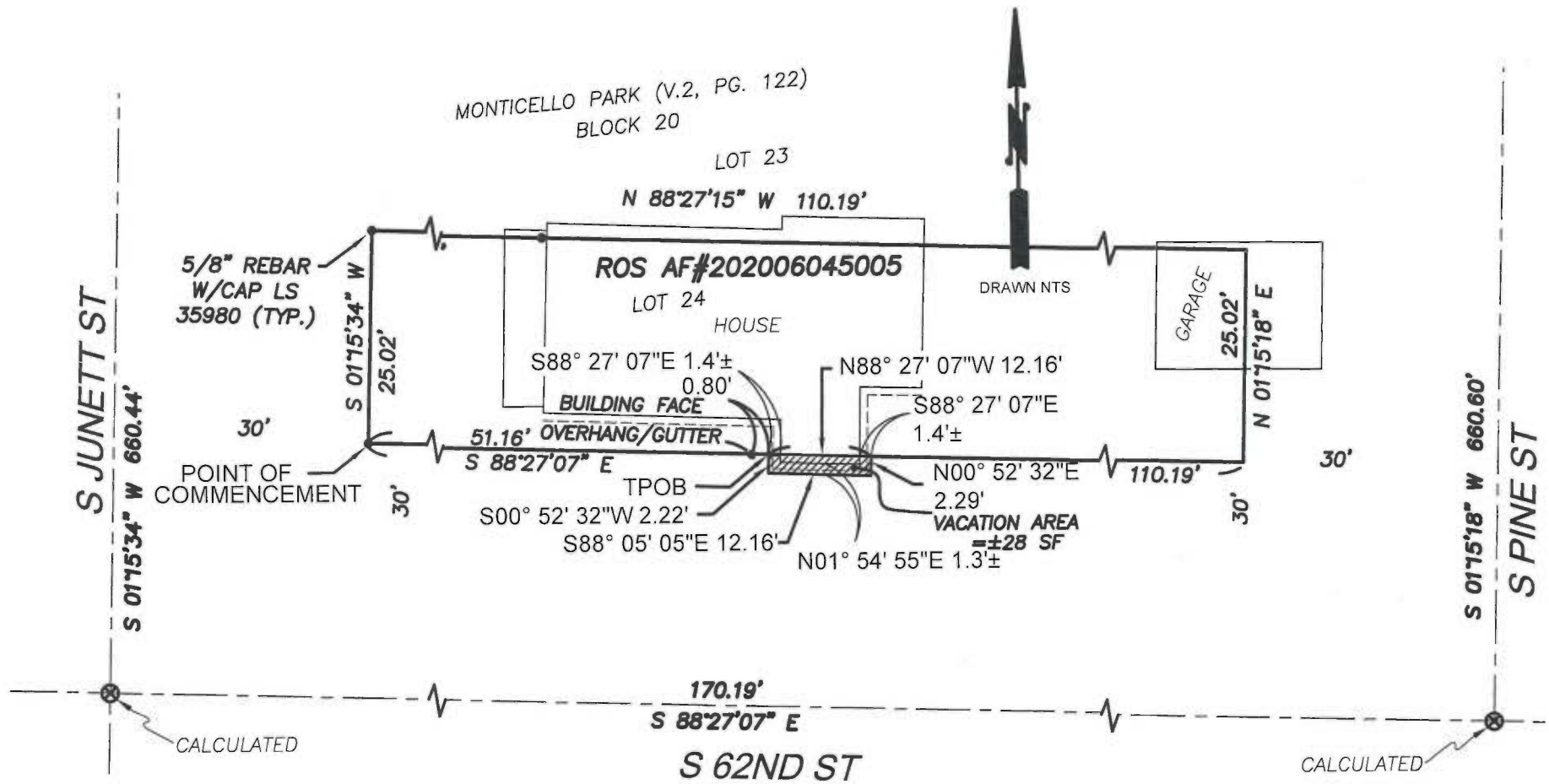


RECEIVED

SEPTEMBER 24, 2020

HEARING EXAMINER

