



PACIFIC CITY COUNCIL MEETING AGENDA
Council Chambers - City Hall. 100 3rd Ave. SE

January 11, 2016
Monday

Regular Meeting
6:30 p.m.

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL OF COUNCIL MEMBERS**
- 3. ADDITIONS TO/APPROVAL OF AGENDA**
- 4. EXECUTIVE SESSIONS**
 - A. For Potential Litigation Per RCW 42.30.110(1)(i) for 10 minutes.**
 - B. For Potential Litigation Per RCW 42.30.110(1)(i) for 10 minutes.**
- 5. CONTINUED PUBLIC HEARING:**

Regarding the vacation of a portion of the Skinner Road Right-of-Way south of the White River and adjacent to the existing Burlington Northern Santa Fe Railroad tracks
- 6. AUDIENCE COMMENT**

(Please limit your comments to 3 minutes for items not on the agenda. When recognized by the Mayor, please state your name and address for the official record. It is asked that you do not speak on the same matter twice.)
- 7. REPORTS**
 - A. Mayor**
 - B. City Administrator**
 - C. Public Works Department**
 - D. Community Development Department**
 - E. Public Safety Department**
 - F. City Council Members**
 - G. Boards and Committees**
 - i. Finance Committee**
 - ii. Governance Committee**
 - iii. Human Services Committee**
 - iv. Public Safety Committee**
 - v. Public Works Committee**
 - vi. Technology Committee**
 - vii. Lodging Tax Advisory Committee**
 - viii. Park Board**
 - ix. Planning Commission**
 - x. Pierce County Regional Council (PCRC)**
 - xi. Sound Cities Association (SCA)**
 - xii. South County Area Transportation Board (SCATBd)**

(4)

xiii. Valley Regional Fire Association (VRFA)

8. OLD BUSINESS

- (5) **A. Opinion from City Attorney regarding waiver of permit fees.**
- (6) **B. Resolution No. 2015-307:** Resolution regarding the vacation of Skinner Road, a waterfront street in the City of Pacific
- (87) **C. Ordinance No. 2015-1921:** Vacating a portion of Skinner Road and establishing the conditions of such vacation.

9. NEW BUSINESS

10. CONSENT AGENDA

- (172) **A.** Minutes of the workshop of December 21, 2015
- (175) **B.** Approval of the 2016 Membership invoices from Association of Washington Cities and South County Area Transportation Board, in the total amount of \$4414.00

11. ADJOURN

MEETING SCHEDULE

Finance Committee Garberding, Kave, Walker Meets: 3 rd Tuesdays	January 19, 2016 6:30 p.m.	City Hall
Governance Committee Kave, Oliveira, vacant Meets 1 st Tuesday	February 2, 2016 6:30 p.m.	City Hall
Human Services Committee Katie Garberding, Oliveira, Steiger Meets 4 th Tuesday	January 14, 2016 6:30 p.m.	Senior Center
Park Board Meets 3 rd Tuesday	January 19, 2016 6:30 p.m.	City Hall
Planning Commission Meets 4 th Tuesday	January 26, 2016 6:00 p.m.	City Hall
Public Safety Committee Katie Garberding, Kave, Steiger Meets 2 nd Wednesday	January 13, 2016 6:30 p.m.	City Hall
Public Works Committee Kerry Garberding, Vacant, Steiger Meets 1 st Wednesday	February 3, 2016 7:00 p.m.	City Hall
Technology Committee Kerry Garberding, Oliveira, Walker Meets: 3 rd Thursday	January 21, 2016 5:00 p.m.	City Hall

Council may add other items not listed on this agenda unless specific notification period is required.

Please turn off cell phones during meeting and hold your questions for staff until the meeting has been adjourned.

Meeting materials are available on the City's website at: www.cityofpacific.com or by contacting the City Clerk's office at (253) 929-1105.



For ADA accommodations, please contact City Hall at (253) 929-1105 prior to the meeting.

CITY COUNCIL January -11-2016

Community Services Report

Mayor Guier and City Council

At the Senior Center every Thursday at 1:30 we have a group of seniors that come and play the card game Hand and Foot. Our Pinochle group plays every Monday at 1:00.

