



RESOLUTION NO. 39777

1 A RESOLUTION relating to utility-owned surplus property; setting Tuesday,
2 August 29, 2017, as the date for a public hearing on the sale of
3 approximately .30 acres (approximately 13,000 square feet) of property,
4 located at the southwest corner of 51st Street NE and Caledonia Road NE,
5 in unincorporated Pierce County, owned by the City of Tacoma, through its
6 Department of Public Utilities, Water Division, and now surplus to its needs,
7 to Jeff and Mary Norton for the sum of \$160,000.

8 WHEREAS the City of Tacoma, through its Department of Public Utilities,
9 Water Division (d.b.a. "Tacoma Water"), owns approximately .30 acres
10 (approximately 13,000 square feet) of real property located at the southwest
11 corner of 51st Street NE and Caledonia Road NE, in unincorporated Pierce
12 County, Washington ("Property"), and

13 WHEREAS the Property was part of Tacoma Water's 2001 acquisition of
14 the Hyada Mutual Service Company, and has remained vacant since that time,
15 and

16 WHEREAS Tacoma Water determined that the Property was not essential
17 for continued effective utility service, and declared it surplus in 2002, and

18 WHEREAS the Property is zoned single-family residential, as part of the
19 Browns Point/Dash Point Community Plan by Pierce County, and

20 WHEREAS the Property was offered for sale in July 2008 and March 2015,
21 via a sealed bid process, but did not sell, and

22 WHEREAS the Property remains on the City's surplus website, and was
23 recently listed with a real estate broker for the appraised value of \$160,000, and
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WHEREAS Tacoma Water has negotiated an offer to sell the Property to Jeff and Mary Norton for \$160,000, and will reserve an easement in the north 10 feet of the Property, and

WHEREAS the sale proceeds will be used to offset the historical costs incurred to replace and upgrade the infrastructure included in the 2001 acquisition of the property, and

WHEREAS the proposed sale was approved by the Public Utility Board on August 9, 2017, pursuant to Resolution No. U-10948, and the transaction was forwarded to the City Council for a public hearing and final approval, and

WHEREAS, pursuant to RCW 35.94.040 and TMC 1.06.280, the City Council shall conduct a public hearing on the proposed sale of City-owned real property; Now, Therefore,

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

Section 1. That a public hearing on the sale of approximately .30 acres (approximately 13,000 square feet) of surplus property located at the southwest corner of 51st Street NE and Caledonia Road NE, in unincorporated Pierce County, Washington, owned by the City of Tacoma, through its Department of Public Utilities, Water Division (d.b.a. "Tacoma Water") and now surplus to its needs, to Jeff and Mary Norton for the amount of \$160,000, shall be held before the City Council in the Council Chambers on the first floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington, on



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Tuesday, August 29, 2017, at approximately 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:

City Attorney

Requested by Public Utility Board
Resolution No. U-10948