

## CITY EXHIBIT LIST

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

**FILE NUMBER:** HEX2019-029 (SV 124.1400)

**FILE NAME:** *Claire and Gabriel Van Guse, Petitioners*

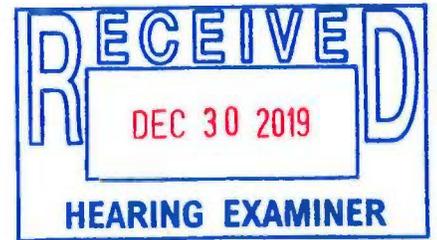
EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-1	Preliminary Report	City of Tacoma, Real Property Services ("COT, RPS")	X			
EX. C-2	Aerial Maps (2)	COT, RPS	X			
EX. C-3	Plat Map - Replat of Point Defiance Park Addition to W.T.	COT, RPS	X			
EX. C-4	RPS (LID) – In Lieu Fee	COT, RPS	X			
EX. C-5	Tacoma Water Comments – via email	COT, RPS	X			
EX. C-6	PW Traffic Engineering Comments – via email	COT, RPS	X			
EX. C-7	Environmental Services Comments – via email	COT, RPS	X			
EX. C-8	Comcast Comments – via email	COT, RPS	X			
EX. C-9	Tacoma Fire Comments – via email	COT, RPS	X			
EX. C-10	CenturyLink Comments – via email	COT, RPS	X			
EX. C-11	Puget Sound Energy (PSE) Comments – via email	COT, RPS	X			
EX. C-12	Tacoma Power/New Services Comments – via email	COT, RPS	X			
EX. C-13	Click! Network Comments – via email	COT, RPS	X			

### KEY

**A = Admitted**

**E = Excluded**

**W = Withdrawn**



**PRELIMINARY REPORT**

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

**For the Hearing to be Held  
Thursday, January 9, 2020 at 9:00 AM**

**PETITIONER: GABRIEL VAN GUSE AND CLAIRE  
MARIE VAN GUSE**

**FILE NO. 124.1400**

**A. SUMMARY OF REQUEST:**

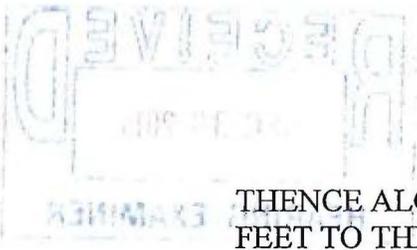
Real Property Services has received a petition to vacate a portion of North Visscher Street, lying between North Park Way and North Park Avenue, to facilitate private improvements and landscaping. The area is shown on the attached map, Exhibit 2.

**B. GENERAL INFORMATION:**

**1. Legal Description of Vacation:**

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 2 EAST, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS SURFACE MONUMENT AT THE NORTH QUARTER CORNER OF SAID SECTION 23;  
THENCE ALONG THE NORTH LINE OF SAID SECTION, NORTH 88°36'20" WEST, 287.62 FEET TO ITS INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 3 OF BLOCK 2 OF REPLAT OF POINT DEFIANCE PARK ADDITION TO TACOMA, WASHINGTON, VOLUME 10 OF PLATS, PAGE 78, RECORDS OF PIERCE COUNTY AUDITOR'S OFFICE;  
THENCE ALONG SAID WEST LINE EXTENDED, SOUTH 01°54'00" WEST, 35.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3 AND THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING SOUTH 01°54'00" WEST, 135.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3,  
THENCE ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 3, SOUTH 58°00'39" WEST, 6.02 FEET;  
THENCE PARALLEL WITH SAID WEST LINE, NORTH 01°54'00" EAST, 139.11 FEET TO THE INTERSECTION WITH WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 3;



THENCE ALONG SAID WESTERLY EXTENSION SOUTH 88°36'20" EAST, 5.00 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 687 SQ. FT. (0.0158 ACRES), MORE OR LESS.

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

**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 November 14, 2019, and the yellow public notice signs were posted on November 20, 2019:

1. Placed yellow public notice sign at the southeast corner of North Park Avenue and North Visscher Street.
2. Place yellow public notice sign 136 feet south of the southeast corner of North Park Avenue and North Visscher Street.
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 Petitioner plans on acquiring the North Visscher Street right of way to facilitate private improvements and landscaping.

**E. HISTORY:**

The City acquired the North Visscher Street right of way in the Replat of Point Defiance Park Addition to Tacoma, Washington, according to the plat thereof recorded February 28, 1912, records of Pierce County, Washington.

**F. PHYSICAL LAND CHARACTERISTICS:**

Visscher Street is a 70 foot wide residential street right of way with an approximately 24 foot wide asphalt road. The remaining right of way has a rolled curb and does not include sidewalk. The street slopes downward in a northerly direction toward North Park Avenue.

**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.
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 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  
Aerial Maps (2) – Exhibit 2  
Plat Map – Exhibit 3

### Recommended Conditions

Payment of Fees  
RPS (LID) – In-Lieu Fee \$384.85 - Exhibit 4  
Tacoma Water – Request for Private Easement – Exhibit 5

### Advisory Comments

Traffic Engineering – No Objection – Exhibit 6  
Environmental Services – No Objection – Exhibit 7  
Comcast – No Objection – Exhibit 8  
Tacoma Fire – No Objection – Exhibit 9  
CenturyLink – No Objection - Exhibit 10  
Puget Sound Energy – No Objection - Exhibit 11  
Tacoma Power, New Services – No Objection – Exhibit 12  
Click! Network – No Objection – Exhibit 13

## 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. Real Property Services (RPS) – In-Lieu

- a. Please contact Lee Russell at (253) 591-5277 regarding RPS In-Lieu comments.
- b. An In-Lieu amount of \$384.85 is due for sanitary sewer.

Note: 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. Tacoma Water

- a. Please contact Shelly Shaffer at (253) 502-8740 regarding the comments.
- b. Tacoma Water does not object; however, private 3<sup>rd</sup> party easements must be negotiated with the Petitioner prior to second reading of the ordinance. RPS will hold the easement in quasi-escrow and send the easement to the Petitioner once the street vacation is complete for recording with the Pierce County Auditor.

Note: the Petitioner shall be responsible for locating the private lines and creating legal descriptions and exhibits.

**K. ADVISORY COMMENTS:**

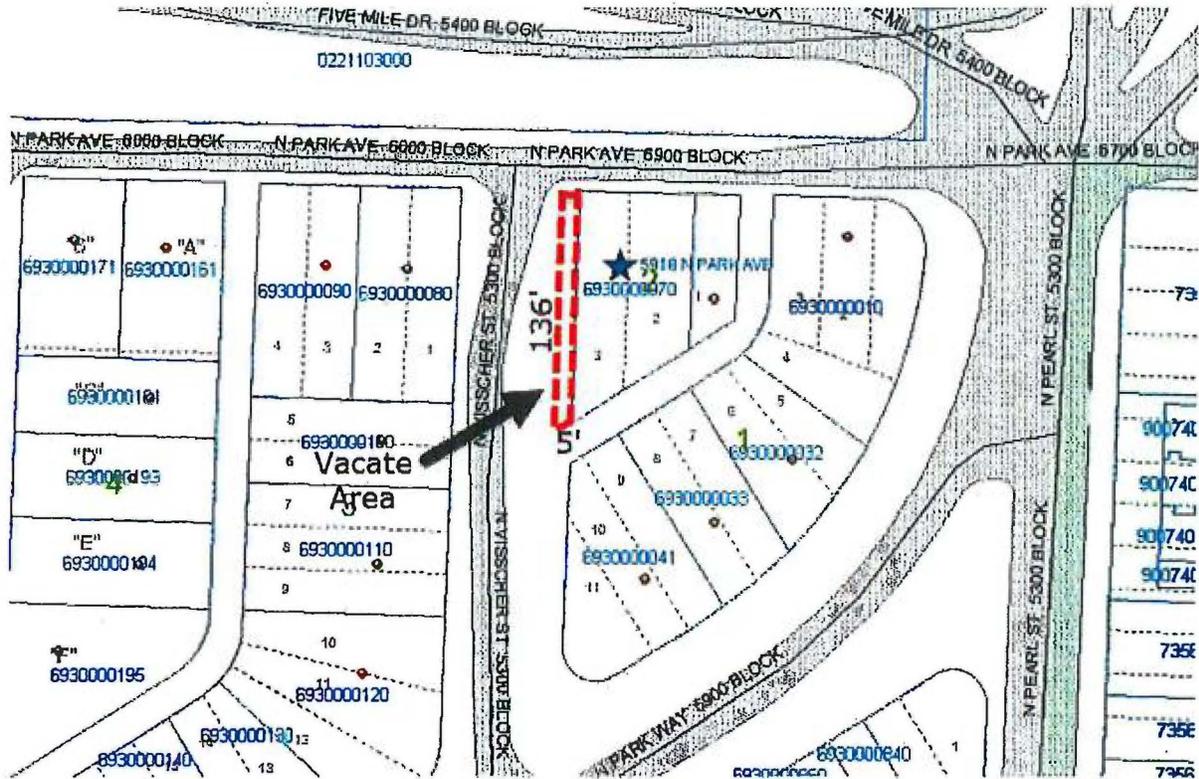
4. NO OBJECTION

No objection was received from PW/Traffic Engineering, Environmental Services, Science & Engineering; Comcast; Tacoma Fire; CenturyLink; PSE; Tacoma Power, New Services; Click! Network.