Touch of Home is still going strong in our Senior Center. This last month they donated to the Pediatric Interim Care Center (PICC) in Kent 7 baby blankets, 1 baby quilt, and 27 baby hats. It is so wonderful of them to give of their talents.

This past week in the Senior Center with our regular schedule we had on Tuesday our book club meets, on Wednesday we have foot care, Thursday we have Hand and Foot card game and Friday free bread, birthday cake, free blood pressure checks, and 2:00 matinee.

This month Statewide Health Insurance Benefits Advisors (S.H.I.B.A.) will be in our Senior Center on Tuesday the 26 in the morning. Please call in advance to schedule an appointment with our advisor.

Spanish Story Time is every Monday 10:30A.M. in the East Room. A family program, all ages welcome. Enjoy stories, fun songs and rhymes in Spanish. Sponsored by King County Library System and hosted by The City of Pacific.

Mark your calendar for the 3rd Tuesday in January. Free Community Bingo 6:00 PM – 8:00PM in the Gymnasium and don't forget the Taco Bar opens for purchases 5:30PM – 7:30PM in the East Room.

Thank you,
Respectfully submitted

Darcie Thach
JoAnne Futch

PACIFIC POLICE DEPARTMENT

DECEMBER 2015 MONTHLY REPORT

ACTIVITY

Dispatch calls	386
Self-initiated contacts	241
Agency assists	92

TRAFFIC ENFORCEMENT

		<u>LAST MONTH</u>	
Verbal Warnings	117	117	100
Infractions	160	160	196
Criminal Traffic	11	11	14

SUPERIOR COURT FILINGS

Adult	2
Juvenile	1

ARRESTS

Traffic	11
Non Traffic	2
Felony	1

OFFENSES/CRIMES

Burglaries-Residential	0	Assault-DV	2
Burglaries-Commercial	0	Malicious mischief-DV	0
Thefts	6	Disputes-DV	0
Robbery	0	Violation of orders	0
Motor vehicle theft	8	Order Service	0
Motor vehicle recovery	4	Mental health referral	0
Recovered property	0	Threats/harassment	2
Poss stolen property	0	Suicidal subject	1
Vehicle prowling	1	Death investigation-DOA	2
Weapons violation	0	Homicide	0
Reckless burning/arson	0	Runaway/missing	1
DUI	0	Warrant arrests	21
Drug/liquor violation	0	CPS/APS investigation	2
Vehicle impound	3	Criminal trespass	1
Vehicle collision	14	Hit and run	1
Assault	1	Suspicious Circ	0
Malicious mischief	2	Fraud	4
ID Theft	0		

Total Cases: 97 Year to Date: 1094

FOUND PROPERTY- 6
OBSTRUCTING- 1
PURSUIT- 1
RECKLESS- 1
SEX OFFENSE- 2



Agenda Bill No. 16-005

TO: Mayor Guier and City Council Members

FROM:

MEETING DATE: January 11, 2016

SUBJECT: City Attorney Opinion regarding waiver of permit fees for flood victims

ATTACHMENTS:

Previous Council Review Date: N/A

Summary: City Attorney Carol Morris will be present to discuss with council and provide her opinion regarding the waiver of permit fees for flood victims

Recommended Action:

Motion for Consideration:

Budget Impact:

Alternatives:



Agenda Bill No. 15-177

TO: Mayor Guier and City Council Members

FROM: Public Works

MEETING DATE: January 11, 2016

SUBJECT: Waterfront Right of Way Vacation of a portion of the Skinner Road south of the White River and adjacent to the existing **BNSF Railway Company** (BNSF) tracks

ATTACHMENTS:

- Resolution relating to the Vacation of Waterfront Right Of Way
- Exhibit "A", A waterfront right of way vacation staff report
- Exhibit "B", BNSF Vacation Shoreline Study

Previous Council Review Date: A public hearing on the proposed vacation of the waterfront right of way was held by the City Council on December 28, 2015, after publication and posting of public notice of the hearing as required by PMC 13.16.070(B)(3). **The public hearing was continued until January 11, 2016.**

Summary: **The enclosed Staff Report, dated December 16, 2015, provides a complete summary of the proposed vacation.**

Recommended Action: Staff recommends Council approve Resolution No. 2015-307.

