



TO: Elizabeth Pauli, City Manager
FROM: Jeff H. Capell, Hearing Examiner *JHC*
Teague Pasco, Senior Real Estate Specialist, Public Works Real Property Services
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No. 19-1348 – Street Vacation 124.1398 – December 17, 2019
DATE: November 26, 2019

SL on behalf of Teague Pasco

SUMMARY:

Request for an ordinance granting a petition to vacate the west 14 feet of North Pine Street lying between the southerly line of North 29th Street and the eastern extension of the northerly line of the North 28th Street alley to incorporate the vacated area into the Petitioners' adjacent real property facilitating subdivision into an additional lot for development.

STRATEGIC POLICY PRIORITY:

- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Assure outstanding stewardship of the natural and built environment.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

BACKGROUND:

The Petitioners have requested the vacation of a 14-foot wide strip of platted, but effectively unimproved right-of-way ("ROW") that abuts their residential real property at 2905 North 30th Street (Tax Parcel No. 8945001050), in order to facilitate subdivision of their property into an additional, buildable lot. Currently this section of North Pine Street is not improved to City standards although it is marginally passable by some vehicles over a graveled, alley-width path roughly along the center of the platted ROW. The vacation will not affect this pathway. The City's Public Works Department has no plans to open and improve this small section of the platted North Pine Street ROW. Reservation of easements is recommended as set forth in the Report and Recommendation.

ISSUE:

Whether the Council should approve the proposed street vacation, and if so what conditions should be imposed?

ALTERNATIVES:

The Council could (1) choose to follow the Hearing Examiner's Recommendation and approve the vacation request, (2) the Council could approve the vacation request under conditions different than those recommended, or (3) the Council could deny the vacation petition.

RECOMMENDATION:

The Hearing Examiner has determined that the requested vacation meets the criteria for approval of such petitions as set forth in Chapter 9.22 of the Tacoma Municipal Code and Chapter 35.79 of the Revised Code of Washington. Therefore, the request is hereby recommended for approval, subject to the conditions contained in Conclusion 8 of the Hearing Examiner's Report and Recommendation to the City Council.

FISCAL IMPACT:

There is no fiscal impact.

ORIGINAL