

## **CITY EXHIBIT LIST**

**HEARING DATE:** Thursday, December 5, 2019, at 1:30 p.m.

**FILE NUMBER:** HEX2019-027 (SV 124.1402)

**FILE NAME:** *Northwest Vintage Homes LLC, Petitioner*

<b>EXHIBIT NUMBER</b>	<b>EXHIBIT DESCRIPTION</b>	<b>SUBMITTED BY</b>	<b>A</b>	<b>E</b>	<b>W</b>	<b>COMMENT</b>
<b>EX. C-1</b>	Preliminary Report	City of Tacoma, Real Property Services ("COT, RPS")	<b>X</b>			
<b>EX. C-2</b>	Maps	COT, RPS	<b>X</b>			
<b>EX. C-3</b>	Cook's Landing Preliminary Plat	COT, RPS	<b>X</b>			
<b>EX. C-4</b>	Advisory Comments RPS/In-Lieu- In- Lieu Assessment	COT, RPS	<b>X</b>			
<b>EX. C-5</b>	Advisory Comments PW/Traffic Engineering	COT, RPS	<b>X</b>			
<b>EX. C-6</b>	Advisory Comments Tacoma Fire	COT, RPS	<b>X</b>			
<b>EX. C-7</b>	Advisory Comments Environmental Services	COT, RPS	<b>X</b>			
<b>EX. C-8</b>	Advisory Comments Tacoma Public Utilities	COT, RPS	<b>X</b>			
<b>EX. C-9</b>	Advisory Comments Tacoma Power	COT, RPS	<b>X</b>			
<b>EX. C-10</b>	Advisory Comments Tacoma Water (LID)	COT, RPS	<b>X</b>			
<b>EX. C-11</b>	Advisory Comments Tacoma Water (Supply)	COT, RPS	<b>X</b>			
<b>EX. C-12</b>	Advisory Comments Tacoma Click Network	COT, RPS	<b>X</b>			

### **KEY**

**A = Admitted**

**E = Excluded**

**W = Withdrawn**

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EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-13	Advisory Comments Puget Sound Energy	COT, RPS	X			
EX. C-14	Advisory Comments Comcast	COT, RPS	X			
EX. C-15		COT, RPS				
EX. C-16		COT, RPS				
EX. C-17		COT, RPS				
EX. C-18		COT, RPS				
EX. C-19		COT, RPS				
EX. C-20						
EX. C-21		COT, RPS				
EX. C-22		COT, RPS				
EX. C-23		COT, RPS				

### **KEY**

**A = Admitted**

**E = Excluded**

**W = Withdrawn**



## **PRELIMINARY REPORT**

### **PREPARED FOR THE HEARING EXAMINER BY REAL PROPERTY SERVICES**

**For the Hearing to be Held  
Thursday, December 5, 2019 at 1:30 PM**

**PETITIONER: Northwest Vintage Homes, LLC**

**FILE NO. 124.1402**

#### **A. SUMMARY OF REQUEST:**

1. Real Property Services has received a petition to vacate a portion of East 51<sup>st</sup> Street undeveloped right of way, to facilitate a new residential subdivision development, approved subject to the conditions in Preliminary Plat Decision File No. HEX2019-019 (LU19-0053 Cook's Landing). This portion of East 51<sup>st</sup> Street right of way is a remainder, the south 40.95 feet of the originally platted street, following an earlier vacation of the north 29.05 feet of the same per City Of Tacoma Ordinance No. 27421. The current vacate area is shown on the attached maps, Exhibit 2.
2. The petition was signed by two of three owners of land abutting the proposed vacation area, as follows:
  - a. Petitioner Northwest Vintage Homes, LLC, by its Governor Michael Musica. Northwest Vintage Homes, LLC owns Parcel Nos. 0320222090 and 2965000050, which respectively abut the west 40.05-foot and south 80-foot boundaries of the vacation area.
  - b. Bich-Hiep T. Nguyen and Tam Nguyen, owners of Parcel No. 5004410210, which abuts the westerly 17.52 feet of the north boundary of the vacation area.
3. The petition was not signed by the owner of Parcel No. 5004410200, abutting the easterly 62.48 feet of the north boundary of the vacation area. Real Property Services staff (Teague Pasco) reached out to the property owner, and spoke to its resident, Frankie Davis. Ms. Davis confirmed that the property title is in the name of her late husband Harold Davis. Ms. Davis stated that she did not intend to sign the petition at the current time. When asked if she objected to the petition, she responded that she had not decided whether she approved of the vacation or objected to the vacation at this time. Ms. Davis confirmed that she had received notice of the location, time and date for the public hearing this matter.

**B. GENERAL INFORMATION:**

**1. Legal Description of Vacation:**

A portion of the Northwest Quarter of the Northeast Quarter of Section 22, Township 20 North, Range 3 East, Willamette Meridian, Pierce County, Washington, more particularly described as follows:

The southerly 40.05 feet of East 51st Street abutting Lots 14, 15, and 16, Block 4, Central Park Addition to the City of Tacoma, according to the Plat thereof recorded in Volume 2 of Plats, Page 111, records of Pierce County, Washington, lying southerly of the south line of that portion of vacated East 51st Street, per City Of Tacoma Ordinance No. 27421 and westerly of East 'N' Street.

Situate in the City of Tacoma, County of Pierce, State of Washington

**2. Notification:**

9.22.060 NOTICE OF PUBLIC HEARING The Public Works Department shall cause a 30-day notice to be given of the pendency of the petition by written notice posted in three of the most public places in the City, a like notice in a conspicuous place on the street or alley sought to be vacated, a like notice in a newspaper of general circulation in the City, and a like notice to the legal property owners of all property abutting the right of way requested for vacation as enumerated on the applicant's vacation petition, and to any other interested parties of record. In addition to posting notices of the hearing, the Public Works Department shall mail a copy of the notice to all owners and occupants of the property which lies within 300 feet of the street or alley to be vacated. The said notice shall contain the statement that a petition has been filed to vacate the street or alley described in the notice, together with a statement of the time and place fixed for the hearing of the petition.

In all cases where the proceeding is initiated by the City Council without a petition having been signed by the owners of more than two-thirds of the property abutting upon the part of the street or alley sought to be vacated, notice shall be sent as provided above. Failure to send notice by mail to any such property owner where the current address for such property owner is not a matter of public record shall not invalidate any proceedings in connection with the proposed street vacation.

**C. PUBLIC NOTICE:**

Real Property Services in conjunction with the City of Tacoma Clerk's office issued the following public notice:

The Public Hearing Notice was posted November 1, 2019:



1. Placed yellow public notice sign at the northwest corner of the intersection of the undeveloped subject portion of East 51<sup>st</sup> Street and East N St.
2. Placed yellow public notice sign at the southwest corner of the intersection of the undeveloped subject portion of East 51<sup>st</sup> Street and East N. Street.
3. Public notice memo placed into the glass display case located on the second floor of the Municipal Building.
4. Public notice memo placed into the glass display case located on the first floor of the Municipal building abutting the Finance Department.
5. Public notice memo advertised on the City of Tacoma web site at address:  
<http://www.cityoftacoma.org/page.aspx?nid=596>
6. Public Notice advertised in the Daily Index newspaper.
7. Public Notice mailed to all parties of record within the 300 feet of vacation request.
8. Public Notice advertised on Municipal Television Channel 12.

**D. PURPOSE OF REQUEST:**

The Petitioner intends to incorporate the vacated lands together with the abutting real property to the south and west to develop a new residential subdivision. The future development is referred to as Cook's Landing, and is associated with Preliminary Plat File No. HEX 2019-19 (LU19-0053).

**E. HISTORY:**

The City of Tacoma acquired this segment of East 51st Street right of way (originally platted as North 2<sup>nd</sup> Street), proposed to be vacated, by dedication on the plat of Central Park Addition to Tacoma filed for record on January 31, 1889, Volume 2 of Plats, Page 111, records of Pierce County, Washington.. The right of way segment, as platted, was 70 feet wide and extends westerly, a distance of 80 feet as measured from the westerly margin of East N Street (formerly known as G Street) to its westerly terminus. This 80 foot, westerly terminus, of East 51<sup>st</sup> Street right of way has never been extended, or constructed, to provide connection to the surrounding street grid.

The current publicly used portion of East 51st Street was subsequently realigned, constructed, improved and dedicated by the adjacent platting of the Rehe Plat filed May 19, 2008, which provides connectivity to the surrounding street grid. In addition, and as part of the Rehe Plat approval process, the north 29.95 feet of the subject right of way was vacated by Ordinance No 27421, and incorporated into residential lots, leaving a remnant 40.05-foot wide right of way contemplated here.

**F. PHYSICAL LAND CHARACTERISTICS:**

The vacation area is sloping, undeveloped right of way covered with grasses, shrubs and trees. East N Street, developed with an 18-foot wide gravel surface, abuts the vacation area on the west. Vacant undeveloped land that will become part of the planned Cook's Landing subdivision abuts

the vacation area on the south and west. On the north, the right of way is abutted by two lots developed with homes within the Rehe Plat subdivision.