Exhibit C-5

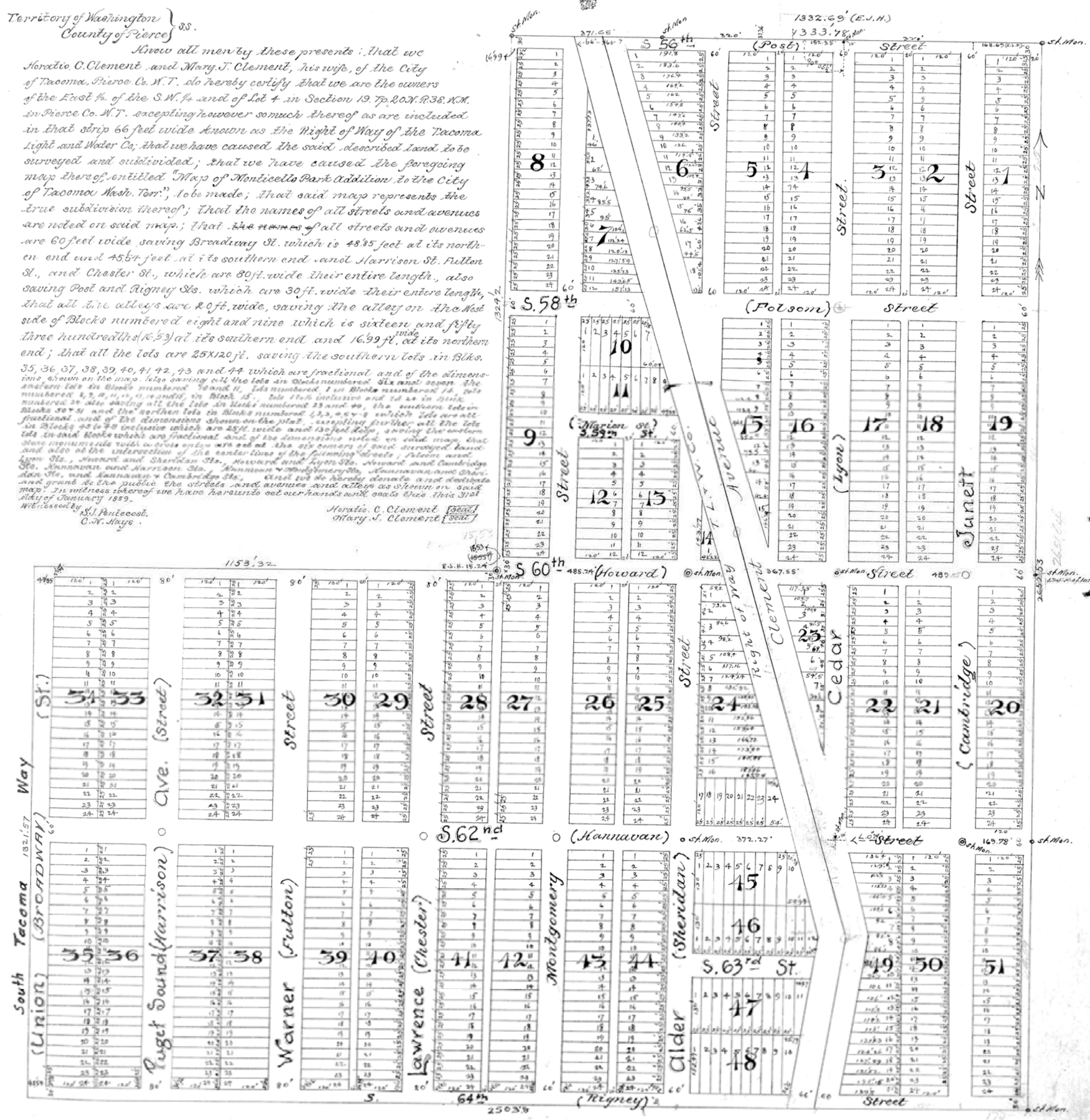


# MONTICELLO PARK

Book 2 Page 122.