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.



**RECEIVED**  
 DEC 30 2019  
 HEARING EXAMINER



CITY OF TACOMA  
 STREET VACATION NO. 124.1400  
 PORTION OF NORTH VISSCHER ST. BETWEEN NORTH PARK WAY AND NORTH PARK AVENUE  
 NW 1/4 SEC. 23, T21N, R2E  
 NOT TO SCALE



CITY OF TACOMA

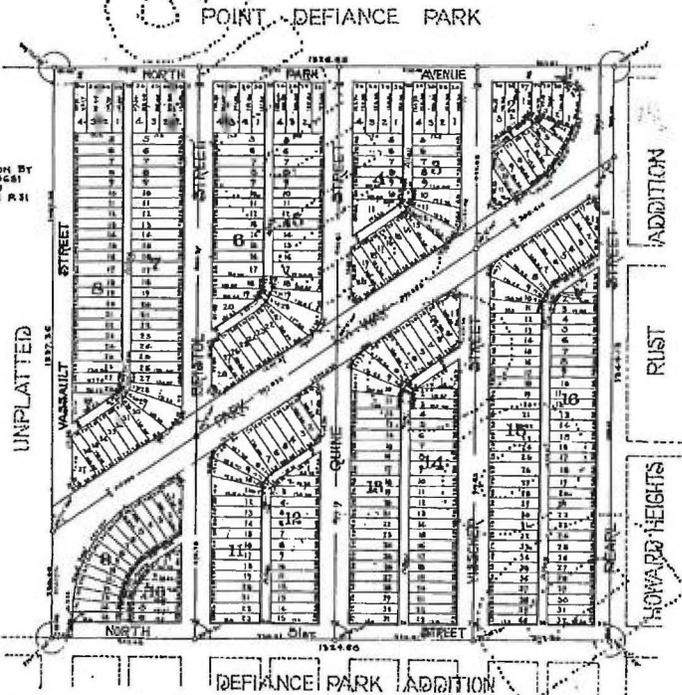
STREET VACATION NO. 124.1400

PORTION OF NORTH VISSCHER ST. BETWEEN NORTH PARK WAY AND NORTH PARK AVENUE

NW 1/4 SEC. 23, T21N, R2E

NOT TO SCALE

# REPLAT OF POINT DEFIANCE PARK ADDITION TO TACOMA, WASHINGTON.



VACATION BY  
ORD. # 15641  
8-24-49  
Vol. 131 P. 31

**RECEIVED**  
DEC 30 2019  
**HEARING EXAMINER**

THIS IS TO CERTIFY: That the plat appearing hereon is a true and correct reproduction of the replat of Point Defiance Park Addition to Tacoma, Washington, attached to and made a part of a certain petition filed by the owners, encumbrancers and all others in any way interested in the property constituting Point Defiance Park Addition to Tacoma, Washington, filed in the office of the Clerk of the City of Tacoma on February 16<sup>th</sup>, 1912, and referred to in Ordinance No. 4079 of which the following is a copy:—

### ORDINANCE NO. 4079

An Ordinance to Provide for the Replatting of Point Defiance Park Addition to the City of Tacoma, Wash.  
Whereas, on the 16<sup>th</sup> day of February, A.D. 1912, there was filed in the office of the Clerk of the City of Tacoma, a petition signed by all the owners and all persons interested in any manner in the ownership of all of the property constituting Point Defiance Park Addition to Tacoma, Washington, asking for a replat of said Addition, together with the proposed new plat made a part of said petition, and abstractor's certificate showing that all of the owners, encumbrancers and others in any way interested join in said petition, and by reason thereof there is no one upon whom to serve notice of the pendency of said petition;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF TACOMA

SEC. 1. That Point Defiance Park Addition to the City of Tacoma, Washington, be and hereby is replatted in conformity with the terms of the petition heretofore filed by all the owners, encumbrancers and persons otherwise interested in said Addition, and in conformity with the plat attached to said petition and on file in the office of the Clerk of the City of Tacoma.

SEC. 2. That the Mayor and Clerk of the City of Tacoma are hereby directed to certify said replat as a substitute for the former plat designated "Point Defiance Park Addition to the City of Tacoma, Washington," in which shall be engrossed a copy of this ordinance.

SEC. 3. If appearing to the Council that the tract marked on said plat "Park May" has been ceded to the Metropolitan Park District of Tacoma, Washington, a municipal corporation having in charge and under the control the Parks of the City of Tacoma in trust for Park purposes said tract marked "Park May" for the purpose of constituting an entrance to Point Defiance Park, and the dedication of said Park May for Park purposes being the principal object of the replat of said Point Defiance Park Addition to Tacoma, Washington, the City of Tacoma hereby recognizes the said "Park May" as a part of the Parks of the City of Tacoma to be and remain under the exclusive jurisdiction of officers having the management and control of said Parks, and particularly Point Defiance Park, and subject to the terms of the dedication for said purpose.

SEC. 4. This Ordinance shall go into effect immediately upon its publication according to law.  
Introduced and read Feb. 21, 1912.  
Passed, Feb. 21, 1912.

Approved Feb. 21, 1912.  
Thomas H. Edwards, Clerk  
W. H. Seymour, Mayor

This certificate is made in accordance with the terms of said Ordinance and the plat constituting a part hereof, is hereby certified as a replat of Point Defiance Park Addition to Tacoma, Washington, and under that title said replat is entitled to record.  
IN WITNESS WHEREOF we have hereunto affixed our signatures as Mayor and Clerk, respectively, of the City of Tacoma, Washington, this 28<sup>th</sup> day of February, A.D. 1912.



I hereby certify that I have surveyed the accompanying plat, that the measurements shown thereon are correct and that stake monuments are placed at points indicated by small circles.

R. A. Nicholson  
Civil Engineer

I hereby certify that all State and County taxes heretofore levied upon the property described within according to the books and records of my office have been fully paid and discharged.  
Dated this 26<sup>th</sup> day of Feb. 1912.

Edward Meek  
Treasurer Pierce Co. Washington.  
By J. A. Dues  
Deputy.



386220

Filed and recorded at the request of F. D. Haskell in this 28<sup>th</sup> day of Feb. A.D. 1912, at 40 minutes past 2 o'clock P.M. on Page 71 Vol. 10 of Record of Deeds.

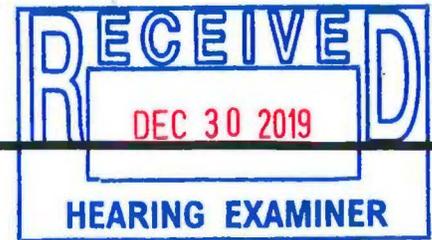
INDEXED BY THOMPSON  
Compared by [Signature] Babcock

W. A. Stewart  
Recorder Pierce Co. Washington.  
By Gus Nelson, Deputy.

Scale in 200ft.

For reference only, not for re-sale.

Stevens, Troy



**From:** Russell, Lee  
**Sent:** Friday, August 23, 2019 12:21 PM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

The proposed portion of vacated Right of Way will be subject to an In-lieu sewer assessment charge in the amount of \$384.85.