**G. APPLICABLE SECTIONS OF THE OFFICIAL CODE OF THE CITY OF TACOMA:**

**9.22.010 PETITION TO VACATE AUTHORIZED:** The owners of an interest in any real estate abutting on any street or alley who may desire to vacate any street or alley, or any part thereof, shall petition to the City Council to make vacation in the manner hereafter provided in this chapter and pursuant to RCW 35.79 or the City Council may itself initiate by Resolution such vacation procedure. The City Council shall require the petitioners to compensate the City in an amount which equals one-half of the appraisal value of the area vacated; provided that if the street or alley has been a public right of way for 25 years or more, the City shall be compensated in an amount equal to the full appraised value of the area vacated; provided that when the vacation is initiated by the City or the City Council deems it to be in the best interest of the City, all or any portion of such compensation may be waived. Except as provided below, one-half of the revenue received hereunder shall be devoted to the acquisition, improvement, and maintenance of public open space land and one-half may be devoted to transportation projects and the management and maintenance of other City owned lands and unimproved rights-of-way.

In the case of vacations of rights-of-way in the tide flats area, defined as easterly of the Thea Foss Waterway (inclusive of the Murray Morgan Bridge), northerly of State Route 509 and westerly of Marine View Drive, the total revenue received hereunder shall be devoted to transportation projects in the tide flats area.

**9.22.040 PUBLIC'S RIGHT TO TRAVEL – UTILITIES:** Vacation of any portion of a street that is designated as an arterial under Section 11.05.490 of the Municipal Code shall be of a minor nature only and shall not unreasonably limit the public's right to travel upon said street or interfere with the ancillary right to occupy said street for utility purposes.

**CRITERIA:** Section 9.22.070 of the Official Code of the City of Tacoma. The following criteria have been considered:

1. That the vacation will provide a public benefit and/or will be for a public purpose.
2. That the right-of-way vacation shall not adversely affect the street pattern or circulation of the immediate area or the community as a whole.
3. That the public need shall not be adversely affected.
4. That the right-of-way is not contemplated or needed for future public use.
5. That no abutting owner becomes landlocked or his access will not be substantially impaired; i.e., there must be an alternative mode of ingress and egress, even if less convenient.

6. That vacation of right-of-way shall not be in violation of RCW 35.79.035

**Regarding the above Criteria, Real Property Services finds the following:**

1. The vacation is a public benefit because:
  - a. It will facilitate the proposed development of vacant land into a residential subdivision (the proposed Cook's Landing Plat), consistent with the City of Tacoma comprehensive plan supporting future development of housing.
  - b. Once the property is developed and is no longer in City ownership or control, it will return it to the Pierce County tax rolls.
  - c. Create employment opportunities both temporary and permanent as the residential subdivision is constructed.
  - d. Increased tax benefits: property taxes.
2. City of Tacoma Traffic Engineering has been consulted regarding this petition and does not object to the vacation. Planning and Development Services recommended vacation of the subject right of way as a City of Tacoma advisory condition of final plat approval in LU19-0053.
3. The proposed street vacation will not adversely affect future need for this section of East 51<sup>st</sup> Street right of way, as a new alignment of East 51<sup>st</sup> Street providing connection to the surrounding street grid has been dedicated and constructed to the north.
4. The proposed vacate area is not contemplated or needed for future public use.
5. No abutting owner will become landlocked nor will their access be substantially impaired by vacation. Alternate access is available to all parcels surrounding the site.
6. The vacate area is not close to a body of water as contemplated under RCW 35.79.035, and not applicable to this action.

**H. ADDITIONAL INFORMATION:**

The area to be vacated has not been assessed for sanitary sewers and is subject to a Connection Charge In-Lieu-of-Assessment per T.M.C. 12.08.350. The estimated in-lieu sewer charge is \$1,358.44 for the vacated right of way. Should the petitioner wish to clear this item from title, please contact Lee Russell of the Public Works Department, Real Property Services, at 253-591-5529 for a calculation of the assessment amount. Please note that the ordinance establishing the rate of assessment is updated every few years, and the amount quoted may increase in the future. An in lieu of amount will be computed and must be paid prior to issuance of permits for development.

**I. PROJECT RECOMMENDATIONS:**

As part of the City's review process for street vacation petitions, notice of this application was mailed to various City departments as well as many outside quasi-governmental agencies. These agencies, as noted below, have provided comments and recommended conditions to the Real Property Services Division. These comments, where appropriate, have been incorporated in the "Recommended Conditions of Approval" section of this preliminary report.

Preliminary Report – Exhibit 1  
Aerial & Cadastral Maps (2) – Exhibit 2  
Cook's Landing – Preliminary Plat – Exhibit 3

Recommended Conditions:

RPS/Payment of Fees – No Exhibit Necessary

Advisory Comments

RPS/In-Lieu – In-Lieu Assessment fee - Exhibit 4  
PW/Traffic Engineering – Exhibit 5  
Tacoma Fire – Exhibit 6  
Environmental Services – Exhibit 7  
Tacoma Public Utilities – Exhibit 8  
Tacoma Power – Exhibit 9  
Tacoma Water (LID) – Exhibit 10  
Tacoma Water (Supply) – Exhibit 11  
Tacoma Click Network – Exhibit 12

Puget Sound Energy – Exhibit 13  
Comcast – Exhibit 14

**J. RECOMMENDED CONDITIONS OF APPROVAL:**

Should this street vacation request be approved, the Real Property Services Division recommends that the following conditions be made conditions of approval for this street vacation petition.

**1. PAYMENT OF FEES**

The petitioner shall compensate the City in an amount equal to the full appraised value of the area vacated. One-half of the revenue received shall be devoted to the acquisition, improvement and maintenance of public open space land and one-half



may be devoted to transportation projects and /or management and maintenance of other City owned lands and unimproved rights-of-way. *TMC 9.22.010*

**K. ADVISORY COMMENTS:**

1. RPS/IN-LIEU

- a. Please contact Lee Russell at (253) 591-5277 regarding RPS's comments.
- b. RPS has no objection; however, an in-lieu of assessment sewer charge of \$1,358.44 is due at this time or at time of development. If the petitioner chooses to wait, the amount due may increase. (Exhibit 4)

2. PW/TRAFFIC ENGINEERING

- a. Please contact Jennifer Kammerzell at (253) 591-5511 regarding Traffic Engineering's comments
- b. Traffic Engineering has reviewed the request to vacate East 51<sup>st</sup> Street and has no objections. The request would allow for development of the adjacent parcels pursuant to LU19-0053 Cook's Landing. The City does not have any plans or projects to improve this section of East 51<sup>st</sup> Street. (Exhibit 5)

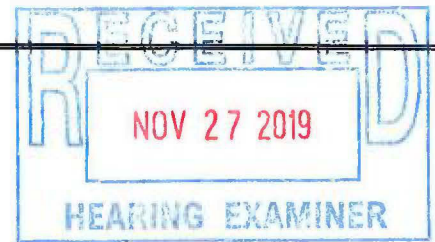
3. NO OBJECTION

Tacoma Fire – Exhibit 6  
Environmental Services – Exhibit 7  
Tacoma Public Utilities – Exhibit 8  
Tacoma Power – Exhibit 9  
Tacoma Water (LID) – Exhibit 10  
Tacoma Water (Supply) – Exhibit 11  
Tacoma Click Network – Exhibit 12

Puget Sound Energy – Exhibit 13  
Comcast – Exhibit 14

No comment or objection was received from:  
ES/Solid Waste Management.  
Tacoma Police  
Pierce Transit  
Tacoma Planning and Development Services

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.



NW Vintage Homes, LLC

STREET VACATION NO. 124.1402

PORTION OF EAST 51<sup>ST</sup> STREET WEST OF EAST N STREET ADJACENT TO BLOCK 4, PLAT OF  
CENTRAL PARK ADDITION

NW ¼ OF NE ¼ SEC. 22, T20N, R3E, W.M.

NOT TO SCALE



NW Vintage Homes, LLC

STREET VACATION NO. 124.1402

PORTION OF EAST 51<sup>ST</sup> STREET WEST OF EAST N STREET ADJACENT TO BLOCK 4, PLAT OF  
CENTRAL PARK ADDITION

NW ¼ OF NE ¼ SEC. 22, T20N, R3E, W.M.

NOT TO SCALE



RECEIVED  
NOV 27 2019  
HEARING EXAMINER

page 1 of 2

**VERTICAL DATUM:**

BASE:  
COT 950 - 2" SURFACE BRASS DISK WITH "V" AT THE STREET  
INTERSECTION OF 50TH STREET EAST AND NORMANLEY AVENUE.  
ELEVATION 404.604 (NGVD 29)  
SITE:  
CONTROL #151, FOUND 2" BRASS DISK WITH "V", STAMPED - "TOWN"  
AT THE INTERSECTION OF E "N" STREET AND E 52ND STREET  
ELEVATION 374.04

**BASIS OF BEARING:**

HOLD BEARING OF NORTH 0°23'21" EAST ALONG THE CENTER  
LINE OF EAST PORTLAND AVENUE, BETWEEN CITY OF TACOMA POINT  
NUMBERS 602 AND 604.

