



## RESOLUTION NO. 41059

1 A RESOLUTION relating to utility-owned surplus property; setting Tuesday,  
2 November 29, 2022, upon completion of Regular Agenda Items, no earlier  
3 than 5:15 p.m., as the date for a public hearing by the City Council  
4 on the declaration of surplus and sale of approximately 1.29 acres of  
5 Tacoma Power property, located in the Graham - Eatonville vicinity of  
unincorporated Pierce County, Washington, to Eduardo Dominguez and  
Margarita Calderon, for the amount of \$13,500.

6 WHEREAS the City of Tacoma, through its Department of Public Utilities,  
7 Light Division (d.b.a. "Tacoma Power"), owns approximately 1.29 acres of real  
8 property located in a rural location in central unincorporated Pierce County,  
9 Washington, in the Graham – Eatonville vicinity, identified as a portion of Pierce  
10 County Assessor Tax Parcel No. 0317271012 ("Property"), and  
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12 WHEREAS the Property is a small portion of Tacoma Power's right-of-way  
13 currently used for electrical distribution, and

14 WHEREAS subject to the reservation of an easement, Tacoma Power has  
15 determined that the Property is not essential for continued effective utility service,  
16 and  
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18 WHEREAS Eduardo Dominguez and Margarita Calderon desire to purchase  
19 the Property to allow legal access to Kinsman Road East from their property for  
20 development of a single-family residence, and have offered to purchase the  
21 Property for \$13,500, which was deemed to represent fair market value and  
22 deemed acceptable by Tacoma Power, and  
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24 WHEREAS, as Eduardo Dominguez and Margarita Calderon develop their  
25 property adjacent to the Property, a portion of the Property necessary to maintain a  
26 public roadway will be dedicated to Pierce County for continued use of Kinsman



Road East, and Tacoma Power will retain a permanent easement in the Property  
1 for current and future operations, and

2 WHEREAS Tacoma Power does not need to own the Property, as  
3 ownership entails additional management time and expense, and operational  
4 needs can be met through permanent easement rights alone, as proposed by  
5 this transaction, and  
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7 WHEREAS the Department of Public Works proceeded with the negotiated  
8 disposition process pursuant to Tacoma Municipal Code (“TMC”) 1.06.280.F, and  
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10 WHEREAS, on October 26, 2022, by adoption of Public Utility Board  
11 Resolution No. U-11352, the Property was declared surplus to the needs of  
12 Tacoma Power and Tacoma Public Utilities and approved for sale, pending  
13 confirmation from the City Council, and  
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15 WHEREAS, pursuant to RCW 35.94.040 and TMC 1.06.280, the City  
16 Council shall conduct a public hearing on the proposed sale of City-owned real  
17 property; Now, Therefore,

18 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

19 Section 1. That a public hearing on the sale of approximately 1.29 acres  
20 of surplus property, identified as a portion of Pierce County Assessor Tax  
21 Parcel No. 0317271012, located in a rural location in central unincorporated  
22 Pierce County, Washington, in the Graham – Eatonville vicinity, owned by the  
23 City of Tacoma, through its Department of Public Utilities, Light Division (d.b.a.  
24 “Tacoma Power”), and now surplus to its needs, to Eduardo Dominguez and  
25 Margarita Calderon for the amount of \$13,500, shall be held before the City  
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Council in the Council Chambers on the first floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington, and may be offered in a hybrid format that includes a remote option, on Tuesday, November 29, 2022, upon completion of Regular Agenda Items, no earlier than 5:15 p.m. or as soon thereafter as the same may be heard.

Section 2. That the Clerk of the City of Tacoma shall give proper notice of the time and place of said hearing.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Chief Deputy City Attorney

Requested by Public Utility Board  
Resolution No. U-11352