

## MEMORANDUM

TO: Pullman Planning Commission

FROM: Pete Dickinson, Planning Director  
Heidi Sowell, Assistant City Planner

FOR: Meeting of March 22, 2006

SUBJECT: Proposed Vacation of a Portion of Willow Street

DATE: March 14, 2006

On February 24, 2006, John and Kathleen Bodley submitted to the Pullman Finance Director a petition to vacate a 15-foot-wide by 100-foot-long portion of Willow Street located north of South Street (See Attachment "A," Petition to Vacate [with accompanying maps]). According to Zoning Code Subsection 17.20.070(13), when the city receives a request to vacate a public way, the Planning Commission must report to the City Council regarding the consistency of the proposal with the Pullman Comprehensive Plan.

The Comprehensive Plan includes several policies that should be considered when vacation proposals are submitted for review. The pertinent provisions are cited below.

- Policy T1.1: Promote safe, energy-efficient methods of transportation.
- Policy T2.2: Enhance and expand the existing nonmotorized transportation system to link major activity centers, provide sufficient access within neighborhoods, and separate pedestrian from vehicular traffic.
- Policy T2.6: Disallow proposed street vacations unless adequate provision is made to ensure continuity of the pedestrian and/or bicycle network.
- Policy CF1.2: Develop and maintain cost-effective, efficient public utilities.

Willow Street has not been improved for through vehicular access. The right-of-way width of Willow Street is 30 feet, although the Bodley's are only requesting to vacate 15 feet. The property proposed to be vacated is currently covered in vegetation. The Bodley's are

Memorandum to Planning Commission

March 14, 2006

Page 2

requesting this vacation in order to meet setback restrictions for an enclosed entrance proposed on the west side of the property. They are currently maintaining the property. Also, the subject property appears to be unsuitable for future pedestrian access due to the location.

In its review of this proposal, the public works department commented that utilities may be located within the area proposed to be vacated. The deputy public works director, Kevin Gardes, told planning staff that the vacation of the subject property was acceptable so long as an easement for public utilities is retained over this land if utilities are found in the area. If the vacation were to be approved with this stipulation for a public utilities easement, no structures could be built on the vacated property.

The property to the west of Willow Street is currently owned by the city of Pullman and is preserved as a green space. Parks superintendent, Alan Davis, had no concerns with the street vacation and stated that he would be supportive of vacating the full 30 feet of the right-of-way and providing the additional property for purchase to the Bodley's.

Planning staff suggests that the Commission recommend to the City Council that the proposed vacation is consistent with the Comprehensive Plan provided a public utilities easement is retained for the subject property if utilities are found in the area.

Attachment