**SURVEYOR'S NOTES:**

- 1) THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVELER UTILIZING A DOUBLE (30 SECOND) THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING SYSTEM (TRIMBLE 520) AND REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (TRIMBLE 520) AND ANGULAR OBSERVATION OF THE TRAVERSES MEET THE STANDARDS OF MAC 330-130-050.
- 2) UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE WHICH ARE VISIBLE OR HAVING VISIBLE EVIDENCE OF THEIR INSTALLATION ARE SHOWN HEREON.
- 3) THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED JANUARY 8, 2018. THE DATE OF THIS FIELD SURVEY.
- 4) FULL RELIANCE FOR LEGAL DESCRIPTIONS AND RECORDED EASEMENTS OF PARCEL A HAVE BEEN PLACED ON THE TITLE REPORT FROM SEABAST TITLE GUARANTY COMPANY COMMITMENT ORDER NO 228540. FULL RELIANCE FOR LEGAL DESCRIPTIONS AND RECORDED EASEMENTS OF PARCEL B HAVE BEEN PLACED ON THE TITLE REPORT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER NUMBER 0007154991-01, DATED SEPTEMBER 8, 2018. NO SUPPORTING DOCUMENTS PROVIDED. NO TITLE REPORT OF PARCEL C PROVIDED BY CLIENT. NEAR LATEST TITLE REPORT FOR PARCELS A, B AND C.
- 5) ELEVATION CONTROL SHOWN HEREON DERIVED FROM FIELD MEASUREMENTS AND MAY EXCEED THE MINIMUM ACCURACY CRITERIA OF THE NATIONAL MAPPING STANDARD, BEING ONE-HALF THE CONTROL INTERVAL.

**ORIGINAL DESCRIPTION:**

**PARCEL A:**  
LOTS 14 THROUGH 18, INCLUSIVE, BLOCK 4, THE CENTRAL PARK ADDITION TO TACOMA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 111, RECORDS OF PIERCE COUNTY, WASHINGTON.  
TOGETHER WITH THAT PORTION OF VACATED E 51ST STREET RECORDED UNDER RECORDING NO. \_\_\_\_\_ IN THE COUNTY OF PIERCE COUNTY, WASHINGTON.  
ALL SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

**PARCEL B:**  
LOT 1 OF PIERCE COUNTY SHORT PLAT NO. 77-795, ACCORDING TO PLAT RECORDED NOVEMBER 27, 1977, IN VOLUME 21 OF SHORT PLATS AT PAGE 38, IN TACOMA, PIERCE COUNTY, WASHINGTON.  
EXCEPT THAT PORTION OF LOT 1 OF SAID SHORT PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2;  
THENCE NORTH 0°10'44" WEST ALONG THE WEST BOUNDARY OF SAID SHORT PLAT, 37.50 FEET;  
THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 2, 39.00 FEET;  
THENCE SOUTH 0°10'44" EAST PARALLEL WITH THE WEST LINE OF SAID SHORT PLAT, 37.50 FEET TO THE NORTH LINE OF SAID LOT 3;  
THENCE WEST ALONG THE NORTH LINE OF LOT 2, TO THE POINT OF BEGINNING,  
TOGETHER WITH THE NORTH HALF OF THE FOLLOWING DESCRIBED PROPERTY  
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 3 EAST, N.M., IN PIERCE COUNTY, WASHINGTON;  
THENCE WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 240 FEET;  
THENCE NORTH 230 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, OF THE NORTHEAST QUARTER, OF THE NORTHWEST QUARTER TO THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, OF THE NORTHWEST QUARTER;  
THENCE SOUTH ALONG THE EAST LINE OF SAID SUBDIVISION 330 FEET TO THE POINT OF BEGINNING;  
EXCEPT THE SOUTH 30 FEET THEREOF;  
SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

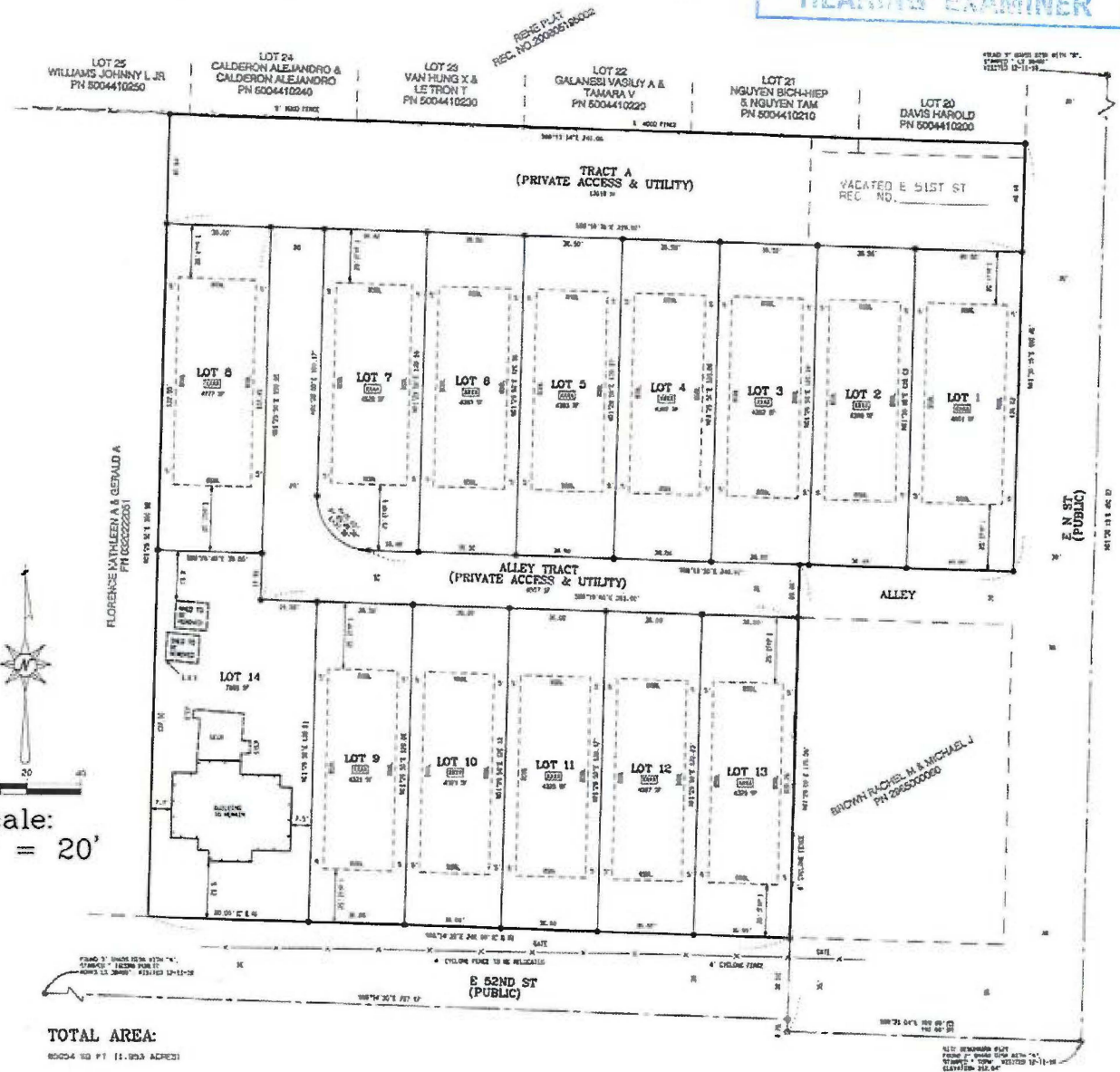
**PARCEL C:**  
LOT 2 IN PIERCE COUNTY SHORT PLAT NO. 77-795, ACCORDING TO PLAT RECORDED NOVEMBER 27, 1977, IN VOLUME 21 OF SHORT PLATS AT PAGE 38, IN TACOMA, PIERCE COUNTY, WASHINGTON;  
ALSO THAT PORTION OF LOT 1 OF SAID SHORT PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2;  
THENCE NORTH 0°10'44" WEST ALONG THE WEST BOUNDARY OF SAID SHORT PLAT, 37.50 FEET;  
THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 2, 39.00 FEET;  
THENCE SOUTH 0°10'44" EAST PARALLEL WITH THE WEST LINE OF SAID SHORT PLAT, 37.50 FEET TO THE NORTH LINE OF SAID LOT 3;  
THENCE WEST ALONG THE NORTH LINE OF LOT 2, TO THE POINT OF BEGINNING.