Thanks

## Lee Russell

Real Estate Specialist  
City of Tacoma Real Property Services  
747 Market St. Rm 737  
Tacoma, Wa 98402  
[lrussell@cityoftacoma.org](mailto:lrussell@cityoftacoma.org)  
Ph. 253-591-5277

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**From:** Stevens, Troy <[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)>  
**Sent:** Friday, August 23, 2019 10:51 AM  
**To:** Atkinson, Chris <[catkinson@ci.tacoma.wa.us](mailto:catkinson@ci.tacoma.wa.us)>; Atkinson, Stephen <[satkinson@ci.tacoma.wa.us](mailto:satkinson@ci.tacoma.wa.us)>; Barnett, Elliott <[elliott.barnett@ci.tacoma.wa.us](mailto:elliott.barnett@ci.tacoma.wa.us)>; Boudet, Brian <[BBOUDET@ci.tacoma.wa.us](mailto:BBOUDET@ci.tacoma.wa.us)>; Brock, Stephanie <[sbrock@ci.tacoma.wa.us](mailto:sbrock@ci.tacoma.wa.us)>; Cantrel, Aaron <[Aaron\\_Cantrel@cable.comcast.com](mailto:Aaron_Cantrel@cable.comcast.com)>; CenturyLink <[nre.easement@centurylink.com](mailto:nre.easement@centurylink.com)>; Cornforth, Ronda <[rcornforth@cityoftacoma.org](mailto:rcornforth@cityoftacoma.org)>; Erickson, Ryan <[RErickso@ci.tacoma.wa.us](mailto:RErickso@ci.tacoma.wa.us)>; Fletcher, Gloria <[GFletcher@ci.tacoma.wa.us](mailto:GFletcher@ci.tacoma.wa.us)>; Himes, Gail <[ghimes@ci.tacoma.wa.us](mailto:ghimes@ci.tacoma.wa.us)>; Holt, Megan ([megan.holt@pse.com](mailto:megan.holt@pse.com)) <[megan.holt@pse.com](mailto:megan.holt@pse.com)>; Johnson, Christopher <[cjohnso2@ci.tacoma.wa.us](mailto:cjohnso2@ci.tacoma.wa.us)>; Johnson, David (PDS) <[DJohnson2@ci.tacoma.wa.us](mailto:DJohnson2@ci.tacoma.wa.us)>; Kammerzell, Jennifer <[jkammerzell@ci.tacoma.wa.us](mailto:jkammerzell@ci.tacoma.wa.us)>; Kidd, Brennan <[bkidd@ci.tacoma.wa.us](mailto:bkidd@ci.tacoma.wa.us)>; Larson, Chris <[CLARSON@ci.tacoma.wa.us](mailto:CLARSON@ci.tacoma.wa.us)>; Lynett, Kristin <[kristin.lynett@cityoftacoma.org](mailto:kristin.lynett@cityoftacoma.org)>; Mary Hutton <[mary.hutton@centurylink.com](mailto:mary.hutton@centurylink.com)>; Muller, Gregory <[GMuller@ci.tacoma.wa.us](mailto:GMuller@ci.tacoma.wa.us)>; Newton, Corey <[cnewton@ci.tacoma.wa.us](mailto:cnewton@ci.tacoma.wa.us)>; Parvey, James <[JPARVEY@ci.tacoma.wa.us](mailto:JPARVEY@ci.tacoma.wa.us)>; Russell, Lee <[LRussell@ci.tacoma.wa.us](mailto:LRussell@ci.tacoma.wa.us)>; Seaman, Chris <[cseaman@ci.tacoma.wa.us](mailto:cseaman@ci.tacoma.wa.us)>; Site Development <[SiteDevelopment@ci.tacoma.wa.us](mailto:SiteDevelopment@ci.tacoma.wa.us)>; Stringer, Shawn <[SStringe@ci.tacoma.wa.us](mailto:SStringe@ci.tacoma.wa.us)>; Tina Vaslet <[tvaslet@piercetransit.org](mailto:tvaslet@piercetransit.org)>; Torres, Andrew <[ATORRES@ci.tacoma.wa.us](mailto:ATORRES@ci.tacoma.wa.us)>; Trohimovich, Merita <[MPollard@ci.tacoma.wa.us](mailto:MPollard@ci.tacoma.wa.us)>  
**Cc:** Stevens, Troy <[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)>; Rogers, Susie <[srogers@ci.tacoma.wa.us](mailto:srogers@ci.tacoma.wa.us)>  
**Subject:** Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1400, as requested by Claire Van Guse and Gabriel Guse, and provide comments for your respective utility/agency **on or before September 9, 2019**. Responses received later than September 9, 2019 risk NOT being incorporated into the vacation action.

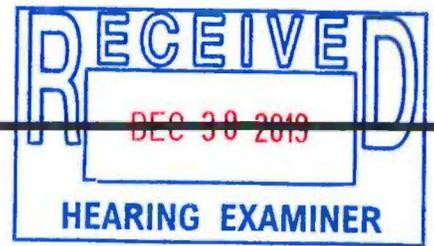
Please email me with any questions you may have.

Thank you,

**EXHIBIT C-4**

**Troy Stevens, MSML**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

**Stevens, Troy**



**From:** Shaffer, Shelly  
**Sent:** Monday, December 23, 2019 10:21 AM  
**To:** Stevens, Troy  
**Cc:** Muller, Gregory  
**Subject:** Van Gus Street proposed street vacation 124.1400 additional comments

Troy,

Please reserve an easement over the southerly portion of the proposed area to be vacated. Short side: 10 feet along existing property line. Long side: is about 16.9 feet. Width 9 feet (proposed width)



Thank you

*Shelly Shaffer*  
LID Representative

**Tacoma Water**

(253)502-8740

[sshaffer@cityoftacoma.org](mailto:sshaffer@cityoftacoma.org)

**Stevens, Troy**

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**From:** Shaffer, Shelly  
**Sent:** Friday, November 1, 2019 10:02 AM  
**To:** Stevens, Troy  
**Cc:** Muller, Gregory; Rogers, Susie  
**Subject:** RE: Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

Troy,

Tacoma Water has no facilities within the proposed area to be vacated. Tacoma Water customers at 5912 and 5911 N Park Way both have property-side water pipes that may be located within the southerly portion of the proposed area. Please ensure that these customers have easements to maintain and repair their water pipes. Tacoma Water does not have records on the exact location of these water pipes.

Thanks

*Shelly Shaffer*  
LID Representative  
**Tacoma Water**  
(253)502-8740  
[sshaffer@cityoftacoma.org](mailto:sshaffer@cityoftacoma.org)

Please note:

- (1) For work within the City of Tacoma we are adding a new Right of Way permit fee to our new service construction. The fee is required by the City of Tacoma per TMC 10.22.050 to cover the administration and enforcement of Right of Way permits associated with new service construction. The new \$152 fee will take effect on Oct. 14, 2019 for new service orders.
- (2) We are updating our System Development Charge (SDC) and Water Service Construction Charges, commonly referred to as Fixed Fees, to align with our current costs. If approved, the updated fees will take effect Jan. 1, 2020. To find out more, please review the proposals on our TPU [webpage](#).

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**From:** Stevens, Troy  
**Sent:** Friday, October 11, 2019 1:59 PM  
**To:** Shaffer, Shelly  
**Cc:** Muller, Gregory; Rogers, Susie  
**Subject:** FW: Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

Shelly,

I overheard a bit of the discussion you had with Ronda earlier about easements retained in street vacations. As you now know, it's up to Water now to show where its facilities are, if any.

I know you have a lot going on. When can you let me know if Water has facilities in the vacate area for Van Guse so I can notify her?

Thank you,

**Troy Stevens, MSML**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

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**From:** Muller, Gregory  
**Sent:** Monday, September 09, 2019 2:44 PM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

Troy,

Following are comments received for this revised Street Vacation request:

Tacoma Power and Click! network have no conflict or conditions for the vacation.

**Below are Tacoma Water's requirements.**

The existing water service and meter to 5918 N Park Ave and the existing fire hydrant at the north end of the proposed street vacation.

SOP-544 provides for a property side water line to 5911 N Park Way. This property side pipe may be located within the proposed street vacation. If this pipe is located within the proposed street vacation, an easement shall be provided to the owners at 5911 N Park Way or petitioner shall coordinate with the owners at 5911 N Park Way to relocate said property side water line.

If the existing water facilities **are** within the vacated area, the customer will either relocate the water facilities outside of the street vacation or a 10-foot water main easement (including 5-foot behind the water facilities) shall be reserved over and around fire hydrant, service lateral and meter within the proposed street vacation. The petitioners Professional Land Surveyor shall prepare and submit the legal description of the easement to Tacoma Water for review and processing.

If the existing water facilities **are not** within the vacated area, Tacoma Water requires a minimum of 5' of clearance behind the water facilities to allow for maintenance and operation of the facility. A 5-foot easement behind the water facilities shall be reserved behind the fire hydrant, service lateral and meter within the proposed street vacation. The petitioners Professional Land Surveyor shall prepare and submit the legal description of the easement to Tacoma Water for review and processing.

No structures, retaining walls, fences, trees, ornate sidewalks, stamped concrete, etc are permitted around water facilities. A minimum of 5' of clearance behind the water facilities is required.

Tacoma Water facilities must remain accessible at all times. Any damage to Tacoma Water facilities will be repaired by Tacoma Water crews at the expense of the developer.

If existing water facilities need to be relocated or adjusted due to the proposed street vacation, they will be relocated by Tacoma Water at the owners' expense.

**Thanks**

**Shelly Shaffer**  
LID Representative  
**Tacoma Water**  
(253)502-8740

Please let me know if you have any questions.