Motion for Consideration: "I move to approve Resolution No. 2015-307, **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFIC, WASHINGTON, RELATING TO THE VACATION OF A WATERFRONT STREET, AND THE PETITION OF BNSF RAILWAY COMPANY FOR THE VACATION OF SKINNER ROAD (E. HUSSEY ROAD NO. 457), AS REQUIRED BY PMC SECTION 13.16.070.**"

Budget Impact: The cost associated with this measure is staff time to prepare the report.

Alternatives: None recommended.

**RESOLUTION NO. 2015-307
CITY OF PACIFIC, WASHINGTON**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFIC,
WASHINGTON, RELATING TO THE VACATION OF A WATERFRONT
STREET, AND THE PETITION OF **BNSF RAILWAY COMPANY** FOR
THE VACATION OF SKINNER ROAD (E. HUSSEY ROAD NO. 457), AS
REQUIRED BY PMC SECTION 13.16.070.**

WHEREAS, State law (chapter 35.79 RCW) imposes certain restrictions on the vacation of waterfront streets; and

WHEREAS, the City has incorporated state law into PMC Section 13.16.070; and

WHEREAS, **BNSF Railway Company submitted** a petition for the vacation of Skinner Road (E. Hussey Road No. 457), which is a waterfront street, which petition was received by the City on July 31, 2015; and

WHEREAS, the City Council held a public hearing on December 28, 2015, on the proposed street vacation, which was continued until January 11, 2016; and

WHEREAS, PMC Section 13.16.070 requires that the City adopt a resolution as a condition to such vacation; Now, Therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PACIFIC,
WASHINGTON**

Section 1. Pursuant to PMC Section 13.16.070, the City Council finds as follows:

A. The vacation of Skinner Road (E. Hussey Road No. 457) is not sought to enable the City to acquire the property for any of the purposes described in Section 13.16.070(A) (1).

B. Skinner Road (E. Hussey Road No. 457) is not presently being used as a street or alley. It is vacant land that has limited accessibility.

C. As stated in the staff memo dated December 16, Skinner Road (E. Hussey Road No. 457) is not suitable for any of the following purposes: port beach or water access, boat moorage, launching sites, park, public view, recreation or education, **and the vacation is in the public interest.**

D. The vacation is not sought to enable the City to implement a plan that provides comparable or improved public access to the same shoreline area.

E. The City has compiled an inventory of all rights-of-way within the City that abut the same body of water that is abutted by the street or alley sought to be vacated. This inventory is attached hereto as Exhibit A.

F. The City has conducted a study to determine if the street or alley to be vacated is suitable for use by the City for any of the following purposes: port, boat moorage, launching sites, beach or water access, park, public view, recreation or education. This study is attached hereto as Exhibit B.

Section 2. Effective Date. This Resolution shall take effect and be in force immediately upon its passage.

PASSED by a majority vote of the Council on January 11, 2016.

CITY OF PACIFIC

Mayor Leanne Guier

ATTEST/AUTHENTICATED:

Amy Stevenson-Ness, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney

Carol Morris, City Attorney

EXHIBIT A



7/31/2015

City of Pacific
100 3rd Ave SE
Pacific, WA 98047-1349

To: Community Development Department

Please see the enclosed Petition For the Vacation of a Public Right-of-Way from BNSF Railway. The packet of information is accompanied by two separate checks for \$500.00 application fee and \$2,000.00 deposit.

Please contact me if you have any questions with regards to the contents of information and I can be reached at 480-447-2505 or by email at josh@cinnibarsw.com.

Regards,

A handwritten signature in dark ink that reads "Josh Freegard". The signature is fluid and cursive, with the first name being particularly prominent.