Territory of Washington } ss.  
County of Pierce }

Know all men by these presents: that we Horatio C. Clement and Mary J. Clement, his wife, of the City of Tacoma, Pierce Co. W.T. do hereby certify that we are the owners of the East 1/2 of the S.W. 1/4 and of Lot 4 in Section 19, T. 20. N. R. 3 E. N. 3 W. in Pierce Co. W.T. excepting however so much thereof as are included in that strip 66 feet wide known as the Right of Way of the Tacoma Light and Water Co; that we have caused the said described land to be surveyed and subdivided; that we have caused the foregoing maps thereof, entitled "Map of Monticello Park Addition to the City of Tacoma Wash. Terr.", to be made; that said map represents the true subdivision thereof; that the names of all streets and avenues are noted on said map; that the names of all streets and avenues are 60 feet wide saving Broadway St. which is 48 1/2 feet at its northern end and 45 1/2 feet at its southern end and Harrison St. Fulton St., and Chester St., which are 80 feet wide their entire length, also saving Post and Rigney Sts. which are 30 feet wide their entire length, that all the alleys are 20 feet wide, saving the alley on the West side of Blocks numbered eight and nine which is sixteen and fifty three hundredths (16.53) at its southern end and 16.99 feet at its northern end; that all the lots are 25x120 ft. saving the southern lots in Blks. 35, 36, 37, 38, 39, 40, 41, 42, 43 and 44 which are fractional, and of the dimensions shown on the map, also saving all the lots in Block numbered six and seven, the western lots in Block numbered ten and eleven, lots numbered 1 in Block numbered 12, lots numbered 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



ARCHIVE NUMBER  
0039992



RECEIVED  
SEPTEMBER 24, 2020  
HEARING EXAMINER

Exhibit C-7

**From:** [Kammerzell, Jennifer](#)  
**To:** [Pasco, Teague](#)  
**Subject:** RE: 6047 S Junett - vacation to cure building encroachment.  
**Date:** Wednesday, September 16, 2020 4:55:29 PM

---

Nope you are correct. I totally forgot about this one.

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

voice: 253.591.5511  
[jkammerzell@cityoftacoma.org](mailto:jkammerzell@cityoftacoma.org)  
[www.cityoftacoma.org](http://www.cityoftacoma.org)

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**From:** Pasco, Teague <[tpasco@cityoftacoma.org](mailto:tpasco@cityoftacoma.org)>  
**Sent:** Wednesday, September 16, 2020 4:47 PM  
**To:** Kammerzell, Jennifer <[JKammerzell@cityoftacoma.org](mailto:JKammerzell@cityoftacoma.org)>  
**Subject:** FW: 6047 S Junett - vacation to cure building encroachment.

Jennifer,  
Perhaps I misinterpreted your comments. See below – I was unaware that Traffic would want the whole length of the block vacated.

---

**From:** Kammerzell, Jennifer <[JKammerzell@cityoftacoma.org](mailto:JKammerzell@cityoftacoma.org)>  
**Sent:** Monday, July 13, 2020 8:25 PM  
**To:** Pasco, Teague <[tpasco@cityoftacoma.org](mailto:tpasco@cityoftacoma.org)>  
**Subject:** RE: 6047 S Junett - vacation to cure building encroachment.

For Traffic would want minimal vacation in order to provide a sidewalk in the future.

I would say the roofline overhang and up to 6" – as long as it already has a gutter. If it doesn't, then they should take that into account too. It's already 60ft ROW.

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

voice: 253.591.5511  
[jkammerzell@cityoftacoma.org](mailto:jkammerzell@cityoftacoma.org)  
[www.cityoftacoma.org](http://www.cityoftacoma.org)

---

**From:** Pasco, Teague <[tpasco@cityoftacoma.org](mailto:tpasco@cityoftacoma.org)>  
**Sent:** Friday, July 10, 2020 4:28 PM  
**To:** Kammerzell, Jennifer <[JKammerzell@cityoftacoma.org](mailto:JKammerzell@cityoftacoma.org)>  
**Subject:** 6047 S Junett - vacation to cure building encroachment.

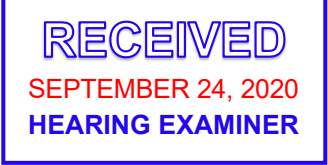
Hi Jennifer,

I need some help figuring out how much RW the attached application needs to vacate, which I think will require additional survey information. The attached application (see pg. 2 for survey) shows a footprint which does not appear to include the roofline which may extend further into the right of way. Evidently the owner needs the vacation because his title company will not insure the home under current conditions and he cannot sell it without curing the encroachment.