Respectfully,

Greg Muller, Real Estate Officer  
Tacoma Public Utilities  
253.502.8256

---

**From:** Stevens, Troy <tstevens@ci.tacoma.wa.us>  
**Sent:** Friday, August 23, 2019 10:51 AM  
**To:** Atkinson, Chris <catkinson@ci.tacoma.wa.us>; Atkinson, Stephen <satkinson@ci.tacoma.wa.us>; Barnett, Elliott <elliott.barnett@ci.tacoma.wa.us>; Boudet, Brian <BBOUDET@ci.tacoma.wa.us>; Brock, Stephanie <sbrock@ci.tacoma.wa.us>; Cantrel, Aaron <Aaron\_Cantrel@cable.comcast.com>; CenturyLink <nre.easement@centurylink.com>; Cornforth, Ronda <rcornforth@cityoftacoma.org>; Erickson, Ryan <RErickso@ci.tacoma.wa.us>; Fletcher, Gloria <GFletcher@ci.tacoma.wa.us>; Himes, Gail <ghimes@ci.tacoma.wa.us>; Holt, Megan (megan.holt@pse.com) <megan.holt@pse.com>; Johnson, Christopher <cjohnso2@ci.tacoma.wa.us>; Johnson, David (PDS) <DJohnson2@ci.tacoma.wa.us>; Kammerzell, Jennifer <jkammerzell@ci.tacoma.wa.us>; Kidd, Brennan <bkidd@ci.tacoma.wa.us>; Larson, Chris <CLARSON@ci.tacoma.wa.us>; Lynett, Kristin <kristin.lynett@cityoftacoma.org>; Mary Hutton <mary.hutton@centurylink.com>; Muller, Gregory <GMuller@ci.tacoma.wa.us>; Newton, Corey <cnewton@ci.tacoma.wa.us>; Parvey, James <JPARVEY@ci.tacoma.wa.us>; Russell, Lee <LRussell@ci.tacoma.wa.us>; Seaman, Chris <cseaman@ci.tacoma.wa.us>; Site Development <SiteDevelopment@ci.tacoma.wa.us>; Stringer, Shawn <SStringe@ci.tacoma.wa.us>; Tina Vaslet <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@ci.tacoma.wa.us>; Trohimovich, Merita <MPollard@ci.tacoma.wa.us>  
**Cc:** Stevens, Troy <tstevens@ci.tacoma.wa.us>; Rogers, Susie <srogers@ci.tacoma.wa.us>  
**Subject:** Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

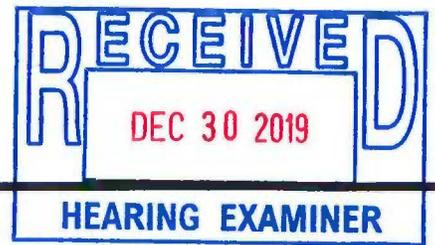
Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1400, as requested by Claire Van Guse and Gabriel Guse, and provide comments for your respective utility/agency **on or before September 9, 2019**. Responses received later than September 9, 2019 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you,

**Troy Stevens, MSML**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)



**Stevens, Troy**

**From:** Hansen, Dan  
**Sent:** Monday, October 14, 2019 10:50 AM  
**To:** Stevens, Troy; Kammerzell, Jennifer  
**Cc:** Kidd, Brennan  
**Subject:** RE: Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

That's correct. Traffic does not object. My comments were meant more and internal note that we considered the implications of this vacation to potential future sidewalk projects.

Dan Hansen, P.E.  
Traffic Engineer  
City of Tacoma - Public Works  
[dhansen1@cityoftacoma.org](mailto:dhansen1@cityoftacoma.org) | (253) 591-5529

---

**From:** Stevens, Troy <tstevens@ci.tacoma.wa.us>  
**Sent:** Friday, October 11, 2019 1:56 PM  
**To:** Hansen, Dan <DHansen1@ci.tacoma.wa.us>; Kammerzell, Jennifer <jkammerzell@ci.tacoma.wa.us>  
**Cc:** Kidd, Brennan <bkidd@ci.tacoma.wa.us>  
**Subject:** RE: Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

Dan,  
  
As I work with the applicant and also create in my report in the weeks to come, can I say that your comments below are informational?

Traffic does not object and does not want the petition changed and doesn't need an easement, correct?

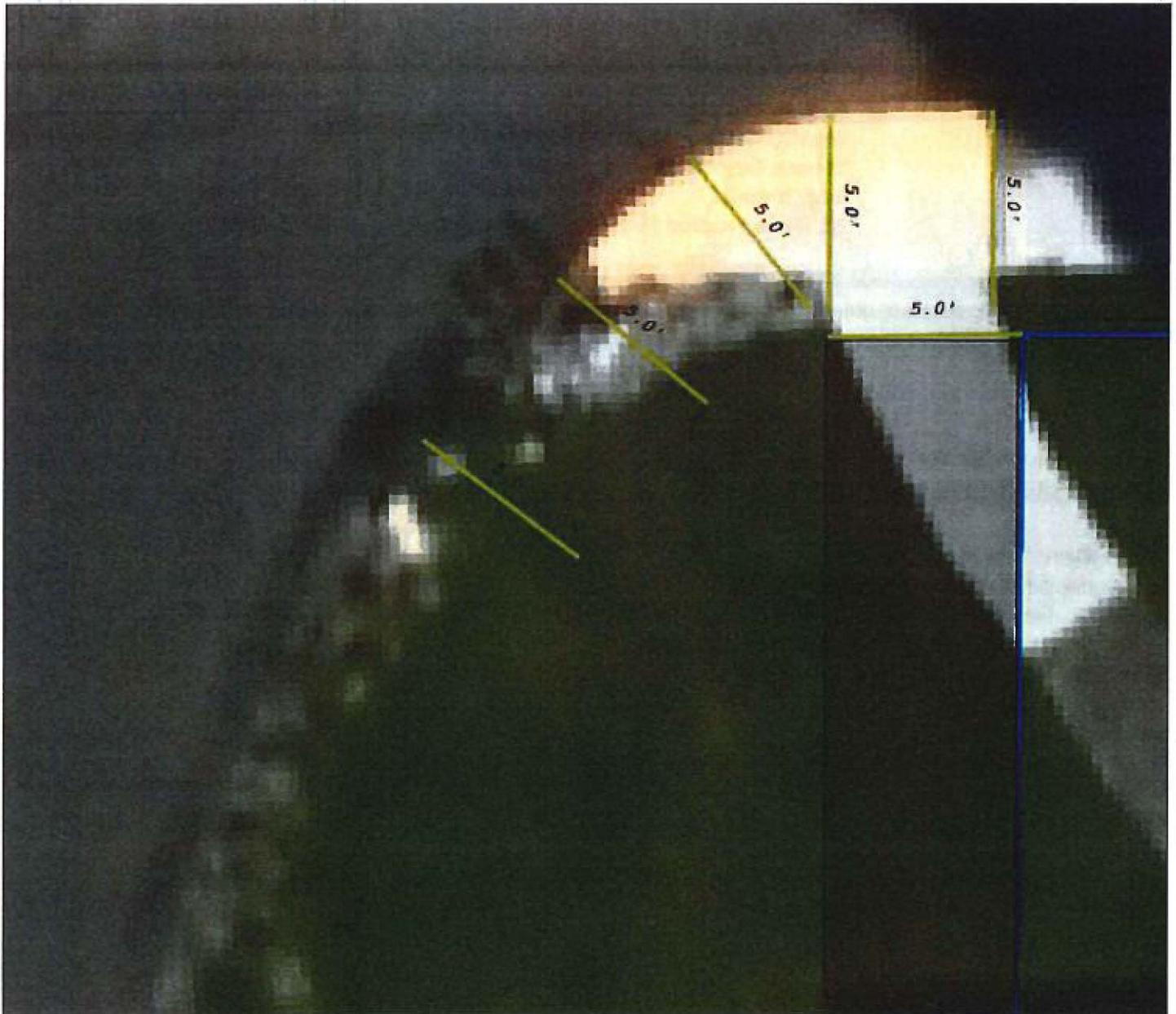
Thank you,

Troy

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**From:** Hansen, Dan  
**Sent:** Friday, September 06, 2019 3:50 PM  
**To:** Kammerzell, Jennifer  
**Cc:** Stevens, Troy; Kidd, Brennan  
**Subject:** RE: Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

I see no issue with adding sidewalk to the east side of Visscher in the future if this vacation goes forward. If we follow the existing flow line, it appears that a 5' wide sidewalk will still be able to wrap around the curb return without entering the proposed vacation area. In that case a radial parallel curb ramp could be constructed within right-of-way. It could even include a larger depressed landing area to avoid rebuilding the home's walkway to a new elevation. I don't believe this vacation will have any impact on any part of Point Defiance Loop Trail plans that I have seen. If extra area ended up being needed for pedestrian curb or a retaining wall, I believe that the flow line could be realigned slightly to accommodate that.