Josh Freegard
Cinnabar Southwest
14500 N. Northsight Blvd. Ste 313
Scottsdale, AZ 85260
Phone: (480) 447-2505
Email: josh@cinnibarsw.com



100 3rd Avenue SE Pacific,
 WA 98047 Telephone:
 (253) 929-1110 Fax:
 (253)887-9910

PETITION FOR THE VACATION OF A PUBLIC RIGHT-OF-WAY

TO: Community Development Department, City of Pacific, 100 - 3rd Avenue SE, Pacific, WA 98047

We, the undersigned, being the owners according to the records of the King County Auditor of the property described in Exhibit A (legal description and map), attached hereto and by this reference incorporated herein, petition the City Council of the City of Pacific, Washington to vacate the portion of the public right-of-way known as East Hussey Rd. No. 457 (83rd Ave., S) south of White River described in Exhibit B, attached hereto and by this reference incorporated herein, in accordance with Chapter 13.16 Pacific Municipal Code, which we have read.

This petition is accompanied by:

- (1) \$500 application fee, \$2,000 deposit to be applied to engineering fee and any additional costs incurred;
- (2) A survey;
- (3) An explanation of why the public right-of-way sought to be vacated is no longer of public benefit;
- (4) A legal description of the public right-of-way proposed to be vacated;
- (5) A vicinity map showing the general area of the public right-of-way proposed to be vacated; and
- (6) A map prepared by a professional land surveyor, registered in the State of Washington, indicating the specific parcels abutting the public right-of-way proposed to be vacated.
- (7) Fee Obligation Form signed by owner/applicant.

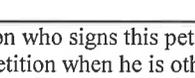
An appraisal of the subject property by a licensed appraiser will be obtained by the City and is also required to be paid by the applicant(s). In accordance with city regulations and State Statutes the property owner is required to pay the full appraised value of the land prior to street vacation. The payment of the assessed valuation shall be accomplished prior to formal Council Ordinance adoption.

This petition may consist of more than one page. Each person signing this petition consents to the filing of other pages to be considered as part of a single petition. Each signature shall be executed in ink.

PETITIONERS' SIGNATURES

Petitioners' Representative: Charles Keltner

Address / Phone Number: 14500 N. Northsight Blvd. Ste. 313 Scottsdale, AZ 85260 | P: (480) 447-2505

No.	Date	Printed/Typed Name	Signature	Address or Legal Description	Parcel No.
1	7/7/15	Charles Keltner		See Attached	335440-0661
2	7/7/15	Charles Keltner		See Attached	362104-9020
3	7/7/15	Charles Keltner		See Attached	362104-9107
4					

Attached Legal Descriptions Where Necessary. Each person who signs this petition with any other than his true name, or knowingly signs more than one of these petition, or signs a petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor. RCW 35A.01.040.

PROCEDURES

1. *Petition/Application*

- a. Petition/Application forms are provided by the City of Pacific Public Works office.
- b. A vacation may be initiated by a Petition signed by the owners of more than two thirds of the lineal frontage of the property abutting the street or alley to be vacated, or in the case of an easement, more than two-thirds of the property underlying the portion of the easement to be vacated. If any Petitioner is purchasing abutting or underlying property under a real estate contract, the seller of that property must also sign the vacation Petition.
- c. The Petition must contain a statement of why the proposed vacation is in the public interest or for a public purpose.
- d. The Petition must contain a statement explaining how no property will be denied direct access as a result of the vacation.
- e. The Petition must contain a legal description of the street, alley, or easement to be vacated; together with a statement certifying the validity of the legal description, signed by a licensed surveyor or registered engineer. In the event that the Pacific City Public Works Department determines that they can adequately consider the Petition without a full legal description, they may defer this requirement until after the Council has rendered its decision on the Petition; however, in no event shall a vacation be final until the requirements of this subsection have been met.
- f. Each Petitioner must provide proof of ownership. An affidavit, title report, copy of a deed of conveyance, or tax statement must be submitted for each signature as evidence of ownership. Any proof of ownership must contain a legal description of the property owned by the Petitioner.

