



3628 South 35<sup>th</sup> Street  
Tacoma, Washington 98409-3192

TACOMA PUBLIC UTILITIES

Date: August 23, 2018

To: Jackie Flowers, Director of Utilities

From: Chris Robinson, Power Superintendent/COO

Subject: Surplus and Sale of a Portion of Tacoma Power Right-of-Way

**Recommendation:**

Tacoma Power requests that you declare surplus and approve the sale of a small portion of its right-of-way corridor to an abutting property owned by Todd and Zana Layland. The property is identified as a portion of Pierce County Assessor Tax Parcel No. 0317271011, consisting of approximately 1.65 acres of land, located southerly of SR 702 at Kinsman Road E in the Graham – Eatonville vicinity of unincorporated Pierce County, WA. Consideration received is \$12,000.00. An easement to Tacoma Power will be retained over the property for current and future operations.

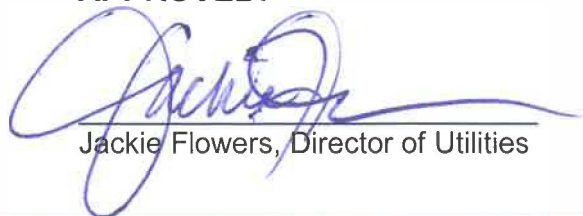
**Background:**

The Tacoma Power property proposed for sale was acquired from the Weyerhaeuser Co. in 1911 for a transmission line; however, the line was subsequently relocated and the property is currently used for electrical distribution only. At some undetermined point, Pierce County built a road (commonly referred to as Kinsman Road) on the Tacoma Power property, with no record of its legal establishment. This transaction will allow legal access to the Layland property for development of a two-lot residential short plat. As the Laylands develop the property, the sale property will be dedicated to Pierce County for continued use of the public road while Tacoma Power retains its easement therein. Tacoma Power does not need to own the property as ownership entails additional management time and expense. Operational needs can be met through permanent easement rights alone as included in this transaction. Additionally, the sale will generate one-time revenue for Tacoma Power.

Tacoma Power has negotiated the sale price to the Laylands for \$12,000.00; this figure takes into consideration the reservation of an easement to Tacoma Power for continued operations.

Your approval is requested to submit this matter to the Public Utility Board for consideration and approval. Upon approval from the Public Utility Board, Real Property Services will hold a Public Hearing and seek final approval of the sale from the Tacoma City Council. If approved, the sale is expected to close by November 30, 2018.

**APPROVED:**



Jackie Flowers, Director of Utilities