



TO: Elizabeth A. Pauli, City Manager
FROM: Greg Muller, Real Estate Officer, Real Property Services *kk*
Kurtis D. Kingsolver, P.E. Public Works Director/City Engineer
COPY: City Council and City Clerk
SUBJECT: Resolution – Authorization for Tacoma Rail Mountain Division to Execute an Easement to Roy Meadows Development Group LLC – November 23, 2021
DATE: October 29, 2021

SUMMARY AND PURPOSE:

A resolution authorizing the execution of an easement agreement to grant a non-exclusive, perpetual easement to Roy Meadows Development Group LLC for a private road crossing in a portion of Tacoma Rail Mountain Division right-of-way to serve a planned residential subdivision in the City of Roy, Pierce County, Washington, for consideration of \$25,000.00, to be deposited into the Tacoma Rail Mountain Division Fund 4120.

BACKGROUND:

This Department’s Recommendation is Based On: Tacoma Rail Mountain Division (TRMW) has owned, operated and/or maintained the rail line and right-of-way that runs between Tacoma and Chehalis since it was acquired in 1995 from the Weyerhaeuser Company. The easement comprises over 5,000 square feet (see graphical exhibit in documents attached). The proposed easement will overlay an existing easement and crossing already in place, with no expansion of the footprint, that serves a nearby residential subdivision. This crossing provides the only known access to this neighborhood. Based upon review and comment by interested parties, it is not anticipated that the operation and maintenance of the crossing will have a negative impact on Tacoma Rail’s use or operations of its 100-foot wide right-of-way. Although no additional crossing improvements are anticipated at this time, a separate right-of-entry permit agreement, issued administratively, will be required in order to install any future improvements.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

As this is the grant of an easement only, no Public Hearing is required. The public may receive notice via publication of the City Council Agenda containing this item. Further opportunity for neighborhood and broader public input will be available at the time the property owner has finalized its plans and makes application for development and permits with the City of Roy, the governing jurisdiction for this property.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

This easement will allow continued development of the local community, which provides housing, educational, employment, and recreational opportunities in line with state-mandated Growth Management policies and City of Roy development regulations. As the rail crossing and future residential development are located entirely within the incorporated limits of the City of Roy, no Equity Index Score has been established in relation to TRMW operations.



ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Not Grant Easement.	None.	Impede residential development/housing.

EVALUATION AND FOLLOW UP:

This is a one-time action with no on-going evaluation required.

STAFF/SPONSOR RECOMMENDATION:

The Public Works Department recommends City Council authorize TRMW to execute the proposed non-exclusive, perpetual private crossing easement in a portion of TRMW right-of-way to Roy Meadows Development Group LLC for vehicular and pedestrian ingress and egress and utilities to serve a planned residential subdivision in the City of Roy, Pierce County, WA.

FISCAL IMPACT:

Granting of the easement for \$25,000.00 is a one-time source of revenue with no additional fiscal impacts anticipated.

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1. Fund 4120, PW Tacoma Rail Mountain Division	633000	4343500	\$25,000.00
TOTAL			\$25,000.00

What Funding is being used to support the expense? N/A

Are the expenditures and revenues planned and budgeted in this biennium's current budget?

NO, PLEASE EXPLAIN BELOW

No, this revenue was not anticipated at the time the budget was developed.

Are there financial costs or other impacts of not implementing the legislation?

No

Will the legislation have an ongoing/recurring fiscal impact?

No

Will the legislation change the City's FTE/personnel counts?

No

ATTACHMENTS:

- Maps
- Easement Agreement