



TO: Elizabeth Pauli, City Manager
FROM: Jeff H. Capell, Hearing Examiner *JHC*
Ronda Cornforth, Senior Real Estate Specialist, Public Works Real Property Services *RC*
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No. 17-1114 – Street Vacation 124.1381 – November 14, 2017
DATE: October 26, 2017

SUMMARY:

An ordinance to vacate the remaining segment of South 45th Street right-of-way lying westerly of South Adams Street.

COUNCIL SPONSORS:

N/A

STRATEGIC POLICY PRIORITY:

The proposed action would be aligned with the following strategic policy priorities:

- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents

BACKGROUND:

The Petitioner, Lackermayer Holdings, LLC (“Lackermayer” or “Petitioner”), has petitioned for the vacation of the remaining segment of South 45th Street right-of-way lying to the west of South Adams Street. The area proposed for vacation is legally described and depicted in the accompanying Hearing Examiner Report and Recommendation. Lackermayer and its tenant, Tool-Gauge and Machine Works, Inc., a Washington corporation that has conducted business in Tacoma at this location for over fifty (50) years, intend to redevelop the real property abutting the proposed vacation area in a way that allows the tenant to keep its operations in Tacoma, while addressing existing street pattern, and other configuration issues that make shipping and receiving, and other business operations more difficult than is necessary.

The segment proposed for vacation does not serve the public in any meaningful way, and the petition otherwise meets the criteria for vacation.

ISSUE:

Whether the Council should approve the proposed street vacation?

ALTERNATIVES:

The Council could choose to follow the Hearing Examiner’s Recommendation and approve the requested street vacation, or the Council could deny the vacation petition. The proposed vacation appears to meet the standards for approval of such requests contained in Chapter 9.22 of the Tacoma Municipal Code and Chapter 35.79 of the Revised Code of Washington.

RECOMMENDATION:

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

FISCAL IMPACT:

N/A