2. *Valuation:*

Unless an abutting property owner objects, compensation as required under RCW 35.79.030 shall be established based on the Pierce/King County Assessor's assessed value of all abutting property. This compensation shall be determined as follows:

- a. The Pierce/King County Assessor's assessed value for each lot adjacent to the proposed vacation shall be divided by the number of square feet in that lot in order to obtain a "value per square foot" for each adjacent lot;
- b. The "value per square foot" for each adjacent lot shall be added together and divided by the total number of adjacent lots in order to obtain an average price per square foot for all adjacent property; and
- c. The compensation required of each abutting property owner shall consist of the average price per square foot obtained under subsection 2, above, multiplied by the number of square feet each abutting property owner will be receiving through the property vacation. The valuation

required under this section shall be prepared under the direction of the City Public Works Department. Any costs of the valuation, including time spent by the City staff in preparing or assisting with preparing the valuation, shall be borne by the Petitioner(s). The valuation shall be documented, complete, and added to the Petition before a vacation will be considered final. In the event a Petitioner or abutting property owner objects to the calculation of compensation under this section, the compensation required under RCW 35.79.030 shall be established as required under section 3, below.

3. Appraisals:

Determination of appraised value shall be made by appraisal of the portion of the street, alley, or easement to be vacated with value determination based on highest and best use. The appraisal shall be prepared at the discretion of the Public Works Manager or designee. Any easement or other public rights retained by the City or dedicated to the City shall be considered in the appraisal. The appraisal cost shall be borne by the applicant. The appraisal must be complete and added to the Petition before a vacation will be considered final.

4. Fees:

All fees and costs required by Pacific Municipal Code, resolution of the Pacific City Council, or these written procedures must be paid before the Pacific City Council will set a date to hear the Petition.

5. Maps:

Each Petition must be accompanied by a scale map showing the street, alley, easement, or part thereof, to be vacated, and showing all properties with subdivisions, blocks, lots, and specifying open and unopened rights-of-way in the vicinity of the proposed vacation.



CITY OF PACIFIC
COMMUNITY DEVELOPMENT DEPARTMENT/ PUBLIC WORKS

100 3RD AVENUE SE
PACIFIC, WA 98047
Telephone (253) 929-1110 Fax (253) 887-9910

Project Name _____ Project Number _____

FEE OBLIGATION

I, the undersigned, affirm and acknowledge that I am the responsible person or authorized agent for the applicant and I or the party I represent, hereby agree to pay to the City of Pacific the costs incurred in the processing of the applications for the above referenced project.

I understand that the City of Pacific charges on a time and materials basis for external and internal professional and administrative support staff time and for materials, noticing, and other miscellaneous project related requirements. Periodic billings are issued specifying services that have been provided and requiring payment. Payment is due within 30 days of the billing notice. Payments not received within 30 days of the billing notice shall accrue interest and penalties as prescribed by the latest adopted fee schedules. I, or the party I represent, agree to pay all such invoices within 30 days of the billing notice. I, or the party I represent, agree to pay all attorney's fees and costs incurred by the City in collecting said fees.

I understand that invoices that are unpaid for more than 45 days shall be sufficient reason to have the City of Pacific terminate all work processing of the applications for the above referenced project.

I understand that the deposit that I am required to pay will be held in a non- interest bearing account and shall only be applied in the event of my failure to pay invoices I, or the party I represent, will be entitled to a full refund of my deposit upon written request, final project approvals and payment of all final City of Pacific invoices.

Charles Keltner / Senior Manager Real-Estate
Printed Name and Title

Joshua Freegard
Designated Contact Person Print Name

2301 Lou Menk Drive, GOB-3W
FORT WORTH, TX 76131

14500 N. Northsight Blvd. # 313
Scottsdale, AZ 85260
Address

Address of Owner

480-447-2505
Phone

480-447-2505
Phone

BNSF Railway Company's Petition for the Vacation of a Public Right-of-Way

Supporting Materials

The following provides the information required by the City of Pacific's Procedures for requesting vacation of a City right of way.

Description of property to be vacated

Petitioner BNSF Railway Company requests vacation of that portion of the City of Pacific right of way that lies to the south of the White (Stuck) River, and to the west of the BNSF right of way. That portion of the City right of way is 30' in width and approximately 315' in length. A survey and formal legal description for the portion of right of way to be vacated are provided as attachments.