Dan Hansen, P.E.  
Traffic Engineer  
City of Tacoma - Public Works  
[dhansen1@cityoftacoma.org](mailto:dhansen1@cityoftacoma.org) | (253) 591-5529

**From:** Kammerzell, Jennifer <[jkammerzell@ci.tacoma.wa.us](mailto:jkammerzell@ci.tacoma.wa.us)>  
**Sent:** Friday, August 23, 2019 3:39 PM  
**To:** Hansen, Dan <[DHansen1@ci.tacoma.wa.us](mailto:DHansen1@ci.tacoma.wa.us)>  
**Cc:** Stevens, Troy <[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)>; Kidd, Brennan <[bkidd@ci.tacoma.wa.us](mailto:bkidd@ci.tacoma.wa.us)>  
**Subject:** FW: Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

If 5ft of Visscher were vacated, how would this impact a future sidewalk and ramp landing/tie in. Also, do you foresee that vacating this area will impact the Park's proposed improvements?

*Jennifer Kammerzell*  
Principal Engineer

City of Tacoma - Public Works Dept.

voice: 253.591.5511

[jkammerzell@cityoftacoma.org](mailto:jkammerzell@cityoftacoma.org)

[www.cityoftacoma.org](http://www.cityoftacoma.org)

---

**From:** Kidd, Brennan <[bkidd@ci.tacoma.wa.us](mailto:bkidd@ci.tacoma.wa.us)>

**Sent:** Friday, August 23, 2019 11:07 AM

**To:** Kammerzell, Jennifer <[jkammerzell@ci.tacoma.wa.us](mailto:jkammerzell@ci.tacoma.wa.us)>

**Subject:** FW: Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

Looks like this 5 feet would require any future consideration of east side sidewalk along Visscher, with its existing curvilinear alignment, to have to tie in to the southeast corner of Park Ave via a rebuilt corner/ramps. However, if east side sidewalk were being considered, I would think the alignment of the road would also be reconsidered such that its intersection and resulting southeast corner might be shifted west beyond the proposed 5 feet of this vacation such that the vacated portion wouldn't cause a constraint. Your thoughts?



Brennan

**Brennan D. Kidd, PE, PTOE**

Transportation Engineer  
City of Tacoma  
Public Works Department  
747 Market Street, Room 644  
Tacoma, Washington 98402  
253-591-5077 (direct)  
253-591-5500 (main)  
253-591-5027 (fax)

**From:** Stevens, Troy <[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)>

**Sent:** Friday, August 23, 2019 10:51 AM

**To:** Atkinson, Chris <[catkinson@ci.tacoma.wa.us](mailto:catkinson@ci.tacoma.wa.us)>; Atkinson, Stephen <[satkinson@ci.tacoma.wa.us](mailto:satkinson@ci.tacoma.wa.us)>; Barnett, Elliott <[elliott.barnett@ci.tacoma.wa.us](mailto:elliott.barnett@ci.tacoma.wa.us)>; Boudet, Brian <[BBOUDET@ci.tacoma.wa.us](mailto:BBOUDET@ci.tacoma.wa.us)>; Brock, Stephanie <[sbrock@ci.tacoma.wa.us](mailto:sbrock@ci.tacoma.wa.us)>; Cantrel, Aaron <[Aaron.Cantrel@cable.comcast.com](mailto:Aaron.Cantrel@cable.comcast.com)>; CenturyLink <[nre.easement@centurylink.com](mailto:nre.easement@centurylink.com)>; Cornforth, Ronda <[rcornforth@cityoftacoma.org](mailto:rcornforth@cityoftacoma.org)>; Erickson, Ryan <[RErickso@ci.tacoma.wa.us](mailto:RErickso@ci.tacoma.wa.us)>; Fletcher, Gloria <[GFletcher@ci.tacoma.wa.us](mailto:GFletcher@ci.tacoma.wa.us)>; Himes, Gail <[ghimes@ci.tacoma.wa.us](mailto:ghimes@ci.tacoma.wa.us)>; Holt, Megan ([megan.holt@pse.com](mailto:megan.holt@pse.com)) <[megan.holt@pse.com](mailto:megan.holt@pse.com)>; Johnson, Christopher <[cjohnso2@ci.tacoma.wa.us](mailto:cjohnso2@ci.tacoma.wa.us)>; Johnson, David (PDS) <[DJohnson2@ci.tacoma.wa.us](mailto:DJohnson2@ci.tacoma.wa.us)>; Kammerzell, Jennifer <[jkammerzell@ci.tacoma.wa.us](mailto:jkammerzell@ci.tacoma.wa.us)>; Kidd, Brennan <[bkidd@ci.tacoma.wa.us](mailto:bkidd@ci.tacoma.wa.us)>; Larson, Chris <[CLARSON@ci.tacoma.wa.us](mailto:CLARSON@ci.tacoma.wa.us)>; Lynett, Kristin <[kristin.lynett@cityoftacoma.org](mailto:kristin.lynett@cityoftacoma.org)>; Mary Hutton <[mary.hutton@centurylink.com](mailto:mary.hutton@centurylink.com)>; Muller, Gregory <[GMuller@ci.tacoma.wa.us](mailto:GMuller@ci.tacoma.wa.us)>; Newton, Corey <[cnewton@ci.tacoma.wa.us](mailto:cnewton@ci.tacoma.wa.us)>; Parvey, James <[JPARVEY@ci.tacoma.wa.us](mailto:JPARVEY@ci.tacoma.wa.us)>; Russell, Lee <[LRussell@ci.tacoma.wa.us](mailto:LRussell@ci.tacoma.wa.us)>; Seaman, Chris <[cseaman@ci.tacoma.wa.us](mailto:cseaman@ci.tacoma.wa.us)>; Site Development <[SiteDevelopment@ci.tacoma.wa.us](mailto:SiteDevelopment@ci.tacoma.wa.us)>; Stringer, Shawn <[SStringe@ci.tacoma.wa.us](mailto:SStringe@ci.tacoma.wa.us)>; Tina Vaslet <[tvaslet@piercetransit.org](mailto:tvaslet@piercetransit.org)>; Torres, Andrew <[ATORRES@ci.tacoma.wa.us](mailto:ATORRES@ci.tacoma.wa.us)>; Trohimovich, Merita <[MPollard@ci.tacoma.wa.us](mailto:MPollard@ci.tacoma.wa.us)>

**Cc:** Stevens, Troy <[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)>; Rogers, Susie <[srogers@ci.tacoma.wa.us](mailto:srogers@ci.tacoma.wa.us)>

**Subject:** Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1400, as requested by Claire Van Guse and Gabriel Guse, and provide comments for your respective utility/agency **on or before September 9, 2019**. Responses received later than September 9, 2019 risk NOT being incorporated into the vacation action.

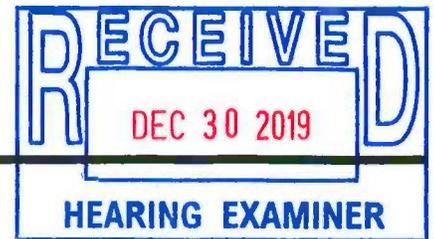
Please email me with any questions you may have.

Thank you,

**Troy Stevens, MSML**

City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

Stevens, Troy



**From:** Rossi, Rod  
**Sent:** Monday, August 26, 2019 8:55 AM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse  
**Attachments:** ES Response Street Vaca REQ NO 124.1400.pdf

ES response attached

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

---

**From:** Trohimovich, Merita <[MPollard@ci.tacoma.wa.us](mailto:MPollard@ci.tacoma.wa.us)>  
**Sent:** Friday, August 23, 2019 11:05 AM  
**To:** Rossi, Rod <[rrossi@ci.tacoma.wa.us](mailto:rrossi@ci.tacoma.wa.us)>  
**Subject:** FW: Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