My thought is to ask for his surveyor to pick up any roofline overhang and provide dimensions for an area that will be 6" larger than the structure all the way around. Or 1', if you think that would be better. This would presumably be enough to contain any footings and allow for maintenance.

Please refer me to the right person if I should be talking to someone else in your group, I appreciate the help.

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



**From:** [Muller, Gregory](#)  
**To:** [Pasco, Teague](#)  
**Subject:** RE: PLEASE REVIEW - City of Tacoma Street Vacation File # 124.1415 - Lee Pate  
**Date:** Tuesday, September 22, 2020 7:55:54 AM

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Good morning, Teague.

Got all responses. No conflicts with Tacoma Water or Tacoma Power for this SV request.

Hope the rest of the process goes well fo you!

Greg

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Exhibit C-9

**From:** [Seaman, Chris](#)  
**To:** [Pasco, Teague](#)  
**Subject:** RE: PLEASE REVIEW - City of Tacoma Street Vacation File # 124.1415  
**Date:** Wednesday, September 16, 2020 4:46:10 PM  
**Attachments:** [image001.png](#)

---

Teague,

Tacoma Fire does not object to the vacation.

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



---

**From:** Pasco, Teague <[tpasco@cityoftacoma.org](mailto:tpasco@cityoftacoma.org)>  
**Sent:** Wednesday, September 16, 2020 4:20 PM  
**To:** Aaron Cantrel - Comcast <[aaron\\_cantrel@comcast.com](mailto:aaron_cantrel@comcast.com)>; Barnett, Elliott <[elliott.barnett@cityoftacoma.org](mailto:elliott.barnett@cityoftacoma.org)>; Boudet, Brian <[BBoudet@cityoftacoma.org](mailto:BBoudet@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)>; 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)>; Megan Holt - PSE <[megan.holt@pse.com](mailto:megan.holt@pse.com)>; Muller, Gregory <[GMuller@cityoftacoma.org](mailto:GMuller@cityoftacoma.org)>; Newton, Corey <[cnewton@cityoftacoma.org](mailto:cnewton@cityoftacoma.org)>; PDS Land Use and Zoning <[pdszoning@cityoftacoma.org](mailto:pdszoning@cityoftacoma.org)>; Rossi, Rod <[RRossi@cityoftacoma.org](mailto:RRossi@cityoftacoma.org)>; Russell, Lee <[LRussell@cityoftacoma.org](mailto:LRussell@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 - Pierce Transit <[tvaslet@piercetransit.org](mailto:tvaslet@piercetransit.org)>; Torres, Andrew <[ATORRES@cityoftacoma.org](mailto:ATORRES@cityoftacoma.org)>  
**Subject:** PLEASE REVIEW - City of Tacoma Street Vacation File # 124.1415

Agency Reviewer,

Please review the attached map exhibits for the proposed Street Vacation Petition 124.1415 made by the adjacent property owner Lee Pate, and provide comments for your respective utility/agency on or before Wednesday, September 24, 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.

**From:** [Hauenstein, Lyle](#)  
**To:** [Pasco, Teague](#)  
**Subject:** RE: PLEASE REVIEW - City of Tacoma Street Vacation File # 124.1415  
**Date:** Wednesday, September 23, 2020 2:23:41 PM

---

Solid Waste has no problems with this.