**LEGEND:**

- (●) - FOUND MONUMENT, VISITED 10-11-18
- (○) - CALCULATED MONUMENT POSITION
- (□) - CALCULATED
- (■) - MEASURED
- (—) - SHORT PLAT NO. 77-795
- (—) - CENTRAL PARK ADDITION TO TACOMA, VOL. 2, PG. 111

ECOT - CITY OF TACOMA

**COOKS LANDING PRELIMINARY PLAT**



**TOTAL AREA:**  
85054.103 SQ FT (1.953 ACRES)

SHEET TITLE <b>COOKS LANDING PRELIMINARY PLAT</b>		CLIENT MINE JERICA 402 TACOMA AVE, SUITE 200 TACOMA, WA 98402	CONTACT:
DESIGNED BY SUNDEVIOUS S. MOORE, PLS	CHECKED BY MBC 22 Y 2008 M 30 PM	DATE MAR 5, 2019	REVISIONS
PROJECT NO. 18-150		DWG NAME 18-150B	
SHT - NO		1 OF 2	

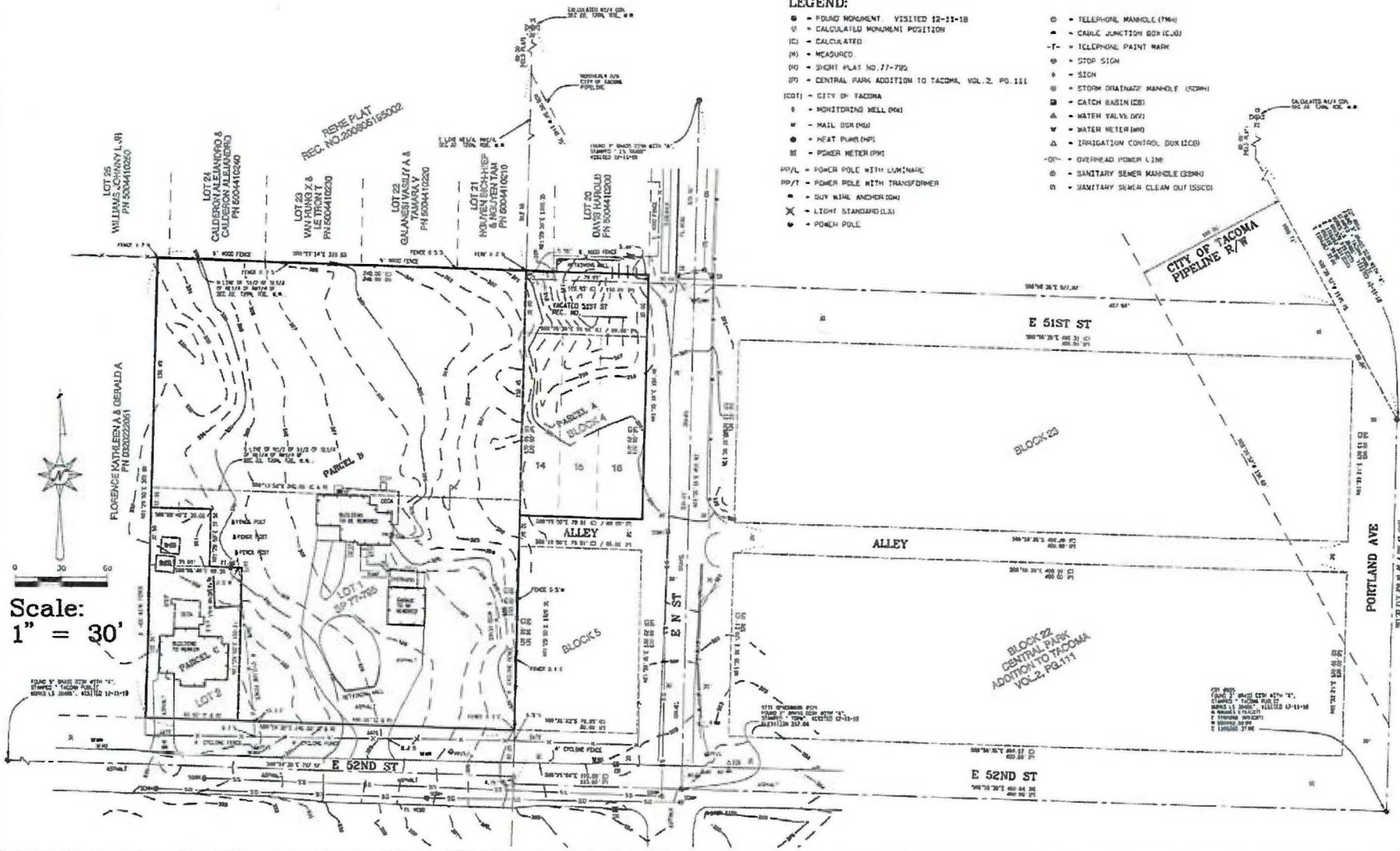
EXHIBIT C-3



# COOKS LANDING PRELIMINARY PLAT

A PORTION OF THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 20 N., RANGE 3 E., W.M.  
CITY OF TACOMA, PIERCE COUNTY, WASHINGTON

(page 2 of 2)



REVISION	DESCRIPTION	DATE	BY

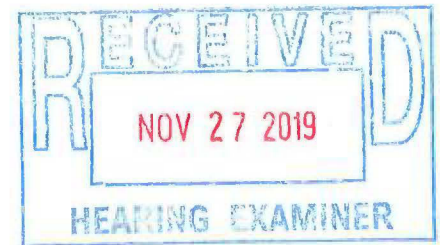


**CONTOUR**  
ENGINEERING, LLC  
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS  
2706 17TH STREET, SUITE 200, TACOMA, WA 98403  
PHONE: 253-863-5454 FAX: 253-863-5444 INTERNET: info@contourllc.com



<p><b>PROJECT TITLE</b> COOKS LANDING PRELIMINARY PLAT</p> <p><b>CLIENT</b> MIKE MUSICA AVE. SUITE 200 TACOMA, WA 98403</p> <p><b>CONTACT:</b></p>	<p><b>DRAWN BY</b> LN</p> <p><b>CHECKED BY</b> LN</p> <p><b>DATE</b> MAY 5, 2015</p> <p><b>PROJECT NO.</b> 16-152</p> <p><b>DWG. NAME</b> 16-152-02</p>
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**SHT - NO**  
2 OF 2



**From:** [Russell, Lee](#)  
**To:** [Pasco, Teague](#)  
**Subject:** RE: REVIEW REQUESTED - Street Vacation 124.1402 - Comments DUE November 1, 2019  
**Date:** Monday, October 14, 2019 8:44:10 AM

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Teague,

Regarding Street Vacation 124.1402, Tacoma, Wa – requested here- the In-lieu sewer assessment that will be owed on this property will be in the amount of \$1,358.44.

Thanks

## Lee Russell

Real Estate Specialist  
City of Tacoma Real Property Services  
747 Market St. Rm 737  
Tacoma, Wa 98402  
[lrussell@cityoftacoma.org](mailto:lrussell@cityoftacoma.org)  
Ph. 253-591-5277

**From:** Pasco, Teague <tpasco@ci.tacoma.wa.us>  
**Sent:** Friday, October 11, 2019 1:52 PM  
**To:** Atkinson, Chris <catkinson@ci.tacoma.wa.us>; Atkinson, Stephen <satkinson@ci.tacoma.wa.us>; Barnett, Elliott <elliott.barnett@ci.tacoma.wa.us>; Boudet, Brian <BBOUDET@ci.tacoma.wa.us>; Brock, Stephanie <sbrock@ci.tacoma.wa.us>; Cantrel, Aaron <Aaron\_Cantrel@cable.comcast.com>; CenturyLink <nre.easement@centurylink.com>; Cornforth, Ronda <rcornforth@cityoftacoma.org>; Erickson, Ryan <RErickso@ci.tacoma.wa.us>; Fletcher, Gloria <GFletcher@ci.tacoma.wa.us>; Holt, Megan (megan.holt@pse.com) <megan.holt@pse.com>; Johnson, Christopher <cjohnso2@ci.tacoma.wa.us>; Johnson, David (PDS) <DJohnson2@ci.tacoma.wa.us>; Kammerzell, Jennifer <jkammerzell@ci.tacoma.wa.us>; Kidd, Brennan <bkidd@ci.tacoma.wa.us>; Larson, Chris <CLARSON@ci.tacoma.wa.us>; Lynett, Kristin <kristin.lynett@cityoftacoma.org>; Mary Hutton <mary.hutton@centurylink.com>; Muller, Gregory <GMuller@ci.tacoma.wa.us>; Newton, Corey <cnewton@ci.tacoma.wa.us>; Parvey, James <JPARVEY@ci.tacoma.wa.us>; Russell, Lee <LRussell@ci.tacoma.wa.us>; Seaman, Chris <cseaman@ci.tacoma.wa.us>; Site Development <SiteDevelopment@ci.tacoma.wa.us>; Stringer, Shawn <SStringe@ci.tacoma.wa.us>; Tina Vaslet <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@ci.tacoma.wa.us>; Trohimovich, Merita <MPollard@ci.tacoma.wa.us>  
**Subject:** REVIEW REQUESTED - Street Vacation 124.1402 - Comments DUE November 1, 2019

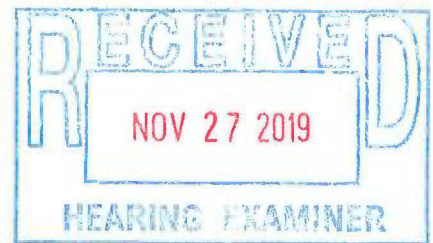
Agency Reviewer,

Please review the attached map exhibits for the proposed Street Vacation Petition 124.1402 by NW Vintage Homes, LLC, and provide comments for your respective utility/agency on or before Friday,

**EXHIBIT C-4**



City of Tacoma  
Public Works Department



Memorandum

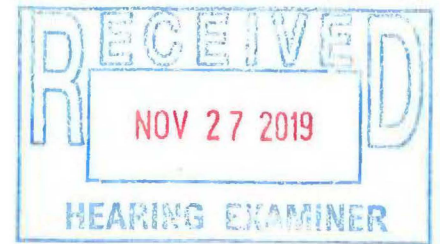
**TO:** Teague Pasco  
**FROM:** Jennifer Kammerzell  
**SUBJECT:** SV124.1402 East 51<sup>st</sup> Street Vacation  
**DATE:** November 27, 2019

The City's Public Works Department Traffic Engineering section has reviewed the request to vacate East 51<sup>st</sup> Street west of East N Street and has no objections. The request would allow for development of the adjacent parcels pursuant to LU19-0053 Cook's Landing. The City does not have any plans or projects to improve this section of East 51<sup>st</sup> Street.

