



CITY OF PULLMAN

Public Works and Planning Departments

325 S.E. Paradise Street, Pullman, WA 99163
(509) 338-3220 or (509) 338-3213 Fax (509) 338-3282
www.pullman-wa.gov

MEMORANDUM TO: Pullman Planning Commission

FROM: Pete Dickinson, Planning Director 
Jason Radtke, Assistant Planner 

FOR: Meeting of May 26, 2010

SUBJECT: Proposed Monroe Street Alley Vacation

DATE: May 20, 2010

Staff Report No. 10-7

On April 22, 2010, Mel Taylor, on behalf of Washington State University, submitted to the Pullman Finance Director a petition to vacate real property in order to begin vacation procedures for approximately 2,115 square feet of the southeasternmost end of the alley adjoining Monroe Street between Oak and Campus Streets, adjacent to Lots 1-3 and Lot 7 of Block 11 of Reaney's 2nd Addition (See Attachment A, Petition to Vacate; and Attachment B, Location Map). The petitioner owns the listed adjacent lots. To the north, WSU maintains a parking lot; the property to the south is vacant. The WSU president's house is located directly to the east of the subject property.

According to Zoning Code Subsection 17.20.070(13), when the City receives a request to vacate a public way, the Planning Commission must review the proposal and recommend to the City Council whether said proposal is consistent with the Pullman Comprehensive Plan. The Comprehensive Plan includes several guidelines which should be considered when vacation proposals are submitted for review. The pertinent standards are cited below.

GOAL T1: Provide facilities, access and circulation for all land uses to ensure free and safe movement of people and goods.

Policy T1.1: Promote safe, energy-efficient methods of transportation.

GOAL T2: Maintain and enhance the nonmotorized transportation system consistent with the city's approved pedestrian/bicycle circulation plan.

Policy T2.6: Disallow proposed street vacations unless adequate provision is made to ensure continuity of the pedestrian and/or bicycle network.

The alley intended for vacation adjoins Monroe Street between Oak and Campus Streets. Monroe Street is listed on the Pullman Comprehensive Arterial Street Plan Map as a local access street. The petitioner reports that the subject portion of the alley is used for indiscriminate parking and other activities not conducive to its location adjacent to the president's house. The purpose of the vacation request is to allow WSU better control over the uses of the area.

There are overhead utilities on both sides of the subject alley as well as a city water line running its length. In addition, a storm drain line crosses the alley in proximity of the west end of the proposed vacation. Therefore, the Public Works Department has requested a full-width utility easement for the length of the vacation if this proposal is approved. The petitioner has informed staff that it finds this suggestion acceptable.

The alley dead-ends at the back of the president's house. Structures and fencing completely block access to the east. Therefore, it is not appropriate to utilize the subject alley for through pedestrian access.

The Commission is requested to review the proposed vacation of the subject right-of-way. Planning staff finds the petitioner's request is consistent with the Comprehensive Plan.

ATTACHMENTS

- "A" Petition to Vacate
- "B" Location Map

FILED

APR 22 2010

Receipt No. 001-00072211
Receipt Date: 4.22.2010 \$200 Fee

CITY CLERK'S OFFICE
PULLMAN WASHINGTON

PETITION TO VACATE

(A MAP OF THE AREA TO BE VACATED MUST BE ATTACHED TO THIS PETITION)

TO THE CITY COUNCIL OF THE CITY OF PULLMAN, WASHINGTON – ATTN: CITY CLERK:

COMES NOW, the undersigned petitioners and pursuant to RCW 35.79 and 35A.47.020 and City Code Chapter 11.52 respectfully show:

1. The undersigned petitioners request that the following described portion of **Block 11, Reaney's 2nd Addition** street/alley in the City of Pullman be vacated pursuant to RCW 35A.47.020 and 35.79 (DESCRIPTION OF AREA OF STREET TO BE VACATED): **End portion of alley off Monroe Street, bordering Lots 1-3, Block 11, Reaney's 2nd Addition and portion of Lot 7, Block 11, Reaney's 2nd Addition See Exhibit A attached to and made part of this petition.**
2. Each of the undersigned petitioners is the owner of an interest in real estate abutting on the above described area.
3. **One** persons or entities owns property abutting on said area.
4. The names and address of the owners of property abutting on said area are as follows:

NAME

ADDRESS

Washington State University

PO Box 641045, Pullman, WA 99164-1045

5. Undersigned petitioners are owners of more than two-thirds (2/3) of said abutting property.
6. The petitioners understand that, as a condition to vacation, the City Council may require that the owners of property abutting upon that portion of the street or alley vacated make a payment to the City of up to one hundred percent of the appraised value of the area vacated.

WHEREFORE, petitioners pray as follows:

1. That the City Council adopt a resolution fixing the time and place for public hearing upon this petition for vacation.
2. That upon said public hearing, the City Council adopt an ordinance vacating the portion of above street or alley sought to be vacated.