---

**From:** Stevens, Troy <[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)>  
**Sent:** Friday, August 23, 2019 10:51 AM  
**To:** Atkinson, Chris <[catkinson@ci.tacoma.wa.us](mailto:catkinson@ci.tacoma.wa.us)>; Atkinson, Stephen <[satkinson@ci.tacoma.wa.us](mailto:satkinson@ci.tacoma.wa.us)>; Barnett, Elliott <[elliott.barnett@ci.tacoma.wa.us](mailto:elliott.barnett@ci.tacoma.wa.us)>; Boudet, Brian <[BBOUDET@ci.tacoma.wa.us](mailto:BBOUDET@ci.tacoma.wa.us)>; Brock, Stephanie <[sbrock@ci.tacoma.wa.us](mailto:sbrock@ci.tacoma.wa.us)>; Cantrel, Aaron <[Aaron\\_Cantrel@cable.comcast.com](mailto:Aaron_Cantrel@cable.comcast.com)>; CenturyLink <[nre.easement@centurylink.com](mailto:nre.easement@centurylink.com)>; Cornforth, Ronda <[rcornforth@cityoftacoma.org](mailto:rcornforth@cityoftacoma.org)>; Erickson, Ryan <[RErickso@ci.tacoma.wa.us](mailto:RErickso@ci.tacoma.wa.us)>; Fletcher, Gloria <[GFletcher@ci.tacoma.wa.us](mailto:GFletcher@ci.tacoma.wa.us)>; Himes, Gail <[ghimes@ci.tacoma.wa.us](mailto:ghimes@ci.tacoma.wa.us)>; Holt, Megan ([megan.holt@pse.com](mailto:megan.holt@pse.com)) <[megan.holt@pse.com](mailto:megan.holt@pse.com)>; Johnson, Christopher <[cjohnso2@ci.tacoma.wa.us](mailto:cjohnso2@ci.tacoma.wa.us)>; Johnson, David (PDS) <[DJohnson2@ci.tacoma.wa.us](mailto:DJohnson2@ci.tacoma.wa.us)>; Kammerzell, Jennifer <[jkammerzell@ci.tacoma.wa.us](mailto:jkammerzell@ci.tacoma.wa.us)>; Kidd, Brennan <[bkidd@ci.tacoma.wa.us](mailto:bkidd@ci.tacoma.wa.us)>; Larson, Chris <[CLARSON@ci.tacoma.wa.us](mailto:CLARSON@ci.tacoma.wa.us)>; Lynett, Kristin <[kristin.lynett@cityoftacoma.org](mailto:kristin.lynett@cityoftacoma.org)>; Mary Hutton <[mary.hutton@centurylink.com](mailto:mary.hutton@centurylink.com)>; Muller, Gregory <[GMuller@ci.tacoma.wa.us](mailto:GMuller@ci.tacoma.wa.us)>; Newton, Corey <[cnewton@ci.tacoma.wa.us](mailto:cnewton@ci.tacoma.wa.us)>; Parvey, James <[JPARVEY@ci.tacoma.wa.us](mailto:JPARVEY@ci.tacoma.wa.us)>; Russell, Lee <[LRussell@ci.tacoma.wa.us](mailto:LRussell@ci.tacoma.wa.us)>; Seaman, Chris <[cseaman@ci.tacoma.wa.us](mailto:cseaman@ci.tacoma.wa.us)>; Site Development <[SiteDevelopment@ci.tacoma.wa.us](mailto:SiteDevelopment@ci.tacoma.wa.us)>; Stringer, Shawn <[SStringe@ci.tacoma.wa.us](mailto:SStringe@ci.tacoma.wa.us)>; Tina Vaslet <[tvaslet@piercettransit.org](mailto:tvaslet@piercettransit.org)>; Torres, Andrew <[ATORRES@ci.tacoma.wa.us](mailto:ATORRES@ci.tacoma.wa.us)>; Trohimovich, Merita <[MPollard@ci.tacoma.wa.us](mailto:MPollard@ci.tacoma.wa.us)>  
**Cc:** Stevens, Troy <[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)>; Rogers, Susie <[srogers@ci.tacoma.wa.us](mailto:srogers@ci.tacoma.wa.us)>  
**Subject:** Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1400, as requested by Claire Van Guse and Gabriel Guse, and provide comments for your respective utility/agency **on or before September 9, 2019**. Responses received later than September 9, 2019 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you,

**Troy Stevens, MSML**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)



**TO: ALL CONCERNED AGENCIES & DEPARTMENTS**

**FROM: TROY STEVENS  
PUBLIC WORKS /REAL PROPERTY SERVICES**

**SUBJECT: STREET VACATION REQUEST NO. 124.1400**

**DATE: August 23, 2019**

Real Property Services has received a petition from Claire Van Guse and Gabriel Van Guse to vacate a portion North Visscher Street for additional yard space as shown on the vicinity maps attached to this email.

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, by September 9, 2019.** 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

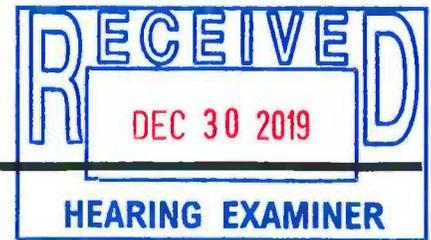
Comments Attached

8/26/19 Date

[Signature] Signature

ES - SBE Department

Stevens, Troy



**From:** Cantrel, Aaron R <Aaron\_Cantrel@comcast.com>  
**Sent:** Monday, August 26, 2019 9:23 AM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse  
**Attachments:** SV 124.1400 - Comcast Comments.doc

Comcast comments attached.

---

**From:** Stevens, Troy <[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)>  
**Sent:** Friday, August 23, 2019 10:51 AM  
**To:** Atkinson, Chris <[catkinson@ci.tacoma.wa.us](mailto:catkinson@ci.tacoma.wa.us)>; Atkinson, Stephen <[satkinson@ci.tacoma.wa.us](mailto:satkinson@ci.tacoma.wa.us)>; Barnett, Elliott <[elliott.barnett@ci.tacoma.wa.us](mailto:elliott.barnett@ci.tacoma.wa.us)>; Boudet, Brian <[BBOUDET@ci.tacoma.wa.us](mailto:BBOUDET@ci.tacoma.wa.us)>; Brock, Stephanie <[sbrock@ci.tacoma.wa.us](mailto:sbrock@ci.tacoma.wa.us)>; Cantrel, Aaron R <[Aaron\\_Cantrel@cable.comcast.com](mailto:Aaron_Cantrel@cable.comcast.com)>; CenturyLink <[nre.easement@centurylink.com](mailto:nre.easement@centurylink.com)>; Cornforth, Ronda <[rcornforth@cityoftacoma.org](mailto:rcornforth@cityoftacoma.org)>; Erickson, Ryan <[RErickso@ci.tacoma.wa.us](mailto:RErickso@ci.tacoma.wa.us)>; Fletcher, Gloria <[GFletcher@ci.tacoma.wa.us](mailto:GFletcher@ci.tacoma.wa.us)>; Himes, Gail <[ghimes@ci.tacoma.wa.us](mailto:ghimes@ci.tacoma.wa.us)>; Holt, Megan ([megan.holt@pse.com](mailto:megan.holt@pse.com)) <[megan.holt@pse.com](mailto:megan.holt@pse.com)>; Johnson, Christopher <[cjohnso2@ci.tacoma.wa.us](mailto:cjohnso2@ci.tacoma.wa.us)>; Johnson, David (PDS) <[DJohnson2@ci.tacoma.wa.us](mailto:DJohnson2@ci.tacoma.wa.us)>; Kammerzell, Jennifer <[jkammerzell@ci.tacoma.wa.us](mailto:jkammerzell@ci.tacoma.wa.us)>; Kidd, Brennan <[bkidd@ci.tacoma.wa.us](mailto:bkidd@ci.tacoma.wa.us)>; Larson, Chris <[CLARSON@ci.tacoma.wa.us](mailto:CLARSON@ci.tacoma.wa.us)>; Lynett, Kristin <[kristin.lynett@cityoftacoma.org](mailto:kristin.lynett@cityoftacoma.org)>; Mary Hutton <[mary.hutton@centurylink.com](mailto:mary.hutton@centurylink.com)>; Muller, Gregory <[GMuller@ci.tacoma.wa.us](mailto:GMuller@ci.tacoma.wa.us)>; Newton, Corey <[cnewton@ci.tacoma.wa.us](mailto:cnewton@ci.tacoma.wa.us)>; Parvey, James <[JPARVEY@ci.tacoma.wa.us](mailto:JPARVEY@ci.tacoma.wa.us)>; Russell, Lee <[LRussell@ci.tacoma.wa.us](mailto:LRussell@ci.tacoma.wa.us)>; Seaman, Chris <[cseaman@ci.tacoma.wa.us](mailto:cseaman@ci.tacoma.wa.us)>; Site Development <[SiteDevelopment@ci.tacoma.wa.us](mailto:SiteDevelopment@ci.tacoma.wa.us)>; Stringer, Shawn <[SStringe@ci.tacoma.wa.us](mailto:SStringe@ci.tacoma.wa.us)>; Tina Vaslet <[tvaslet@piercetransit.org](mailto:tvaslet@piercetransit.org)>; Torres, Andrew <[ATORRES@ci.tacoma.wa.us](mailto:ATORRES@ci.tacoma.wa.us)>; Trohimovich, Merita <[MPollard@ci.tacoma.wa.us](mailto:MPollard@ci.tacoma.wa.us)>  
**Cc:** Stevens, Troy <[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)>; Rogers, Susie <[srogers@ci.tacoma.wa.us](mailto:srogers@ci.tacoma.wa.us)>  
**Subject:** [EXTERNAL] Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

Agency Reviewer,

Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1400, as requested by Claire Van Guse and Gabriel Guse, and provide comments for your respective utility/agency on or before September 9, 2019. Responses received later than September 9, 2019 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you,

**Troy Stevens, MSML**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

**EXHIBIT C-8**



**TO: ALL CONCERNED AGENCIES & DEPARTMENTS**

**FROM: TROY STEVENS  
PUBLIC WORKS /REAL PROPERTY SERVICES**

**SUBJECT: STREET VACATION REQUEST NO. 124.1400**

**DATE: August 23, 2019**

Real Property Services has received a petition from Claire Van Guse and Gabriel Van Guse to vacate a portion North Visscher Street for additional yard space as shown on the vicinity maps attached to this email.