*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



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*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:** Pasco, Teague <tpasco@cityoftacoma.org>  
**Sent:** Wednesday, September 16, 2020 4:20 PM  
**To:** Aaron Cantrel - Comcast <aaron\_cantrel@cable.comcast.com>; Barnett, Elliott <elliott.barnett@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@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>; Megan Holt - PSE <megan.holt@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; PDS Land Use and Zoning <pdszoning@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 - Pierce Transit <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>  
**Subject:** PLEASE REVIEW - City of Tacoma Street Vacation File # 124.1415

Agency Reviewer,

Please review the attached map exhibits for the proposed Street Vacation Petition 124.1415 made by the adjacent property owner Lee Pate, and provide comments for your respective utility/agency on or before Wednesday, September 24, 2020. Responses received later risk NOT being

**From:** [Rossi, Rod](#)  
**To:** [Pasco, Teague](#)  
**Subject:** RE: PLEASE REVIEW - City of Tacoma Street Vacation File # 124.1415  
**Date:** Thursday, September 17, 2020 9:47:13 AM

---

ES has no objections to 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, September 16, 2020 4:20 PM  
**To:** Aaron Cantrel - Comcast <aaron\_cantrel@comcast.com>; Barnett, Elliott <elliott.barnett@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@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>; Megan Holt - PSE <megan.holt@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; PDS Land Use and Zoning <pdszoning@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 - Pierce Transit <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>  
**Subject:** PLEASE REVIEW - City of Tacoma Street Vacation File # 124.1415

Agency Reviewer,

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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

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Exhibit C-12

**From:** [Cantrel, Aaron R](#)  
**To:** [Pasco, Teague](#)  
**Subject:** RE: PLEASE REVIEW - City of Tacoma Street Vacation File # 124.1415  
**Date:** Thursday, September 17, 2020 12:27:04 PM  
**Attachments:** [Comcast Comments 124.1415.doc](#)

---

Comcast comments attached.

---

**From:** Pasco, Teague <tpasco@cityoftacoma.org>  
**Sent:** Wednesday, September 16, 2020 4:20 PM  
**To:** Cantrel, Aaron R <Aaron\_Cantrel@comcast.com>; Barnett, Elliott <elliott.barnett@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@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>; Megan Holt - PSE <megan.holt@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; PDS Land Use and Zoning <pdszoning@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 - Pierce Transit <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>  
**Subject:** [EXTERNAL] PLEASE REVIEW - City of Tacoma Street Vacation File # 124.1415

Agency Reviewer,

Please review the attached map exhibits for the proposed Street Vacation Petition 124.1415 made by the adjacent property owner Lee Pate, and provide comments for your respective utility/agency on or before Wednesday, September 24, 2020. Responses received later risk NOT being incorporated into the vacation action.

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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 respective utility may be required to attend the public hearing to present the perceived merits of any conditions you've placed.

The hearing in this matter is set for October 1, 2020, at 9:00 a.m. If attending, please let check in with me prior to the hearing. The Public Hearing is set to be heard via Zoom; instructions and links



**TO: ALL CONCERNED AGENCIES & DEPARTMENTS**

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

**SUBJECT: STREET VACATION REQUEST NO. 124.1415**

**DATE: September 14, 2020**

Real Property Services has received a petition to vacate A PORTION OF THE NORTH HALF OF SOUTH 62ND STREET SITUATED BETWEEN SOUTH JUNETT STREET AND SOUTH PINE STREET, BEING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 03 EAST, WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON.

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, by Thursday, September 24, 2020** If your comments are not received by that date, it will be understood that the office you represent has no interest in this matter.

Attachment(s)

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

RESPONSE

No Objections

Comments Attached

9/17/20 \_\_\_\_\_ Date

Aaron Cantrell \_\_\_\_\_ Signature

Planning & Design \_\_\_\_\_ Department

- Comcast has no facilities within this Vacation area.

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



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SEPTEMBER 24, 2020

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Exhibit C-13

**From:** [Holt, Megan](#)  
**To:** [Pasco, Teague](#)  
**Subject:** RE: PLEASE REVIEW - City of Tacoma Street Vacation File # 124.1415  
**Date:** Thursday, September 17, 2020 4:36:48 PM