Ownership interests of petitioner

Petitioner owns all private lands abutting the right of way to be vacated. Specifically, Petitioner owns all lands on three sides of the right of way: King County parcel 335440-0661, which abuts the entire west side of the right of way; King County parcel 362104-9107, which abuts the entire south side of the right of way; and King County parcel 362104-9020, which abuts the entire east side of the right of way. The only abutting property not owned by Petitioner is the north side, which is abutted by the White River.

The right of way sought to be vacated is no longer of public benefit

The portion of the right of way to be vacated is isolated from other rights of way, roads and City lands. It is surrounded on three sides by private property that is not open to the public. It is not paved or otherwise developed, and is not used as a right of way. It is adjacent to BNSF's active mainline railroad tracks carrying traffic through King and Pierce Counties. Due to its limited size, isolated location and surrounding land uses, it is not suitable for beach use or other public access.

The proposed vacation is in the public interest

As discussed above, the right of way to be vacated is small, isolated and not used for public purposes. Petitioner requests the vacation in order to implement protective measures along Petitioner's railroad embankment, e.g., placement of fill, that are associated with and necessitated by King County's construction of the Countyline Levee Setback Project. The Countyline Project will provide substantial flood protection benefit to the City of Pacific. Upon acquisition of the City right of way, and as part of the Countyline Project, Petitioner has agreed

to provide an easement to King County for its resurfacing and maintenance of the existing levee where it crosses the right of way property and connects to Petitioner's embankment. Vacation of the right of way is therefore in the public interest in that it is necessary to implementation of the Countyline Project.

No property will be denied direct access as a result of the vacation.

The right of way to be vacated is geographically isolated from any public roads. Further, Petitioner owns all private lands abutting the right of way. Accordingly, the right of way is not used to access any private property, and its vacation will not deny access to any property.

Proof of ownership

Attached are King County Assessor reports for Petitioner's parcels that document Petitioner's ownership of all private lands abutting the right of way.

Attachments

As required by the City's Procedures, the petition includes and is supported by the following attachments:

- \$500 application fee and \$2,000 deposit to be applied to engineering fee and additional costs
- Survey
- Legal description of the right of way to be vacated
- Vicinity map showing the general area of the right of way to be vacated and all parcels abutting the right of way
- King County assessor reports for abutting properties
- Fee obligation form

City of Pacific
Property .22 Acres or
9,428 square feet.



King County Department of Assessments

Fair, Equitable, and Understandable Property Valuations

You're in: Assessor >> Look up Property Info >> eReal Property

Department of Assessments

500 Fourth Avenue, Suite ADM-AS-0708, Seattle, WA 98104

Office Hours: Mon - Fri 8:30 a.m. to 4:30 p.m.

TEL: 206-296-7300 FAX: 206-296-5107 TTY: 206-296-7888

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- New Search
- Property Tax Bill
- Map This Property
- Glossary of Terms
- Area Report
- Property Detail

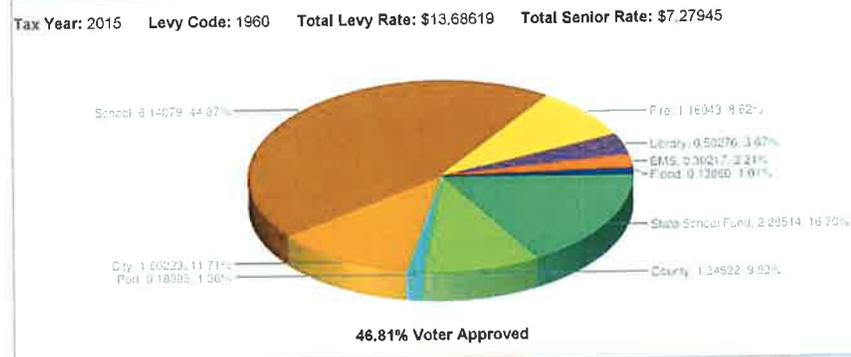
PARCEL

Parcel Number	362104-9107
Name	BNSF RAILWAY CO
Site Address	
Legal	E 50 FT OF POR OF NE 1/4 OF SE 1/4 OF SEC 36-21-4 LY WLY OF BNSF RR R/W TGWE 16.5 FT OF POR OF SE 1/4 OF SE 1/4 OF SD SEC LY WLY OF SD RR R/W

