

CITY OF PULLMAN

Public Works and Planning Departments

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www.pullman-wa.gov

January 17, 2007

MEMORANDUM TO: Pullman Planning Commission
FROM: Erin Schau, Assistant Planner
FOR: Meeting of January 24, 2007
SUBJECT: Proposed South Street Vacation

Staff Report No. 07-4

On December 21, 2006, Richard and Pamela DeBowes submitted to the Pullman Finance Director a petition to vacate real property in order to begin vacation procedures for a 10-foot-wide portion of South Street located north of South Street and west of Spring Street on Pioneer Hill (See Attachment A, Petition to Vacate; and Attachment B, Vicinity Map). 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 area proposed for vacation is a 10-foot wide by 100-foot long portion of public right of way

located adjacent to the existing sidewalk, along the northernmost portion of South Street. The subject parcel is undeveloped, slopes steeply downhill toward the applicant's parcel, and is vegetated with grass and trees (See Figure 1).



Figure 1: Proposed South Street Vacation Area (view is east toward Spring and South Street intersection)

Planning staff finds the significant topographical change between the South Street sidewalk and the applicant's adjoining lot severely limits the use of the vacation area for any expansion of the public right of way. Upon Public Works review of this petition, the Department found vacation of the subject property acceptable and did not provide any comments regarding provisions for easements. Planning staff feels that vacation of the subject property would not create any significant problems related to pedestrian circulation and future access in this area.

The Commission is requested to review the proposed vacation of the subject right-of-way. Planning staff suggests that the Commission recommend to the City Council that the proposed vacation is consistent with the Comprehensive Plan.

ATTACHMENTS

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

\$200 Fee

Receipt No. 40344

Receipt Date 12/21/00

PETITION TO VACATE

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

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 South 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): 10' x 100' strip of North 1/2 of ROW adjacent to Lots 7 & 8, Block 28, Original Town of Pullman. See Attachment
2. Each of the undersigned petitioners is the owner of an interest in real estate abutting on the above-described area.
3. PDD, LLC persons or entities own property abutting on said area. See Attached Contract.

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

<u>NAME</u>	<u>ADDRESS</u>
<u>Richard + Frances DeBones</u>	

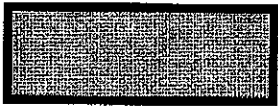
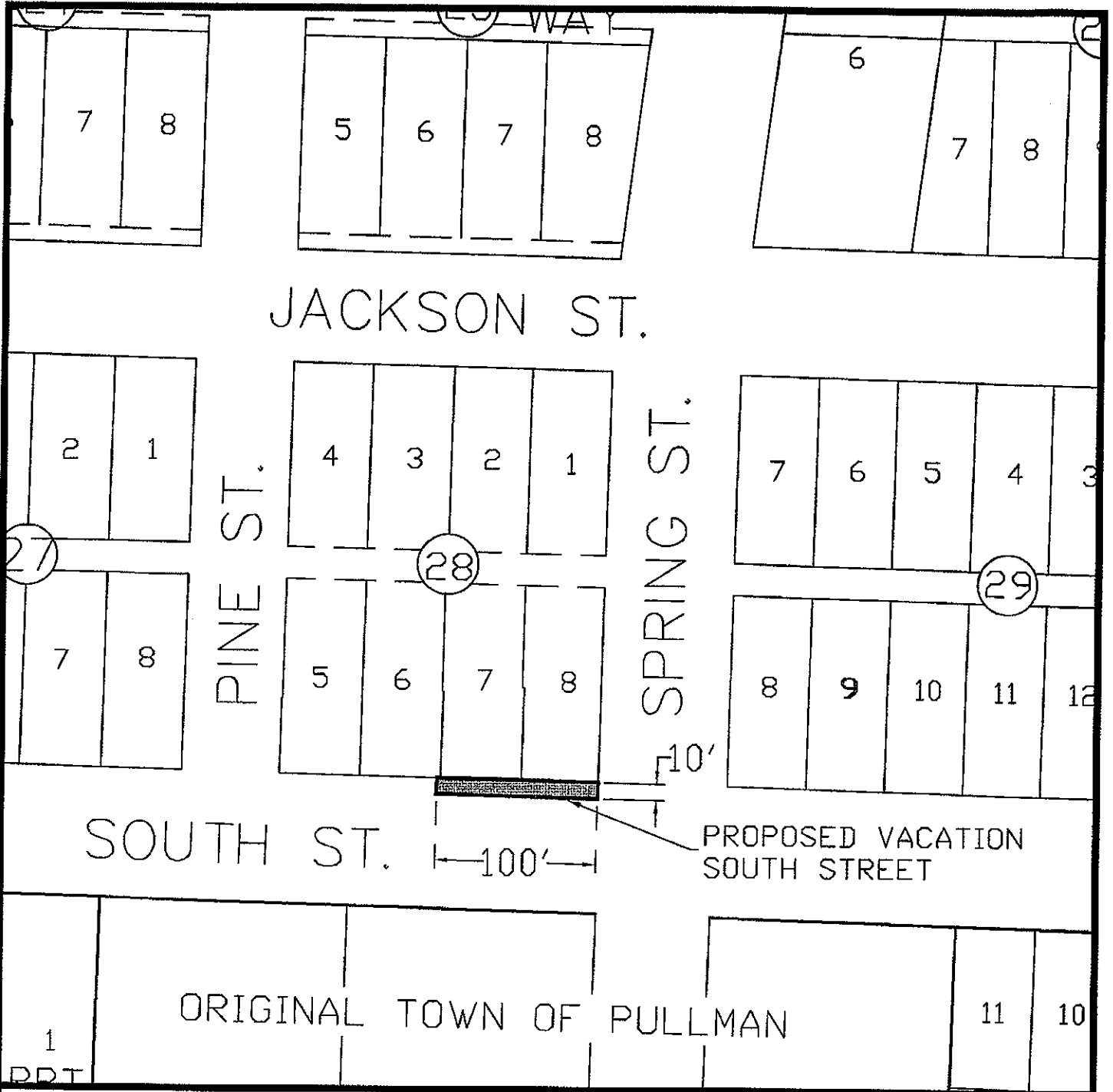
5. Undersigned petitioners are owners of more than two-thirds (2/3) of said abutting property.
6. The petitioners understand that, as a condition to vacation, the City Council may require that the owners of property abutting upon that portion of the street or alley vacated make payment to the City of 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>Michael B. Monahan</u>	<u>12/21/06</u>	<u>P.O. Box 542</u>
<u>Frank DeBones</u>	<u>12/27/06</u>	<u>Amherst, OR 97030</u>
		<u>215 Dilke</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.



SUBJECT PROPERTY



CITY LIMITS



South St. Vacation