NAME

DATE

ADDRESS



Washington State University, Mel Taylor,
Exec Director of Real Estate Operations

PO Box 641045, Pullman, WA 99164-1045

WARNING: Every person who signs this petitions with any other than his true name or knowingly signs more than one of these petitions, or signs a petition when he is not otherwise qualified to sign, or who makes herein any false statements, shall be guilty of a misdemeanor.

Exhibit A: Description of Area/Measurement of Area to be Vacated/Justification; Exhibit B: Location & Zoning Map; Exhibit C: Site Photos

Exhibit A
To
Petition to Vacate

Description of area of Alley way to be vacated:

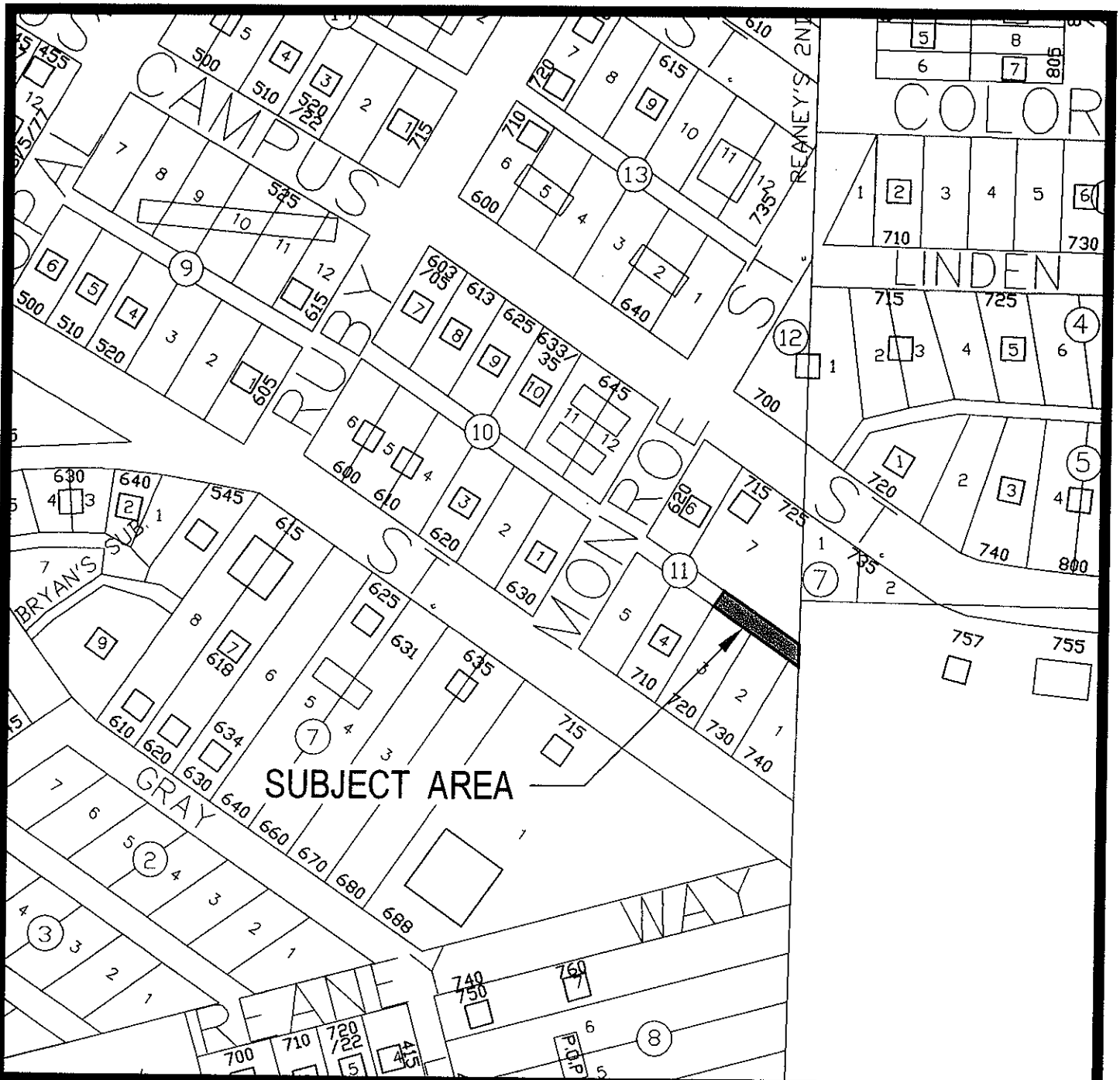
End portion of alley off Monroe Street, bordering Lots 1-3, Block 11, Reaney's 2nd Addition and portion of Lot 7, Block 11, Reaney's 2nd Addition

Alley Way Measurements:

Beginning at the NE corner of Lot 4, approximately 100 feet east by 20 feet north as illustrated on Exhibit C.

Justification for Request:

WSU requests contiguous ownership for maintenance and utilization of area since we own the adjacent properties on all sides. Since this is not a through alley way, flow through traffic should not be a factor.



SUBJECT PROPERTY



P:\Agreements\Street Vacations\Monroe St Alley 05-10\Monroe Alley L&Z.dwg

LOCATION MAP

VACATION