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, by September 9, 2019.** 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

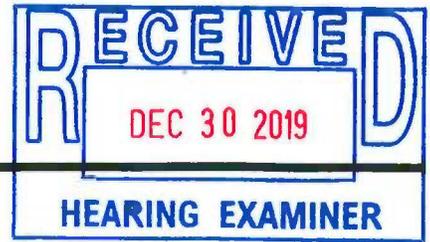
Comments Attached

8/26/19 Date

Aaron Cantrell Signature

Planning & Design Department

- Comcast has no facilities within this Vacation area.



**Stevens, Troy**

**From:** Seaman, Chris  
**Sent:** Tuesday, August 27, 2019 11:16 AM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

Troy,

TFD has no comments or objections.

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)



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**From:** Stevens, Troy  
**Sent:** Friday, August 23, 2019 10:51 AM  
**To:** Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Boudet, Brian; Brock, Stephanie; Cantrel, Aaron; CenturyLink; Cornforth, Ronda; Erickson, Ryan; Fletcher, Gloria; Himes, Gail; Holt, Megan ([megan.holt@pse.com](mailto:megan.holt@pse.com)); Johnson, Christopher; Johnson, David (PDS); Kammerzell, Jennifer; Kidd, Brennan; Larson, Chris; Lynett, Kristin; Mary Hutton; Muller, Gregory; Newton, Corey; Parvey, James; Russell, Lee; Seaman, Chris; Site Development; Stringer, Shawn; Tina Vaslet; Torres, Andrew; Trohimovich, Merita  
**Cc:** Stevens, Troy; Rogers, Susie  
**Subject:** Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

Agency Reviewer,

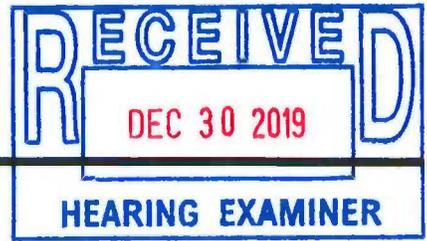
Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1400, as requested by Claire Van Guse and Gabriel Guse, and provide comments for your respective utility/agency **on or before September 9, 2019**. Responses received later than September 9, 2019 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you,

**Troy Stevens, MSML**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)

**EXHIBIT C-9**



**Stevens, Troy**

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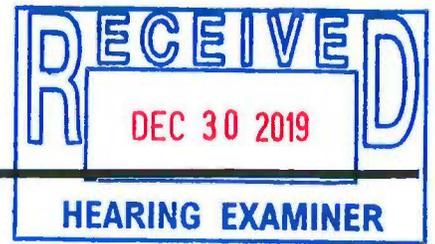
**From:** Baker, Brad <Brad.Baker@centurylink.com>  
**Sent:** Tuesday, August 27, 2019 11:41 AM  
**To:** Stevens, Troy  
**Subject:** P819961 Tacoma, WA, Vacate-Abandon N Visscher St, Tacoma, WA SV 124.1400

Troy, CenturyLink has no objections or reservations regarding this vacate request. Thanks.

Brad Baker  
Faulk & Foster | CenturyLink  
Network Infrastructure Services  
11108 Chennault Beach Rd  
Mukilteo WA 98275  
cell: 425.286.4017  
[brad.baker@centurylink.com](mailto:brad.baker@centurylink.com)

This communication is the property of CenturyLink and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

**EXHIBIT C-10**



Stevens, Troy

**From:** Holt, Megan <megan.holt@pse.com>  
**Sent:** Thursday, September 05, 2019 4:31 PM  
**To:** Stevens, Troy  
**Subject:** RE: Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

Hi Troy,

I have reviewed the vacate request and **PSE does not maintain any gas facilities within the proposed vacate area.**

Let me know if you have any questions or need additional information.

Thanks and I hope all is well with you! ☺

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

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**From:** Stevens, Troy [<mailto:tstevens@ci.tacoma.wa.us>]  
**Sent:** Friday, August 23, 2019 10:51 AM  
**To:** Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Boudet, Brian; Brock, Stephanie; Cantrel, Aaron; CenturyLink; Cornforth, Ronda; Erickson, Ryan; Fletcher, Gloria; Himes, Gail; Holt, Megan; Johnson, Christopher; Johnson, David (PDS); Kammerzell, Jennifer; Kidd, Brennan; Larson, Chris; Lynett, Kristin; Mary Hutton; Muller, Gregory; Newton, Corey; Parvey, James; Russell, Lee; Seaman, Chris; Site Development; Stringer, Shawn; Tina Vaslet; Torres, Andrew; Trohimovich, Merita  
**Cc:** Stevens, Troy; Rogers, Susie  
**Subject:** Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

**CAUTION: This email originated from outside of the organization. Exercise extra caution when responding, opening attachments, and clicking links.**

Agency Reviewer,

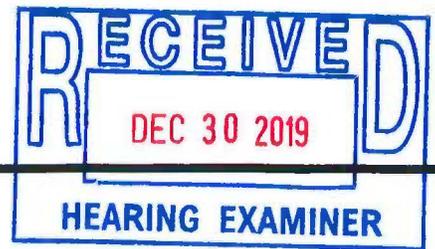
Please review the attached memo and map exhibits for the proposed Street Vacation Petition 124.1400, as requested by Claire Van Guse and Gabriel Guse, and provide comments for your respective utility/agency **on or before September 9, 2019**. Responses received later than September 9, 2019 risk NOT being incorporated into the vacation action.

Please email me with any questions you may have.

Thank you,

**Troy Stevens, MSML**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535

**EXHIBIT C-11**



**Stevens, Troy**

**From:** Muller, Gregory  
**Sent:** Thursday, August 29, 2019 3:04 PM  
**To:** Daniels, Tony  
**Cc:** Martinson, John  
**Subject:** RE: Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

Thanks, Tony!

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**From:** Daniels, Tony <TDaniels2@ci.tacoma.wa.us>  
**Sent:** Thursday, August 29, 2019 3:02 PM  
**To:** Muller, Gregory <GMuller@ci.tacoma.wa.us>  
**Cc:** Martinson, John <jmartins@ci.tacoma.wa.us>  
**Subject:** RE: Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

Greg,

I think we are fine with this. At 5' West of the property line our guy and anchor would still be in the ROW.

**Tony Daniels | Tacoma Power**

T&D Electrical Services – New Services Engineering

Desk: (253) 502-8076 | Fax: (253) 502-8659

<https://www.mytpu.org/tacomapower/electrical-permitting/>



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**From:** Muller, Gregory <GMuller@ci.tacoma.wa.us>  
**Sent:** Friday, August 23, 2019 2:16 PM  
**To:** Daniels, Tony <TDaniels2@ci.tacoma.wa.us>  
**Cc:** Martinson, John <jmartins@ci.tacoma.wa.us>  
**Subject:** FW: Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

Tony,

Had a Street Vacation request in early 2018 that was abandoned and now the property owner has submitted a new request. Rudy handled the review in 2018. A down guy and anchor had to be protected by reserved easement. Note that the original request was to vacate a 9'-wide section; this request is reduced to a 5' width along the west property line. Please see the attached e-mails and exhibits and let me know if you have the same conditions this time or a revised request. Response requested by **Monday, September 9<sup>th</sup>**.

Thanks!

Greg Muller, Real Estate Officer  
Tacoma Public Utilities  
253.502.8256

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**From:** Stevens, Troy <tstevens@ci.tacoma.wa.us>  
**Sent:** Friday, August 23, 2019 10:51 AM

