



Attachment D

Planning and Community Development Department City of Bellingham

November 13, 2019

Jack Bloss
AVT Consulting LLC, 1708 F Street
Bellingham, WA 98225

RE: Street vacation petition for Douglas Avenue

Mr. Bloss:

On November 6, 2019 the City's Technical Review Committee (TRC) reviewed 21st and Taylor LLC's street vacation petition for the vacation of Douglas Avenue between 20th Street and the alley between 20th and 21st Streets.

The TRC is comprised of representatives from the Planning, Public Works, Fire, Parks and Legal Departments. The Parks Department did not attend in this instance as they have no trail or park facility plans within the subject right-of-way.

The TRC determined that the subject right-of-way is not necessary for future public circulation or other public benefit needs and therefore recommended approval of the vacation petition for the full *width* of Douglas Avenue – as specified above – subject to the following:

1. The vacation petition should be signed by both abutting owners and shall be accompanied by a payment of the \$4,131.00 application fee including a demonstration that the applicable vacation policies can be met – as has been provided in the project narrative;
2. Prior to the public hearing before the Hearing Examiner, the two abutting property owners shall execute an agreement stating who will own the subject right-of-way once vacated (i.e., each property owner owns to the centerline of the right-of-way, or one property owner conveys its interest in the right-of-way to the other property owner) and who is responsible for paying the City the appraised value of the entire vacated right-of-way;
3. An appraisal will be required in order to determine the fair market value of the subject right-of-way. The City arranges the appraisal from an on-call appraisers list. The petitioner is responsible for paying the fee for the appraisal;
4. Full payment of the appraised value of the subject right-of-way will be required prior to the closed record hearing where the City Council performs a first and second reading of the street vacation ordinance;
5. A lot line adjustment shall be required if ½ of the subject right-of-way will be conveyed to either of the abutting owners; and

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6. Easements for public and private utilities shall be retained over the full width of the subject right-of-way.

Please be advised that City staff will not schedule a public hearing date before the Hearing Examiner until the agreement, specified above, has been executed between yourself and the abutting property owner at 1002 21st Street.

The street vacation policies and procedures are attached for reference.

If you have additional questions or need to follow-up, please contact me directly at 360-778-8359 or email me at: ssundin@cob.org

Sincerely,



Steven Sundin, Senior Planner
Planning and Community Development Department

C Alan Marriner, Deputy City Attorney