If you have any questions, please feel free to contact me at [jkammerzell@cityoftacoma.org](mailto:jkammerzell@cityoftacoma.org).

**EXHIBIT C-5**





**From:** [Seaman, Chris](#)  
**To:** [Pasco, Teague](#)  
**Subject:** RE: REVIEW REQUESTED - Street Vacation 124.1402 - Comments DUE November 1, 2019  
**Date:** Monday, October 14, 2019 6:18:09 AM  
**Attachments:** [image001.png](#)

---

Teague,

TFD has no objections to the vacation.

Regards,  
CHRIS SEAMAN, P.E.  
Senior Engineer  
Tacoma Fire Department | Prevention Division  
901 Fawcett Avenue | Tacoma, WA 98402  
253.591.5503 | [cseaman@cityoftacoma.org](mailto:cseaman@cityoftacoma.org)



---

**From:** Pasco, Teague  
**Sent:** Friday, October 11, 2019 1:52 PM  
**To:** Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Boudet, Brian; Brock, Stephanie; Cantrel, Aaron; CenturyLink; Cornforth, Ronda; Erickson, Ryan; Fletcher, Gloria; Holt, Megan ([megan.holt@pse.com](mailto:megan.holt@pse.com)); Johnson, Christopher; Johnson, David (PDS); Kammerzell, Jennifer; Kidd, Brennan; Larson, Chris; Lynett, Kristin; Mary Hutton; Muller, Gregory; Newton, Corey; Parvey, James; Russell, Lee; Seaman, Chris; Site Development; Stringer, Shawn; Tina Vaslet; Torres, Andrew; Trohimovich, Merita  
**Subject:** REVIEW REQUESTED - Street Vacation 124.1402 - Comments DUE November 1, 2019

Agency Reviewer,

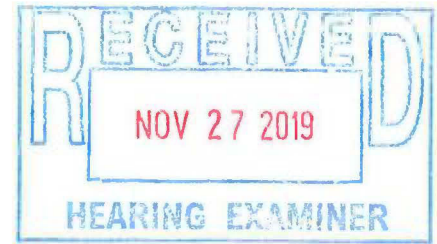
Please review the attached map exhibits for the proposed Street Vacation Petition 124.1402 by NW Vintage Homes, LLC, and provide comments for your respective utility/agency on or before Friday, November 1, 2019. Responses received later than November 1, 2019 risk NOT being incorporated into the vacation action.

Note, due to non-responsive departments/contacts we are paring down the contact distribution list to only those directly relevant to the vacation process. Please let me know if you'd voluntarily like to be removed from the distribution list, or if the request for comment should be sent to another person at your agency.

Please also note that pursuant to RCW 35.79.030 conditions of the vacation are limited to that which are directly associated to the bounds of the vacated right of way and do not subject the vacation to actions beyond the limits of the request. Accordingly, please refrain from commenting on any future development conditions that are not relative to the vacation action and apply said conditions to any actual development permitting that may follow. If deemed necessary, a representative from your respective utility may be required to attend the public hearing to present the perceived merits of any conditions you've placed. Please check in with me just before start of the hearing. The Public Hearings are held in the City Council Chambers on the first floor of the Tacoma Municipal Building,

**EXHIBIT C-6**





City of Tacoma

Memorandum

TO: ALL CONCERNED AGENCIES & DEPARTMENTS

FROM: TEAGUE PASCO  
PUBLIC WORKS /REAL PROPERTY SERVICES

SUBJECT: STREET VACATION REQUEST NO. 124.1402

DATE: October 11, 2019

Real Property Services has received a petition to vacate the southerly 40.05 feet of East 51st Street abutting Lots 14, 15 and 16, Block 4 of Central Park Addition to the City of Tacoma, according to the plat thereof recorded in Volume 2 of Plats, page 111, records of Pierce County, Washington, lying between the southerly line of the north 29.95 feet of East 51st Street abutting Block 3 of said Central Park Addition, previously vacated pursuant to Ordinance No. 27421, and the westerly line of East N Street..

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, by Friday, November 1, 2019.** If your comments are not received by that date, it will be understood that the office you represent has no interest in this matter.

Attachment(s)  
AT&T Broadband  
Pierce Transit  
Puget Sound Energy  
Qwest Communications  
Fire Department  
Police Department  
TPU/Power/T&D  
TPU/Water/LID  
PW/Director (3)  
PW/BLUS (2)  
PW/Construction  
PW/Engineering  
PW/Engineering/LID  
PW/Engineering/Traffic  
PW/Environmental Services  
PW/Solid Waste  
PW/Street & Grounds  
Tacoma Economic Development  
Click! Network

RESPONSE

X No Objections

       Comments Attached

10/15/19 Date

Rw R. Signature

ES SFE Department

If you have questions, please contact Teague Pasco at (253) 591-5570 or [tpasco@cityoftacoma.org](mailto:tpasco@cityoftacoma.org)

**EXHIBIT C-7**



**Pasco, Teague**

**From:** Muller, Gregory  
**Sent:** Friday, November 1, 2019 8:14 AM  
**To:** Pasco, Teague  
**Subject:** RE: REVIEW REQUESTED - Street Vacation 124.1402 - Comments DUE November 1, 2019 - NW Vintage Homes  
**Attachments:** RE: REVIEW REQUESTED - Street Vacation 124.1402 - Comments DUE November 1, 2019 - NW Vintage Homes; RE: REVIEW REQUESTED - Street Vacation 124.1402 - Comments DUE November 1, 2019 - NW Vintage Homes; RE: REVIEW REQUESTED - Street Vacation 124.1402 - Comments DUE November 1, 2019 - NW Vintage Homes; RE: REVIEW REQUESTED - Street Vacation 124.1402 - Comments DUE November 1, 2019 - NW Vintage Homes; RE: REVIEW REQUESTED - Street Vacation 124.1402 - Comments DUE November 1, 2019 - NW Vintage Homes

Good morning, Teague.

Upon TPU review, no easement reservation is requested for this street vacation. Individual comments attached for your records.

Please let me know if you have any questions.

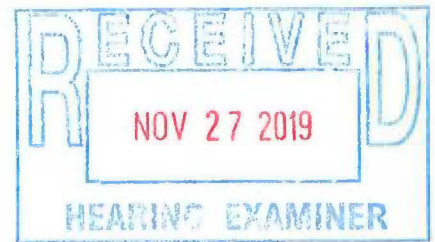
Greg Muller, Real Estate Officer  
Tacoma Public Utilities  
253.502.8256

**From:** Pasco, Teague <tpasco@ci.tacoma.wa.us>  
**Sent:** Friday, October 11, 2019 1:52 PM  
**To:** Atkinson, Chris <catkinson@ci.tacoma.wa.us>; Atkinson, Stephen <satkinson@ci.tacoma.wa.us>; Barnett, Elliott <elliott.barnett@ci.tacoma.wa.us>; Boudet, Brian <BBOUDET@ci.tacoma.wa.us>; Brock, Stephanie <sbrock@ci.tacoma.wa.us>; Cantrel, Aaron <Aaron\_Cantrel@cable.comcast.com>; CenturyLink <nre.easement@centurylink.com>; Cornforth, Ronda <rcornforth@cityoftacoma.org>; Erickson, Ryan <RErickso@ci.tacoma.wa.us>; Fletcher, Gloria <GFletcher@ci.tacoma.wa.us>; Holt, Megan (megan.holt@pse.com) <megan.holt@pse.com>; Johnson, Christopher <cjohnso2@ci.tacoma.wa.us>; Johnson, David (PDS) <DJohnson2@ci.tacoma.wa.us>; Kammerzell, Jennifer <jkammerzell@ci.tacoma.wa.us>; Kidd, Brennan <bkidd@ci.tacoma.wa.us>; Larson, Chris <CLARSON@ci.tacoma.wa.us>; Lynett, Kristin <kristin.lynett@cityoftacoma.org>; Mary Hutton <mary.hutton@centurylink.com>; Muller, Gregory <GMuller@ci.tacoma.wa.us>; Newton, Corey <cnewton@ci.tacoma.wa.us>; Parvey, James <JPARVEY@ci.tacoma.wa.us>; Russell, Lee <LRussell@ci.tacoma.wa.us>; Seaman, Chris <cseaman@ci.tacoma.wa.us>; Site Development <SiteDevelopment@ci.tacoma.wa.us>; Stringer, Shawn <SStringe@ci.tacoma.wa.us>; Tina Vaslet <tvaslet@piercettransit.org>; Torres, Andrew <ATORRES@ci.tacoma.wa.us>; Trohimovich, Merita <MPollard@ci.tacoma.wa.us>  
**Subject:** REVIEW REQUESTED - Street Vacation 124.1402 - Comments DUE November 1, 2019

Agency Reviewer,

Please review the attached map exhibits for the proposed Street Vacation Petition 124.1402 by NW Vintage Homes, LLC, and provide comments for your respective utility/agency on or before Friday, November 1, 2019. Responses received later than November 1, 2019 risk NOT being incorporated into the vacation action.





