



TO: T.C. Broadnax, City Manager
FROM: Phyllis Macleod, Hearing Examiner *PKM*
Ronda Cornforth, Senior Real Estate Specialist, Public Works, Facilities *RC*
COPY: City Council and City Clerk
SUBJECT: 15-0677 – Street Vacation No. 124.1344 – July 14, 2015
DATE: June 24, 2015

SUMMARY:

Petitioners Brad Currah and Deborah McNamara are requesting to vacate a portion of S. Stevens Street right-of-way adjacent to their properties, lying northerly of South 64th Street.

COUNCIL SPONSORS:

N/A

STRATEGIC POLICY PRIORITY:

The proposed street vacation will support the following strategic policy priorities:

- Foster neighborhood, community, and economic development vitality and sustainability.
- Plan for and improve public infrastructure that meets the transportation needs of all Tacoma residents and visitors.

BACKGROUND:

Brad Currah and Deborah McNamara own contiguous parcels on S. Stevens Street. The right-of-way in front of their homes is undeveloped and contains a dirt/gravel driveway ending at the Currah residence. The S. Stevens Street right-of-way then proceeds down a steep slope to South 64th Street. The grade is quite steep and an extension of S. Stevens Street to South 64th Street would not be possible. The petitioners would like to vacate a portion of the S. Stevens Street right-of-way to provide space for a garden and enhanced landscaping. The street vacation would return unused property to the tax rolls and eliminate the City's maintenance obligations for the right-of-way. A property owner in the area and his son both testified at the hearing. They oppose further development of the property or an adjacent property owned by Mr. Currah, but do not oppose the street vacation per se. Mr. Currah clarified on the record that he does not plan to develop the adjacent parcel and bought it to preclude anyone else from developing it.

The Hearing Examiner issued Findings of Fact, Conclusions of Law, and a Recommendation to the City Council supporting approval of the requested street vacation. The Recommendation was based on the criteria for approving a street vacation found in the Tacoma Municipal Code § 9.22.070.

ISSUE:

Should the Council uphold the Hearing Examiner's Recommendation to approve the requested street vacation?

ALTERNATIVES:

The Council could choose to uphold the Hearing Examiner's Recommendation to approve the requested street vacation or the Council could deny the street vacation request. The proposed street vacation appears to meet the standards for approval of such requests contained in the Tacoma Municipal Code.

RECOMMENDATION:

The request is hereby recommended for approval, subject to conditions.



City of Tacoma

City Council Action Memorandum

FISCAL IMPACT:

None.