

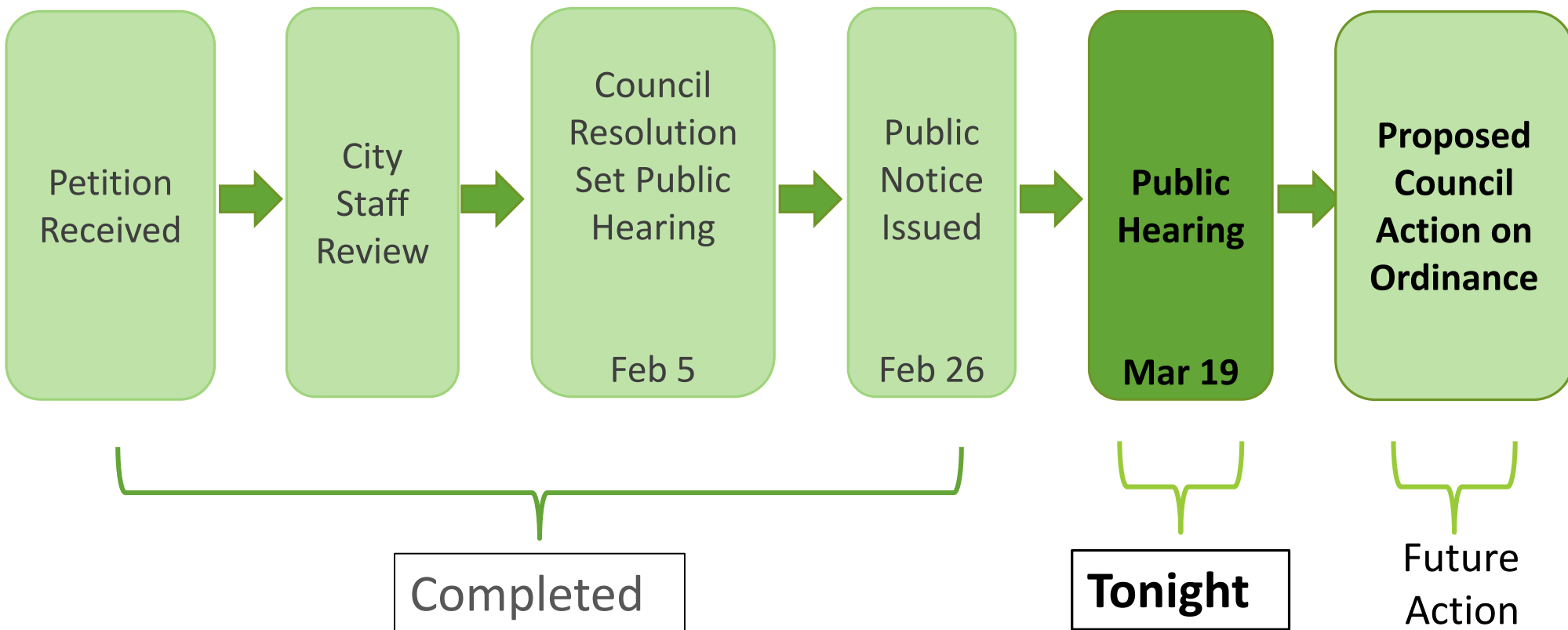
Requested Street Vacation:
a portion of SE 20th Street
right-of-way adjacent to
1858 128th Avenue SE

PUBLIC HEARING

MARCH 19, 2018

Ira McDaniel, Real Property Manager
Patti Ebert, Sr. Real Property Agent

Street Vacation Process



Proposed area to vacate

Woodridge Division No. 1





Looking down SE 20th St from
128th Ave SE (vacate area on left)



Looking up SE 20th St at trail
(vacate area on right)

Proposed Conditions, if approved:

1. Trail marker (129th Ave SE/Richards Rd) to remain in Right-of-Way.
2. Potential need for a utility easement for sewer and/or water. (Additional survey work is needed to determine)

Public Comments Received

1. Four nearby property owners inquired whether the petitioner will be able to short plat and add a house.

Answer: Development Services Department indicated it appears this property owner can short plat and build two houses with or without this street vacation area.

2. Property owner inquired if we charge for street vacations.

Answer: Yes, it is appraised and market value is charged.

For Right of Way Vacation, Council Shall Determine

Per Bellevue City Code 14.35.070:

- a) Whether a **change of use or vacation** of the described portion will **better serve the public good**; or
- b) Whether the street or portion thereof is **no longer required for public use**; or
- c) Whether the use thereof as a public way is of **such benefit as not to justify the cost of maintenance**; or
- d) Whether the substitution of a **new and different** thoroughfare would be **more useful to the public**; or
- e) Whether conditions may so change in the future as to provide a **greater public use or need than presently exists**; and
- f) Whether **objections** to the proposed vacation are made **by owners of private property** (exclusive of the petitioners) abutting the same.

Council Action

Following the Public Hearing...

Staff seeks Council direction on whether to proceed with drafting legislation either approving (with conditions) or denying the requested street vacation.

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