**From:** Rusler, Jeffrey  
**To:** Muller, Gregory; Farrington, Matthew (Matt)  
**Cc:** Martinson, John; Glassy, Thad  
**Subject:** RE: REVIEW REQUESTED - Street Vacation 124.1402 - Comments DUE November 1, 2019 - NW Vintage Homes  
**Date:** Friday, October 11, 2019 4:41:14 PM

---

Power has no facilities in that section of ROW, so we have nothing existing that we need an easement for. We may be installing stuff through there as part of the owner's/developer's project, but I've only seen the preliminary plans in Accela. I'll get easements if I need them as part of the power design when we get to that point.

Is the developer being required to merge parcels 0320222090 and 2965000050 to go with the vacation? I know the developer owns both lots and I believe that is the current plan for their development. However, my only concern would be if they vacate this right of way and then the project falls through and both lots get sold, then I believe it would leave parcel 0320222090 landlocked without a legal means to get power to the property.

Thanks,

**Jeff Rusler, P.E. | Tacoma Power**  
***T&D Electrical Services - New Services Engineering***  
**P: (253) 502-8309 | F: (253) 502-8659**  
**<http://www.mytpu.org/>**

---

**From:** Muller, Gregory  
**Sent:** Friday, October 11, 2019 3:03 PM  
**To:** Vaughan, Stuart; Rusler, Jeffrey; Farrington, Matthew (Matt); Shaffer, Shelly; Netcher, Greg; Collier, Regina  
**Cc:** Volkhardt, Greg; Martinson, John; Angel, Jesse; Quinones, Kimberly; Glassy, Thad  
**Subject:** FW: REVIEW REQUESTED - Street Vacation 124.1402 - Comments DUE November 1, 2019 - NW Vintage Homes

Hello,

Please see following e-mail and attachments for the street vacation request, and send your comments/questions my direction by **Friday, November 1, 2019.**

Thank you.

Greg Muller, Real Estate Officer  
Tacoma Public Utilities  
Phone: (253) 502-8256  
Fax: (253) 502-8539

**From:** Pasco, Teague <tpasco@ci.tacoma.wa.us>  
**Sent:** Friday, October 11, 2019 1:52 PM

**EXHIBIT C-9**



**From:** Vaughan, Stuart  
**To:** Muller, Gregory  
**Subject:** RE: REVIEW REQUESTED - Street Vacation 124.1402 - Comments DUE November 1, 2019 - NW Vintage Homes  
**Date:** Monday, October 14, 2019 9:56:59 AM

---

Greg,

Water Supply has no facilities within in the proposed street vacation so we have I have no comments to add to the request.

Stuart

---

**From:** Muller, Gregory  
**Sent:** Friday, October 11, 2019 3:03 PM  
**To:** Vaughan, Stuart; Rusler, Jeffrey; Farrington, Matthew (Matt); Shaffer, Shelly; Netcher, Greg; Collier, Regina  
**Cc:** Volkhardt, Greg; Martinson, John; Angel, Jesse; Quinones, Kimberly; Glassy, Thad  
**Subject:** FW: REVIEW REQUESTED - Street Vacation 124.1402 - Comments DUE November 1, 2019 - NW Vintage Homes

Hello,

Please see following e-mail and attachments for the street vacation request, and send your comments/questions my direction by **Friday, November 1, 2019.**

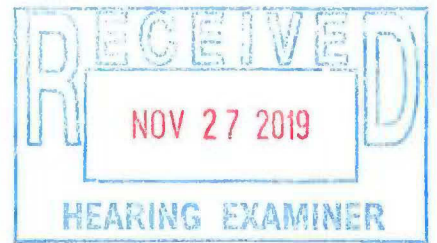
Thank you.

Greg Muller, Real Estate Officer  
Tacoma Public Utilities  
Phone: (253) 502-8256  
Fax: (253) 502-8539

**From:** Pasco, Teague <tpasco@ci.tacoma.wa.us>  
**Sent:** Friday, October 11, 2019 1:52 PM  
**To:** Atkinson, Chris <catkinson@ci.tacoma.wa.us>; Atkinson, Stephen <satkinson@ci.tacoma.wa.us>; Barnett, Elliott <elliott.barnett@ci.tacoma.wa.us>; Boudet, Brian <BBOUDET@ci.tacoma.wa.us>; Brock, Stephanie <sbrock@ci.tacoma.wa.us>; Cantrel, Aaron <Aaron\_Cantrel@cable.comcast.com>; CenturyLink <nre.easement@centurylink.com>; Cornforth, Ronda <rcornforth@cityoftacoma.org>; Erickson, Ryan <RErickso@ci.tacoma.wa.us>; Fletcher, Gloria <GFletcher@ci.tacoma.wa.us>; Holt, Megan (megan.holt@pse.com) <megan.holt@pse.com>; Johnson, Christopher <cjohnso2@ci.tacoma.wa.us>; Johnson, David (PDS) <DJohnson2@ci.tacoma.wa.us>; Kammerzell, Jennifer <jkammerzell@ci.tacoma.wa.us>; Kidd, Brennan <bkidd@ci.tacoma.wa.us>; Larson, Chris <CLARSON@ci.tacoma.wa.us>; Lynett, Kristin <kristin.lynett@cityoftacoma.org>; Mary Hutton <mary.hutton@centurylink.com>; Muller, Gregory <GMuller@ci.tacoma.wa.us>; Newton, Corey <cnewton@ci.tacoma.wa.us>; Parvey, James <JPARVEY@ci.tacoma.wa.us>; Russell, Lee <LRussell@ci.tacoma.wa.us>; Seaman, Chris <cseaman@ci.tacoma.wa.us>; Site Development

**EXHIBIT C-10**





**From:** [Shaffer, Shelly](#)  
**To:** [Muller, Gregory](#)  
**Subject:** RE: REVIEW REQUESTED - Street Vacation 124.1402 - Comments DUE November 1, 2019 - NW Vintage Homes  
**Date:** Friday, November 1, 2019 7:16:16 AM

---

Greg,

Tacoma Water has no facilities located within the proposed area to be vacated.  
Therefore, Tacoma Water has no objections.

Thanks

*Shelly Shaffer*  
LID Representative  
**Tacoma Water**  
(253)502-8740  
[sshaffer@cityoftacoma.org](mailto:sshaffer@cityoftacoma.org)

Please note:

- (1) For work within the City of Tacoma we are adding a new Right of Way permit fee to our new service construction. The fee is required by the City of Tacoma per TMC 10.22.050 to cover the administration and enforcement of Right of Way permits associated with new service construction. The new \$152 fee will take effect on Oct. 14, 2019 for new service orders.
- (2) We are updating our System Development Charge (SDC) and Water Service Construction Charges, commonly referred to as Fixed Fees, to align with our current costs. If approved, the updated fees will take effect Jan. 1, 2020. To find out more, please review the proposals on our TPU [webpage](#).

---

**From:** Muller, Gregory  
**Sent:** Friday, October 11, 2019 3:03 PM  
**To:** Vaughan, Stuart; Rusler, Jeffrey; Farrington, Matthew (Matt); Shaffer, Shelly; Netcher, Greg; Collier, Regina  
**Cc:** Volkhardt, Greg; Martinson, John; Angel, Jesse; Quinones, Kimberly; Glassy, Thad  
**Subject:** FW: REVIEW REQUESTED - Street Vacation 124.1402 - Comments DUE November 1, 2019 - NW Vintage Homes

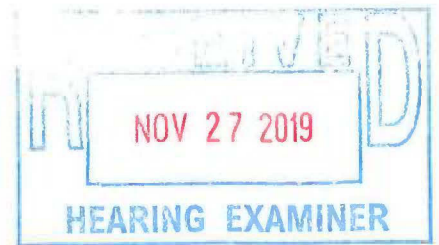
Hello,

Please see following e-mail and attachments for the street vacation request, and send your comments/questions my direction by **Friday, November 1, 2019**.

Thank you.

Greg Muller, Real Estate Officer  
Tacoma Public Utilities

**EXHIBIT C-11**



**From:** [Netcher, Greg](#)  
**To:** [Muller, Gregory](#)  
**Subject:** RE: REVIEW REQUESTED - Street Vacation 124.1402 - Comments DUE November 1, 2019 - NW Vintage Homes  
**Date:** Tuesday, October 15, 2019 8:26:30 AM

---

Hi Greg,

Click does not have any system in the indicated area.