**To:** Atkinson, Chris <[catkinson@ci.tacoma.wa.us](mailto:catkinson@ci.tacoma.wa.us)>; Atkinson, Stephen <[satkinson@ci.tacoma.wa.us](mailto:satkinson@ci.tacoma.wa.us)>; Barnett, Elliott <[elliott.barnett@ci.tacoma.wa.us](mailto:elliott.barnett@ci.tacoma.wa.us)>; Boudet, Brian <[BBOUDET@ci.tacoma.wa.us](mailto:BBOUDET@ci.tacoma.wa.us)>; Brock, Stephanie <[sbrock@ci.tacoma.wa.us](mailto:sbrock@ci.tacoma.wa.us)>; Cantrel, Aaron <[Aaron\\_Cantrel@comcast.com](mailto:Aaron_Cantrel@comcast.com)>; CenturyLink <[nre.easement@centurylink.com](mailto:nre.easement@centurylink.com)>; Cornforth, Ronda <[rcornforth@cityoftacoma.org](mailto:rcornforth@cityoftacoma.org)>; Erickson, Ryan <[RErickso@ci.tacoma.wa.us](mailto:RErickso@ci.tacoma.wa.us)>; Fletcher, Gloria <[GFletcher@ci.tacoma.wa.us](mailto:GFletcher@ci.tacoma.wa.us)>; Himes, Gail <[ghimes@ci.tacoma.wa.us](mailto:ghimes@ci.tacoma.wa.us)>; Holt, Megan ([megan.holt@pse.com](mailto:megan.holt@pse.com)) <[megan.holt@pse.com](mailto:megan.holt@pse.com)>; Johnson, Christopher <[cjohnso2@ci.tacoma.wa.us](mailto:cjohnso2@ci.tacoma.wa.us)>; Johnson, David (PDS) <[DJohnson2@ci.tacoma.wa.us](mailto:DJohnson2@ci.tacoma.wa.us)>; Kammerzell, Jennifer <[jkammerzell@ci.tacoma.wa.us](mailto:jkammerzell@ci.tacoma.wa.us)>; Kidd, Brennan <[bkidd@ci.tacoma.wa.us](mailto:bkidd@ci.tacoma.wa.us)>; Larson, Chris <[CLARSON@ci.tacoma.wa.us](mailto:CLARSON@ci.tacoma.wa.us)>; Lynett, Kristin <[kristin.lynett@cityoftacoma.org](mailto:kristin.lynett@cityoftacoma.org)>; Mary Hutton <[mary.hutton@centurylink.com](mailto:mary.hutton@centurylink.com)>; Muller, Gregory <[GMuller@ci.tacoma.wa.us](mailto:GMuller@ci.tacoma.wa.us)>; Newton, Corey <[cnewton@ci.tacoma.wa.us](mailto:cnewton@ci.tacoma.wa.us)>; Parvey, James <[JPARVEY@ci.tacoma.wa.us](mailto:JPARVEY@ci.tacoma.wa.us)>; Russell, Lee <[LRussell@ci.tacoma.wa.us](mailto:LRussell@ci.tacoma.wa.us)>; Seaman, Chris <[cseaman@ci.tacoma.wa.us](mailto:cseaman@ci.tacoma.wa.us)>; Site Development <[SiteDevelopment@ci.tacoma.wa.us](mailto:SiteDevelopment@ci.tacoma.wa.us)>; Stringer, Shawn <[SStringe@ci.tacoma.wa.us](mailto:SStringe@ci.tacoma.wa.us)>; Tina Vaslet <[tvaslet@piercetransit.org](mailto:tvaslet@piercetransit.org)>; Torres, Andrew <[ATORRES@ci.tacoma.wa.us](mailto:ATORRES@ci.tacoma.wa.us)>; Trohimovich, Merita <[MPollard@ci.tacoma.wa.us](mailto:MPollard@ci.tacoma.wa.us)>  
**Cc:** Stevens, Troy <[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)>; Rogers, Susie <[srogers@ci.tacoma.wa.us](mailto:srogers@ci.tacoma.wa.us)>  
**Subject:** Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

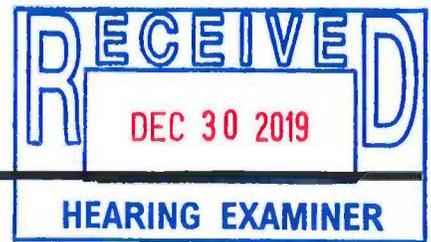
Agency Reviewer,

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Please email me with any questions you may have.

Thank you,

**Troy Stevens, MSML**  
City of Tacoma, Public Works  
Sr. Real Estate Specialist  
(253) 591-5535  
[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)



**Stevens, Troy**

**From:** Netcher, Greg  
**Sent:** Thursday, August 29, 2019 9:22 AM  
**To:** Muller, Gregory  
**Subject:** RE: Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

Hello Greg,

Click does not have any system in the area indicated.  
There will be no potential for conflict.

Thank you

*Greg Netcher*  
HFC Engineering | Transmission & Distribution  
Desk: 253-502-8868 | Cell: 253-370-4415 [gnetcher@cityoftacoma.org](mailto:gnetcher@cityoftacoma.org)



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**From:** Muller, Gregory  
**Sent:** Friday, August 23, 2019 2:23 PM  
**To:** Netcher, Greg  
**Cc:** Quinones, Kimberly; Collier, Regina  
**Subject:** FW: Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

Greg,

Had a Street Vacation request in early 2018 that was abandoned and now the property owner has submitted a new request. Note that the original request was to vacate a 9'-wide section; this request is reduced to a 5' width along the west property line. Please see the attached e-mails and exhibits and let me know if you have the same response of no conflict or a revised request. Response requested by **Monday, September 9<sup>th</sup>**.

Thanks!

Greg Muller, Real Estate Officer  
Tacoma Public Utilities  
253.502.8256

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**To:** Atkinson, Chris <[catkinson@ci.tacoma.wa.us](mailto:catkinson@ci.tacoma.wa.us)>; Atkinson, Stephen <[satkinson@ci.tacoma.wa.us](mailto:satkinson@ci.tacoma.wa.us)>; Barnett, Elliott <[elliott.barnett@ci.tacoma.wa.us](mailto:elliott.barnett@ci.tacoma.wa.us)>; Boudet, Brian <[BBOUDET@ci.tacoma.wa.us](mailto:BBOUDET@ci.tacoma.wa.us)>; Brock, Stephanie <[sbrock@ci.tacoma.wa.us](mailto:sbrock@ci.tacoma.wa.us)>; Cantrel, Aaron <[Aaron\\_Cantrel@cable.comcast.com](mailto:Aaron_Cantrel@cable.comcast.com)>; CenturyLink <[nre.easement@centurylink.com](mailto:nre.easement@centurylink.com)>; Cornforth, Ronda <[rcornforth@cityoftacoma.org](mailto:rcornforth@cityoftacoma.org)>; Erickson, Ryan <[RErickso@ci.tacoma.wa.us](mailto:RErickso@ci.tacoma.wa.us)>; Fletcher, Gloria <[GFletcher@ci.tacoma.wa.us](mailto:GFletcher@ci.tacoma.wa.us)>; Himes, Gail <[ghimes@ci.tacoma.wa.us](mailto:ghimes@ci.tacoma.wa.us)>; Holt, Megan <[megan.holt@pse.com](mailto:megan.holt@pse.com)> <[megan.holt@pse.com](mailto:megan.holt@pse.com)>; Johnson, Christopher <[cjohnso2@ci.tacoma.wa.us](mailto:cjohnso2@ci.tacoma.wa.us)>;

RECEIVED  
Johnson, David (PDS) <[DJohnson2@ci.tacoma.wa.us](mailto:DJohnson2@ci.tacoma.wa.us)>; Kammerzell, Jennifer <[jkammerzell@ci.tacoma.wa.us](mailto:jkammerzell@ci.tacoma.wa.us)>; Kidd, Brennan <[bkidd@ci.tacoma.wa.us](mailto:bkidd@ci.tacoma.wa.us)>; Larson, Chris <[CLARSON@ci.tacoma.wa.us](mailto:CLARSON@ci.tacoma.wa.us)>; Lynett, Kristin <[kristin.lynett@cityoftacoma.org](mailto:kristin.lynett@cityoftacoma.org)>; Mary Hutton <[mary.hutton@centurylink.com](mailto:mary.hutton@centurylink.com)>; Muller, Gregory <[GMuller@ci.tacoma.wa.us](mailto:GMuller@ci.tacoma.wa.us)>; Newton, Corey <[cnewton@ci.tacoma.wa.us](mailto:cnewton@ci.tacoma.wa.us)>; Parvey, James <[JPARVEY@ci.tacoma.wa.us](mailto:JPARVEY@ci.tacoma.wa.us)>; Russell, Lee <[LRussell@ci.tacoma.wa.us](mailto:LRussell@ci.tacoma.wa.us)>; Seaman, Chris <[cseaman@ci.tacoma.wa.us](mailto:cseaman@ci.tacoma.wa.us)>; Site Development <[SiteDevelopment@ci.tacoma.wa.us](mailto:SiteDevelopment@ci.tacoma.wa.us)>; Stringer, Shawn <[SStringe@ci.tacoma.wa.us](mailto:SStringe@ci.tacoma.wa.us)>; Tina Vaslet <[tvaslet@piercetransit.org](mailto:tvaslet@piercetransit.org)>; Torres, Andrew <[ATORRES@ci.tacoma.wa.us](mailto:ATORRES@ci.tacoma.wa.us)>; Trohimovich, Merita <[MPollard@ci.tacoma.wa.us](mailto:MPollard@ci.tacoma.wa.us)>  
Cc: Stevens, Troy <[tstevens@ci.tacoma.wa.us](mailto:tstevens@ci.tacoma.wa.us)>; Rogers, Susie <[srogers@ci.tacoma.wa.us](mailto:srogers@ci.tacoma.wa.us)>  
Subject: Street Vacation 124.1400 - Comments DUE September 9, 2019 - Van Guse

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