

CITY OF PULLMAN

Public Works and Planning Departments

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April 17, 2009

MEMORANDUM TO: Pullman Planning Commission

FROM: Jason Radtke, Assistant Planner ^{JR}
Pete Dickinson, Planning Director ^{PD}

FOR: Meeting of April 22, 2009

SUBJECT: Proposed Willow Street Vacation

Staff Report No. 09-5

On April 3, 2009, John H. and Kathleen M. Bodley submitted to the Pullman Finance Director a petition to vacate real property in order to begin vacation procedures for the east fifteen feet of the Willow Street right of way adjacent to Lot 1 of Block 1 of Wilkinson's Addition (See Attachment A, Petition to Vacate; and Attachment B, Location Map). The total area proposed for vacation is 1500 square feet (15 feet by 100 feet). The easterly half of the Willow Street right of way is already vacated between the proposed vacation area and South Street. The petitioners own lots 1 and 24 of Block 1 of Wilkinson's Addition, and they maintain a single family residence on this land.

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.

Willow Street, which was originally established as a 30-foot-wide right of way, has never been developed as a street or pedestrian access. The property proposed to be vacated is undeveloped land covered by landscaping and grass. Given the existing street vacation to the south of the subject property and the lack of vehicular or pedestrian circulation opportunities along this route near the South Fork of the Palouse River, the proposed vacation is acceptable to planning staff.

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 03 2009

\$200 Fee

Receipt No. 001-00065356
Receipt Date 4.3.2009

PETITION TO VACATE

(A MAP OF THE AREA TO BE VACATED MUST BE ATTACHED TO THIS PETITION)
CITY CLERK'S OFFICE
PULLMAN, WASHINGTON
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 WILLOW STREET 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): WILKINSON'S Addition, Block 1, Lot 1, vacate 50 ft, 15 ft w strip continues to Lot from SW corner
2. Each of the undersigned petitioners is the owner of an interest in real estate abutting on the above-described area.
3. one (city) persons or entities own property abutting on said area.

4. The names and addresses of the owners of property abutting on said area are as follows:

<u>NAME</u>	<u>ADDRESS</u>
<u>John H. + Kathleen M. Bodley</u>	<u>760 SE South St.</u>
_____	<u>PULLMAN, WA. 99163</u>
_____	_____
_____	_____

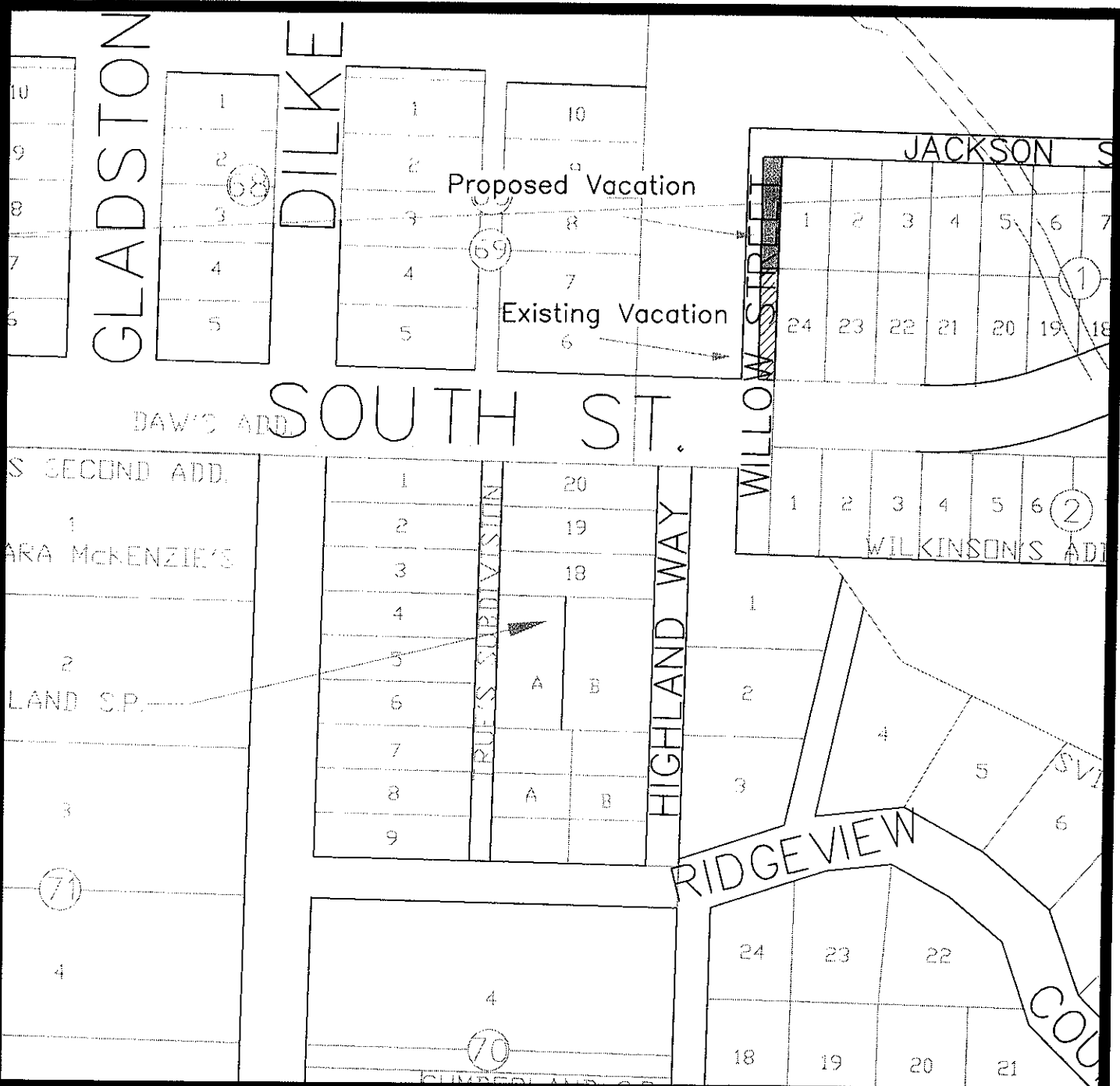
5. Undersigned petitioners are owners of more than two-thirds (2/3) of said abutting property.
6. The petitioners understand that, as a condition to vacation, the City Council may require that the owners of property abutting upon that portion of the street or alley vacated make payment to the City of up to one hundred (100) 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 that portion of the above street or alley sought to be vacated.

<u>NAME</u>	<u>DATE</u>	<u>ADDRESS</u>
<u>John H. Bodley</u>	<u>April 3, 2009</u>	<u>760 SE South St.</u>
<u>Kathleen M. Bodley</u>	<u>April 3-09</u>	<u>PULLMAN, WA 99163</u>
_____	_____	_____
_____	_____	_____

WARNING: Every person who signs this petition 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.



Proposed Vacation



CITY LIMITS



Existing Vacation

P:\Engr & CAD\PLANNER\Willow Street Vacation.dwg



LOCATION MAP

Willow Street
Vacation