Thanks

**Greg Netcher**

HFC Engineering | Transmission & Distribution

Desk: 253-502-8868 | Cell: 253-370-4415 [gnetcher@cityoftacoma.org](mailto:gnetcher@cityoftacoma.org)



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**From:** Muller, Gregory  
**Sent:** Friday, October 11, 2019 3:03 PM  
**To:** Vaughan, Stuart; Rusler, Jeffrey; Farrington, Matthew (Matt); Shaffer, Shelly; Netcher, Greg; Collier, Regina  
**Cc:** Volkhardt, Greg; Martinson, John; Angel, Jesse; Quinones, Kimberly; Glassy, Thad  
**Subject:** FW: REVIEW REQUESTED - Street Vacation 124.1402 - Comments DUE November 1, 2019 - NW Vintage Homes

Hello,

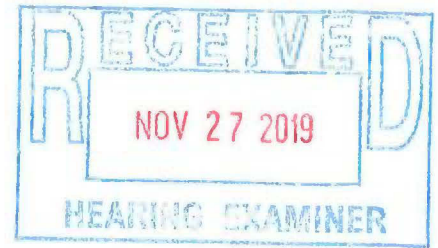
Please see following e-mail and attachments for the street vacation request, and send your comments/questions my direction by **Friday, November 1, 2019**.

Thank you.

Greg Muller, Real Estate Officer  
Tacoma Public Utilities  
Phone: (253) 502-8256  
Fax: (253) 502-8539

**From:** Pasco, Teague <[tpasco@ci.tacoma.wa.us](mailto:tpasco@ci.tacoma.wa.us)>  
**Sent:** Friday, October 11, 2019 1:52 PM  
**To:** Atkinson, Chris <[catkinson@ci.tacoma.wa.us](mailto:catkinson@ci.tacoma.wa.us)>; Atkinson, Stephen <[satkinson@ci.tacoma.wa.us](mailto:satkinson@ci.tacoma.wa.us)>; Barnett, Elliott <[elliott.barnett@ci.tacoma.wa.us](mailto:elliott.barnett@ci.tacoma.wa.us)>; Boudet, Brian <[BBOUDET@ci.tacoma.wa.us](mailto:BBOUDET@ci.tacoma.wa.us)>; Brock, Stephanie <[sbrock@ci.tacoma.wa.us](mailto:sbrock@ci.tacoma.wa.us)>; Cantrel, Aaron <[Aaron\\_Cantrel@cable.comcast.com](mailto:Aaron_Cantrel@cable.comcast.com)>; CenturyLink <[nre.easement@centurylink.com](mailto:nre.easement@centurylink.com)>; Cornforth, Ronda <[rcornforth@cityoftacoma.org](mailto:rcornforth@cityoftacoma.org)>;

**EXHIBIT C-12**



**From:** Holt, Megan  
**To:** Pasco, Teague  
**Subject:** RE: REVIEW REQUESTED - Street Vacation 124.1402 - Comments DUE November 1, 2019  
**Date:** Monday, November 4, 2019 12:47:25 PM

---

Hi Teague,

I apologize, I'm a day late on this one. PSE does not maintain any gas facilities within the proposed vacate area.

Thank you! I hope you had a good weekend.

**Megan Holt SR/WA**  
Sr. Real Estate Representative  
**Puget Sound Energy, Inc.**  
253-476-6417 (O) | 253-495-1427 (C)

---

**From:** Pasco, Teague [mailto:tpasco@cl.tacoma.wa.us]  
**Sent:** Friday, October 11, 2019 1:52 PM  
**To:** Atkinson, Chris; Atkinson, Stephen; Barnett, Elliott; Boudet, Brian; Brock, Stephanie; Cantrel, Aaron; CenturyLink; Cornforth, Ronda; Erickson, Ryan; Fletcher, Gloria; Holt, Megan; Johnson, Christopher; Johnson, David (PDS); Kammerzell, Jennifer; Kidd, Brennan; Larson, Chris; Lynett, Kristin; Mary Hutton; Muller, Gregory; Newton, Corey; Parvey, James; Russell, Lee; Seaman, Chris; Site Development; Stringer, Shawn; Tina Vaslet; Torres, Andrew; Trohimovich, Merita  
**Subject:** REVIEW REQUESTED - Street Vacation 124.1402 - Comments DUE November 1, 2019

**CAUTION:** This email originated from outside of the organization. Exercise extra caution when responding, opening attachments, and clicking links.

Agency Reviewer,

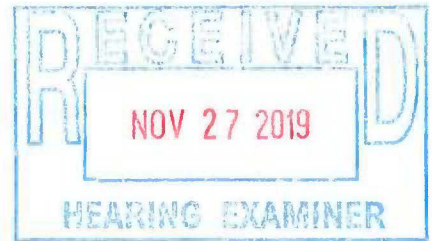
Please review the attached map exhibits for the proposed Street Vacation Petition 124.1402 by NW Vintage Homes, LLC, and provide comments for your respective utility/agency on or before Friday, November 1, 2019. Responses received later than November 1, 2019 risk NOT being incorporated into the vacation action.

Note, due to non-responsive departments/contacts we are paring down the contact distribution list to only those directly relevant to the vacation process. Please let me know if you'd voluntarily like to be removed from the distribution list, or if the request for comment should be sent to another person at your agency.

Please also note that pursuant to RCW 35.79.030 conditions of the vacation are limited to that which are directly associated to the bounds of the vacated right of way and do not subject the vacation to actions beyond the limits of the request. Accordingly, please refrain from commenting on any

**EXHIBIT C-13**





City of Tacoma

Memorandum

TO: ALL CONCERNED AGENCIES & DEPARTMENTS

FROM: TEAGUE PASCO  
PUBLIC WORKS /REAL PROPERTY SERVICES

SUBJECT: STREET VACATION REQUEST NO. 124.1402

DATE: October 11, 2019

Real Property Services has received a petition to vacate the southerly 40.05 feet of East 51st Street abutting Lots 14, 15 and 16, Block 4 of Central Park Addition to the City of Tacoma, according to the plat thereof recorded in Volume 2 of Plats, page 111, records of Pierce County, Washington, lying between the southerly line of the north 29.95 feet of East 51st Street abutting Block 3 of said Central Park Addition, previously vacated pursuant to Ordinance No. 27421, and the westerly line of East N Street..

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, by Friday, November 1, 2019.** If your comments are not received by that date, it will be understood that the office you represent has no interest in this matter.

Attachment(s)  
AT&T Broadband  
Pierce Transit  
Puget Sound Energy  
Qwest Communications  
Fire Department  
Police Department  
TPU/Power/T&D  
TPU/Water/LID  
PW/Director (3)  
PW/BLUS (2)  
PW/Construction  
PW/Engineering  
PW/Engineering/LID  
PW/Engineering/Traffic  
PW/Environmental Services  
PW/Solid Waste  
PW/Street & Grounds  
Tacoma Economic Development  
Click! Network

RESPONSE

☒ No Objections

☒ Comments Attached

10/12/19 Date

Aaron Cantrell Signature

Planning & Design Department

- Comcast has no facilities within the Vacation Area

If you have questions, please contact Teague Pasco at (253) 591-5570 or [tpasco@cityoftacoma.org](mailto:tpasco@cityoftacoma.org)

**EXHIBIT C-14**

## Meyers, Aundrea

---

**From:** Pasco, Teague  
**Sent:** Wednesday, December 11, 2019 4:03 PM  
**To:** Hearing Examiner  
**Subject:** FW: Paperwork from Frankie Davis re SV 124.1402 Northwest Vintage Homes LLC  
**Attachments:** Frankie Davis.pdf

Please include the attached submission in the record for Street Vacation 124.1402 (Northwest Vintage Homes LLC).

Thank you,

Teague Pasco  
Sr. Real Estate Specialist  
City of Tacoma, Public Works  
Real Property Services  
(253) 591-5570 (phone)  
[tpasco@cityoftacoma.org](mailto:tpasco@cityoftacoma.org)

---

**From:** Crabtree, Mary  
**Sent:** Wednesday, December 11, 2019 2:58 PM  
**To:** Pasco, Teague  
**Subject:** Paperwork from Frankie Davis

Good afternoon Teague,

A lady by the name of Frankie Davis stopped by the City Clerk's Office looking for you. She said she had spoken to you and that she needed to give you some paperwork regarding SV 124.1402. I sent them to you by interoffice and attached scans to this email for your convenience.

Mary Crabtree  
City of Tacoma | City Clerk's Office  
Phone: 253-591-5505 | Fax: 253-591-5300



12-11-2019

Teague Paavo

Doris Sorum

**Public Works/Facilities Mgt/Real Properties Services**

747 Market ST #408

Tacoma, WA 98402

Dear Teague Paavo and Doris Sorum,

In reference to the Street Vacation Petition No 124.1402 to vacate a portion of my property on East 51st Street abutting against my plat, please be advised I am against this Petition and refuse to sign the petition to vacate the right of way dated this 11th day of December 2019.

Best,

A handwritten signature in cursive script that reads "Frankie J Davis".

Frankie J Davis, Owner

1364 East 51st Street, Tac., 98404

253-301-9560



**TO: DORIS SORUM  
CITY CLERK**

**FROM: TEAGUE PASCO  
PUBLIC WORKS/FACILITIES MGT./REAL PROPERTY SERVICES**

**SUBJECT: STREET VACATION PETITION NO. 124.1402**

**DATE: OCTOBER 20, 2019**

I am enclosing a street vacation package containing a petition to vacate the southerly 40.05 feet of East 51st Street abutting Lots 14, 15, and 16, Block 4, Central Park Addition to the City Of Tacoma, according to the plat thereof recorded in Volume 2 of Plats, Page 111, Records of Pierce County, Washington, lying southerly of the south line of that portion of vacated East 51st street, per City Of Tacoma Ordinance No. 27421 and westerly of East 'N' Street. This vacation is associated with a planned residential development and is required to facilitate site improvements.