---

Hi Teague,

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

Thank you

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

---

**From:** Pasco, Teague <[tpasco@cityoftacoma.org](mailto:tpasco@cityoftacoma.org)>  
**Sent:** Wednesday, September 16, 2020 4:20 PM  
**To:** Aaron Cantrel - Comcast <[aaron\\_cantrel@cable.comcast.com](mailto:aaron_cantrel@cable.comcast.com)>; Barnett, Elliott <[elliott.barnett@cityoftacoma.org](mailto:elliott.barnett@cityoftacoma.org)>; Boudet, Brian <[BBoudet@cityoftacoma.org](mailto:BBoudet@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)>; 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)>; Holt, Megan <[megan.holt@pse.com](mailto:megan.holt@pse.com)>; Muller, Gregory <[GMuller@cityoftacoma.org](mailto:GMuller@cityoftacoma.org)>; Newton, Corey <[cnewton@cityoftacoma.org](mailto:cnewton@cityoftacoma.org)>; PDS Land Use and Zoning <[pdszoning@cityoftacoma.org](mailto:pdszoning@cityoftacoma.org)>; Rossi, Rod <[RRossi@cityoftacoma.org](mailto:RRossi@cityoftacoma.org)>; Russell, Lee <[LRussell@cityoftacoma.org](mailto:LRussell@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 - Pierce Transit <[tvaslet@piercetransit.org](mailto:tvaslet@piercetransit.org)>; Torres, Andrew <[ATORRES@cityoftacoma.org](mailto:ATORRES@cityoftacoma.org)>  
**Subject:** PLEASE REVIEW - City of Tacoma Street Vacation File # 124.1415

**CAUTION - EXTERNAL EMAIL**

Phishing? Click the PhishAlarm **"Report Phish"** button.

For mobile - forward to [abuse@pse.com](mailto:abuse@pse.com)

Agency Reviewer,

Please review the attached map exhibits for the proposed Street Vacation Petition 124.1415 made by the adjacent property owner Lee Pate, and provide comments for your respective utility/agency on or before Wednesday, September 24, 2020. Responses received later risk NOT being

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SEPTEMBER 24, 2020  
HEARING EXAMINER

Exhibit C-14

**From:** [Tina Vaslet](#)  
**To:** [Pasco, Teague](#)  
**Subject:** RE: PLEASE REVIEW - City of Tacoma Street Vacation File # 124.1415  
**Date:** Thursday, September 17, 2020 10:59:43 AM

---

Good Morning Teague,

Since this will not affect transit, Pierce Transit has no comments.

Kind Regards,

Tina



**Tina Vaslet**  
Planner II – Bus Stops  
Desk: 253.983.2706 | Cell: 253.255-8521  
[3701 96th St. SW, Lakewood, WA 98499](#)  
***Providing 40 years of service***

---

**From:** Pasco, Teague <tpasco@cityoftacoma.org>  
**Sent:** Wednesday, September 16, 2020 4:20 PM  
**To:** Aaron Cantrel - Comcast <aaron\_cantrel@comcast.com>; Barnett, Elliott <elliott.barnett@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@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>; Megan Holt - PSE <megan.holt@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; PDS Land Use and Zoning <pdszoning@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>; Torres, Andrew <ATORRES@cityoftacoma.org>  
**Subject:** PLEASE REVIEW - City of Tacoma Street Vacation File # 124.1415

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OCTOBER 1, 2020  
HEARING EXAMINER

Exhibit C-15

**From:** [Barnett, Elliott](#)  
**To:** [Pasco, Teague](#)  
**Subject:** RE: PLEASE REVIEW - City of Tacoma Street Vacation File # 124.1415  
**Date:** Monday, September 28, 2020 9:56:48 AM

---

Thanks Teague,  
Speaking for PDS Long Range Planning, I have no concerns about this vacation request.

Thanks,  
Elliott Barnett, Senior Planner

---

**From:** Pasco, Teague <tpasco@cityoftacoma.org>  
**Sent:** Wednesday, September 16, 2020 4:20 PM  
**To:** Aaron Cantrel - Comcast <aaron\_cantrel@cable.comcast.com>; Barnett, Elliott <elliott.barnett@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; CenturyLink <nre.easement@centurylink.com>; Erickson, Ryan <RErickso@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@cityoftacoma.org>; Himes, Gail <ghimes@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>; Megan Holt - PSE <megan.holt@pse.com>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@cityoftacoma.org>; PDS Land Use and Zoning <pdszoning@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 - Pierce Transit <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@cityoftacoma.org>  
**Subject:** PLEASE REVIEW - City of Tacoma Street Vacation File # 124.1415

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