



City Council

Approval of an Ordinance Approving a Street Vacation Petition for a Portion of Alley Adjacent to 210 State Ave NW

Agenda Date: 5/9/2017
Agenda Item Number: 4.E
File Number: 17-0157

Type: ordinance **Version:** 2 **Status:** Passed

Title

Approval of an Ordinance Approving a Street Vacation Petition for a Portion of Alley Adjacent to 210 State Ave NW

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve on second reading an ordinance to vacate a portion of the alley adjacent to 210 State Ave NW, and reserve a perpetual utility easement to be recorded with a separate easement document over said alley, and require payment to the City of one-half the appraised value.

Report

Issue:

Whether to approve an ordinance to vacate a portion of the alley adjacent to 210 State Ave NW.

Staff Contact:

Ladd F. Cluff, PLS, City Surveyor, Public Works Engineering, 360.753.8389

Presenter(s):

Ladd F. Cluff, PLS, City Surveyor, Public Works.

Background and Analysis:

Background and analysis has not changed from first to second reading.

Urban Olympia 5, LLC, property owner of 210 State Ave NW, petitioned the City to vacate a ten (10) foot wide alley right-of-way. On March 21, 2017, Council adopted a resolution to set the date of April 11, 2017, for a Public Hearing to hear public comment regarding the request.

Urban Olympia 5 is proposing to redevelop the site with multiuse buildings and parking. The proposed alley vacation allows for a more efficient placement of buildings and parking areas on the site.

City and franchise utility staff reviewed and commented on the petition using criteria outlined in Olympia Municipal Code Section 12.16.100 . Water Resources requests that maintenance rights for the existing sewer pipe are preserved. Reserving an easement will allow Water Resources to continue maintaining the sewer pipe without restrictions. Franchise utilities responded and had no comment.

Staff recommends approval of the vacation with the following conditions:

- Make payment of one-half the appraised value to the City.
- Grant a public utility easement over the existing alley with the standard City Utility Easement document.

Neighborhood/Community Interests (if known):

The public hearing will provide an opportunity for Council to hear from the community on the requested vacation.

Options:

Option 1: Move to approve on second reading an ordinance to vacate a portion of the alley adjacent to 210 State Ave NW, reserve a perpetual utility easement to be recorded with a separate easement document over said alley, and require payment to the City of one-half the appraised value. This option allows the vacation to occur while addressing utility needs.

Option 2: Reject the vacation request. This option would leave the alley right-of-way as it is. The redevelopment of the site may require revision.

Financial Impact:

None

Attachments:

Ordinance
Petition
Exhibits
Vicinity Map