The following information must be included in all notices of the Public Hearing:

The City of Tacoma does not discriminate on the basis of disabilities in any of its programs or services. Upon request, special accommodations will be provided within five (5) business days. For these accommodations, please contact the City Clerk's Office at 591-5171 (voice) or dial 591-5070 (TTY).

A hearing date of December 5, 2019 at 1:30 P.M. has been assigned by the Hearing Examiner's office. A Request for Resolution is enclosed for submission to the City Council at its meeting of October 29, 2019, fixing this date and time when the Hearing Examiner will hear the petition.

Assuming that date is set as the date of hearing, it should be noted that notice of the Public Hearing must be made three (3) days after the City Council Meeting.

Enclosure: Vacation packet



PETITION NO.

124.1402

19-082

CITY OF TACOMA  
PETITION TO VACATE RIGHT OF WAY

Tacoma Municipal Code 9.22 RCW 35.79

NW Vintage Homes, LLC

Petitioner (Print or Type):

Michael Musica

Phone: 253-573-0133

Address: P.O. Box 111882

City: Tacoma

Zip: 98411

Contact: Michael Musica

Parcel No.: 2965000050

Address: 5102 E. N Street

Phone: 253-307-3476

- 1 I/We the undersigned hereby petition the Tacoma City Council to vacate the following City right of way:

Undeveloped East 51st Street Right of way

- 2 Describe the proposed use of right-of-way to be vacated (Please explain in detail and attach building and or site plans where applicable.)

Private access to Cook's Landing Plat for 13 new homes

- 3 By signing this form, the petitioner(s) and abutting owner(s), if applicable, agree(s) to pay to the City of Tacoma:

- A non-refundable filing fee of \$500 shall be deposited with the City Treasurer upon acceptance of the petition by the Asset Management Division.
- One-Half of the appraised value of the vacated right of way held in inventory for less than (25) twenty-five years. For any right of way held longer than 25 years, the City shall be compensated in an amount equal to the full-appraised value of the vacated property.
- Any additional costs for fee appraisal and/or other charges deemed necessary, including but not limited to: in lieu of sewer assessment fee, traffic studies, and costs to move/replace sidewalks, curbs & gutters

- 4 By signing this form, the petitioner(s) acknowledge(s) that final transfer of vacated right-of-way cannot be executed until all conditions of approval have been met and a vacation ordinance passed by City Council.

Signature of Petitioner

Date

4/15/19

Signature of Co-Petitioner

Date


4/15/19




CITY OF TACOMA  
PETITION TO VACATE RIGHT OF WAY  
SIGNATURES OF ABUTTING OWNERS

We, the undersigned, support this request, and represent one hundred per cent (100%) of all owners of property abutting the right of way to be vacated:

Signature		Assessor's Parcel No.	
Name (Print)	Michel Musica	Phone	253-573-0133
Street	1317 E. 52nd Street	City Tacoma	Zip 98404

Signature		Assessor's Parcel No.	5004410210
Name (Print)	NGUYEN BICH HIEP	Phone	253 - 579 - 8476
Street	1360 E. 51st Street	City Tacoma	Zip 98404

Signature		Assessor's Parcel No.	5004410210
Name (Print)	NGUYEN TAM	Phone	253 - 579 - 8476
Street	1360 E. 51st Street	City Tacoma	Zip 98404

Signature		Assessor's Parcel No.	
Name (Print)		Phone	
Street		City Tacoma	Zip

Signature		Assessor's Parcel No.	
Name (Print)		Phone	
Street		City Tacoma	Zip

Signature		Assessor's Parcel No.	
Name (Print)		Phone	
Street		City Tacoma	Zip





NW Vintage Homes, LLC

STREET VACATION NO. 124.1402

PORTION OF EAST 51<sup>ST</sup> STREET WEST OF EAST N STREET ADJACENT TO BLOCK 4, PLAT OF  
CENTRAL PARK ADDITION

NW ¼ OF NE ¼ SEC. 22, T20N, R3E, W.M.

NOT TO SCALE



NW Vintage Homes, LLC

STREET VACATION NO. 124.1402

PORTION OF EAST 51<sup>ST</sup> STREET WEST OF EAST N STREET ADJACENT TO BLOCK 4, PLAT OF  
CENTRAL PARK ADDITION

NW ¼ OF NE ¼ SEC. 22, T20N, R3E, W.M.

NOT TO SCALE



## RESOLUTION NO. 40457

1 A RESOLUTION relating to the vacation of City right-of-way; setting Thursday,  
2 December 5, 2019, at 1:30 p.m., as the date for a hearing before the City  
3 of Tacoma Hearing Examiner on the petition of NW Vintage Homes, LLC,  
4 to vacate a portion of East 51st Street, lying west of East "N" Street, to  
5 facilitate future development.

6 WHEREAS NW Vintage Homes, LLC, having received the consent of  
7 the owners of more than two-thirds of the properties abutting a portion of  
8 East 51st Street, lying west of East "N" Street, has petitioned for the vacation  
9 of the following legally described right-of-way area:

10 A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST  
11 QUARTER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 3 EAST,  
12 WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON, MORE  
13 PARTICULARLY DESCRIBED AS FOLLOWS:

14 THE SOUTHERLY 40.05 FEET OF EAST 51ST STREET ABUTTING  
15 LOTS 14, 15, AND 16, BLOCK 4, CENTRAL PARK ADDITION TO THE  
16 CITY OF TACOMA, ACCORDING TO THE PLAT THEREOF  
17 RECORDED IN VOLUME 2 OF PLATS, PAGE 111, RECORDS OF  
18 PIERCE COUNTY, WASHINGTON, LYING SOUTHERLY OF THE  
19 SOUTH LINE OF THAT PORTION OF VACATED EAST 51ST STREET,  
20 PER CITY OF TACOMA ORDINANCE NO. 27421 AND WESTERLY OF  
21 EAST 'N' STREET.

22 SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE  
23 OF WASHINGTON.

24 Now, Therefore,

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

26 Section 1. That Thursday, December 5, 2019, at 1:30 p.m., is hereby  
fixed as the date and time, and the Council Chambers on the first floor of the  
Tacoma Municipal Building, 747 Market Street, in the City of Tacoma, as the  
place when and where said request will be heard by the Hearing Examiner and



1 his recommendations thereafter transmitted to the Council of the City of  
2 Tacoma.

3 Section 2. That the Clerk of the City of Tacoma shall give proper notice  
4 of the time and place of said hearing.  
5

6 Adopted \_\_\_\_\_

7  
8 Attest:

\_\_\_\_\_  
Mayor

9  
10  
11 \_\_\_\_\_  
City Clerk

12 Approved as to form:

Property description approved:

13  
14 \_\_\_\_\_  
Deputy City Attorney

\_\_\_\_\_  
Chief Surveyor  
Public Works Department

15  
16  
17 Location: A portion of East 51st Street, lying west of East "N" Street

18 Petitioner: NW Vintage Homes, LLC

19 File No.: 124.1402  
20  
21  
22  
23  
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26





**TO:** Elizabeth A. Pauli, City Manager  
**FROM:** Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer *KDK*  
Justin E. Davis, Division Manager, Facilities Management  
Teague Pasco, Senior Real Estate Specialist, Real Property Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Setting Public Hearing – October 29, 2019  
Street Vacation 124.1402 – NW Vintage Homes, LLC  
**DATE:** October 11, 2019

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**SUMMARY:**

A resolution setting Thursday, December 5, 2019, at 1:30 p.m., as the date and time for a hearing before the Hearing Examiner on the request to vacate a portion of East 51st Street, lying west of East "N" Street, to facilitate future development.

**STRATEGIC POLICY PRIORITY:**

- Assure outstanding stewardship of the natural and built environment.

NW Vintage Homes, LLC plans to use and improve the right of way to facilitate site improvements for a new platted subdivision. The vacated right of way will be used to construct a private street for access to the abutting property.

**BACKGROUND:**

The street right of way was dedicated in 1889, in the Plat of Central Park Addition to the City of Tacoma as recorded in Volume 2 of Plats at Page 111, records of Pierce County Auditor.

**ISSUE:**

Pursuant to RCW 35.79 and Tacoma Municipal Code (TMC) 9.22, the Public Works Department is requesting the City Council set a date to consider this request for this street vacation to be heard by the Hearing Examiner and report the findings of fact, conclusions of law, and recommendation to the City Council for their consideration.

**ALTERNATIVES:**

City Council could decide not to approve the resolution setting the hearing date; however, such an action would reduce the feasibility of the existing and proposed projects.

**RECOMMENDATION:**

The Public Works Department recommends City Council approval of this request to set the Hearing Examiner's public hearing date for Thursday, December 5, 2019, at 1:30 p.m.

**FISCAL IMPACT:**

This action only sets the date of the hearing before the Hearing Examiner. The City will receive market value compensation for the vacated right of way. The proceeds will be deposited in accordance with TMC 9.22.

Assessor Land Value, 1354 E 51st St.

92000 5,520 16.66667

5 62.48 312.4

5206.667