BUILDING 1

Year Built	
Total Square Footage	
Number Of Bedrooms	
Number Of Baths	
Grade	
Condition	
Lot Size	84610
Views	No
Waterfront	

TOTAL LEVY RATE DISTRIBUTION



[Click here to see levy distribution comparison by year.](#)

TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total (\$)
2014	2015	1,000	0	1,000	0	0	0

Updated: April 22, 2015

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Reference Links:

[King County Taxing Districts Codes and Levies \(.PDF\)](#)

[King County Tax Links](#)

[Property Tax Advisor](#)

[Washington State Department of Revenue \(External link\)](#)

[Washington State Board of Tax Appeals \(External link\)](#)

[Board of Appeals/Equalization](#)

[Districts Report](#)

[iMap](#)

[Recorder's Office](#)

[Scanned images of surveys and other map documents](#)

Information for...

- Residents
- Businesses
- Job seekers
- Volunteers
- King County employees

Do more online

- Trip Planner
- Property tax information & payment
- Jail inmate look up
- Parcel viewer or iMap
- Public records
- More online tools...

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King County Department of Assessments

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Department of Assessments

500 Fourth Avenue, Suite ADM-AS-0708, Seattle, WA 98104

Office Hours: Mon - Fri 8:30 a.m. to 4:30 p.m.

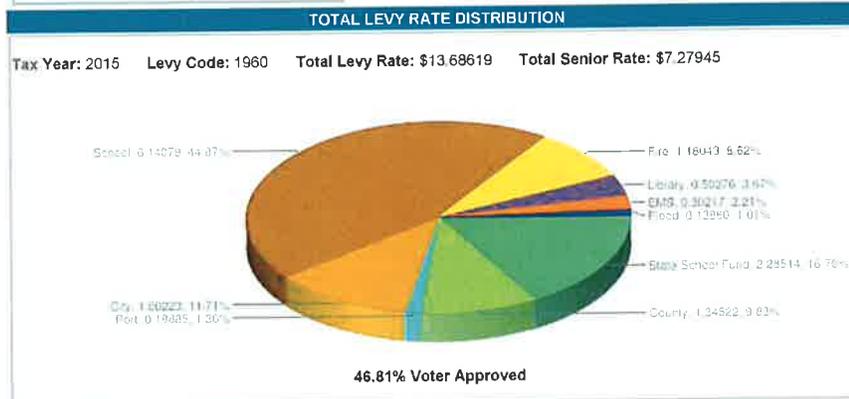
TEL: 206-296-7300 FAX: 206-296-5107 TTY: 206-296-7888

Send us mail

- New Search
- Property Tax Bill
- Map This Property
- Glossary of Terms
- Area Report
- Property Detail

PARCEL	
Parcel Number	362104-9020
Name	BNSF RAILWAY COMPANY
Site Address	5925 A ST SE 98002
Legal	R/W THRU NE 1/4 OF NE 1/4 R/W THRU SE 1/4 OF NE 1/4 R/W THRU NE 1/4 OF SE 1/4 R/W THRU SE 1/4 OF SE 1/4

BUILDING 1	
Year Built	
Building Net Square Footage	
Construction Class	
Building Quality	
Lot Size	527335
Present Use	Right of Way/Utility, Road
Views	No
Waterfront	



Click here to see levy distribution comparison by year.

TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total (\$)
2014	2015	791,000	0	791,000	0	0	0
2013	2014	791,000	0	791,000	0	0	0
2012	2013	791,000	0	791,000	0	0	0
2011	2012	791,000	0	791,000	0	0	0
2010	2011	791,000	0	791,000	0	0	0
2009	2010	791,000	0	791,000	0	0	0
2008	2009	791,000	0	791,000	0	0	0
2007	2008	791,000	0	791,000	0	0	0
2006	2007	791,000	0	791,000	0	0	0
2005	2006	791,000	0	791,000	0	0	0
2004	2005	791,000	0	791,000	0	0	0
2003	2004	791,000	0	791,000	0	0	0
2002	2003	791,000	0	791,000	0	0	0
2001	2002	791,000	0	791,000	0	0	0
2000	2001	791,000	0	791,000	0	0	0
1999	2000	791,000	0	791,000	0	0	0

Reference Links:

[King County Taxing Districts Codes and Levies \(.PDF\)](#)

[King County Tax Links](#)

[Property Tax Advisor](#)

[Washington State Department of Revenue \(External link\)](#)

[Washington State Board of Tax Appeals \(External link\)](#)

[Board of Appeals/Equalization](#)

[Districts Report](#)

[iMap](#)

[Recorder's Office](#)

[Scanned images of surveys and other map documents](#)

1997	1998	0	0	0	791,000	0	791,000
1996	1997	0	0	0	791,000	0	791,000
1994	1995	0	0	0	791,000	0	791,000
1992	1993	0	0	0	791,000	0	791,000
1990	1991	0	0	0	527,300	0	527,300
1988	1989	0	0	0	558,400	0	558,400
1986	1987	0	0	0	558,400	0	558,400
1984	1985	0	0	0	484,800	0	484,800
1982	1983	0	0	0	27,000	0	27,000

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--	--	--

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King County Department of Assessments

Fair, Equitable, and Understandable Property Valuations

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Department of Assessments

500 Fourth Avenue, Suite ADM-AS-0708, Seattle, WA 98104

Office Hours: Mon - Fri 8:30 a.m. to 4:30 p.m.

TEL: 206-296-7300 FAX: 206-296-5107 TTY: 206-296-7888

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- Map This Property
- Glossary of Terms
- Area Report
- Property Detail

PARCEL

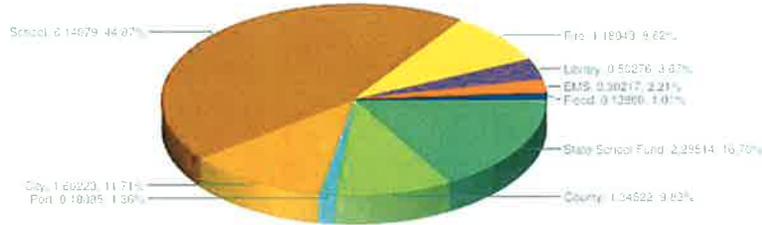
Parcel Number	335440-0661
Name	BNSF RAILROAD COMPANY
Site Address	
Legal	HILLMANS C D PACIFIC CITY DIV #2 POR OF TR A LY ELY OF LN LY 200 FT WLY OF C/L OF BNSF RR R/W

BUILDING 1

Year Built	
Total Square Footage	
Number Of Bedrooms	
Number Of Baths	
Grade	
Condition	
Lot Size	32345
Views	Yes
Waterfront	

TOTAL LEVY RATE DISTRIBUTION

Tax Year: 2015 Levy Code: 1960 Total Levy Rate: \$13.68619 Total Senior Rate: \$7.27945



46.81% Voter Approved

Click here to see levy distribution comparison by year.

TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total (\$)
2014	2015	42,000	0	42,000	0	0	0
2013	2014	76,000	0	76,000	0	0	0
2012	2013	76,000	0	76,000	0	0	0
2011	2012	77,000	0	77,000	0	0	0
2010	2011	19,300	0	19,300	0	0	0

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Reference Links:

King County Taxing Districts Codes and Levies (.PDF)

King County Tax Links

Property Tax Advisor

Washington State Department of Revenue (External link)

Washington State Board of Tax Appeals (External link)

Board of Appeals/Equalization

Districts Report

iMap

Recorder's Office

Scanned images of surveys and other map documents

Scanned images of plats

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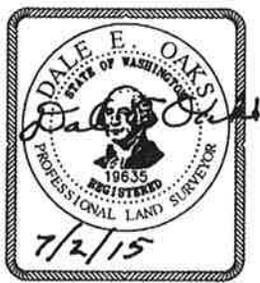
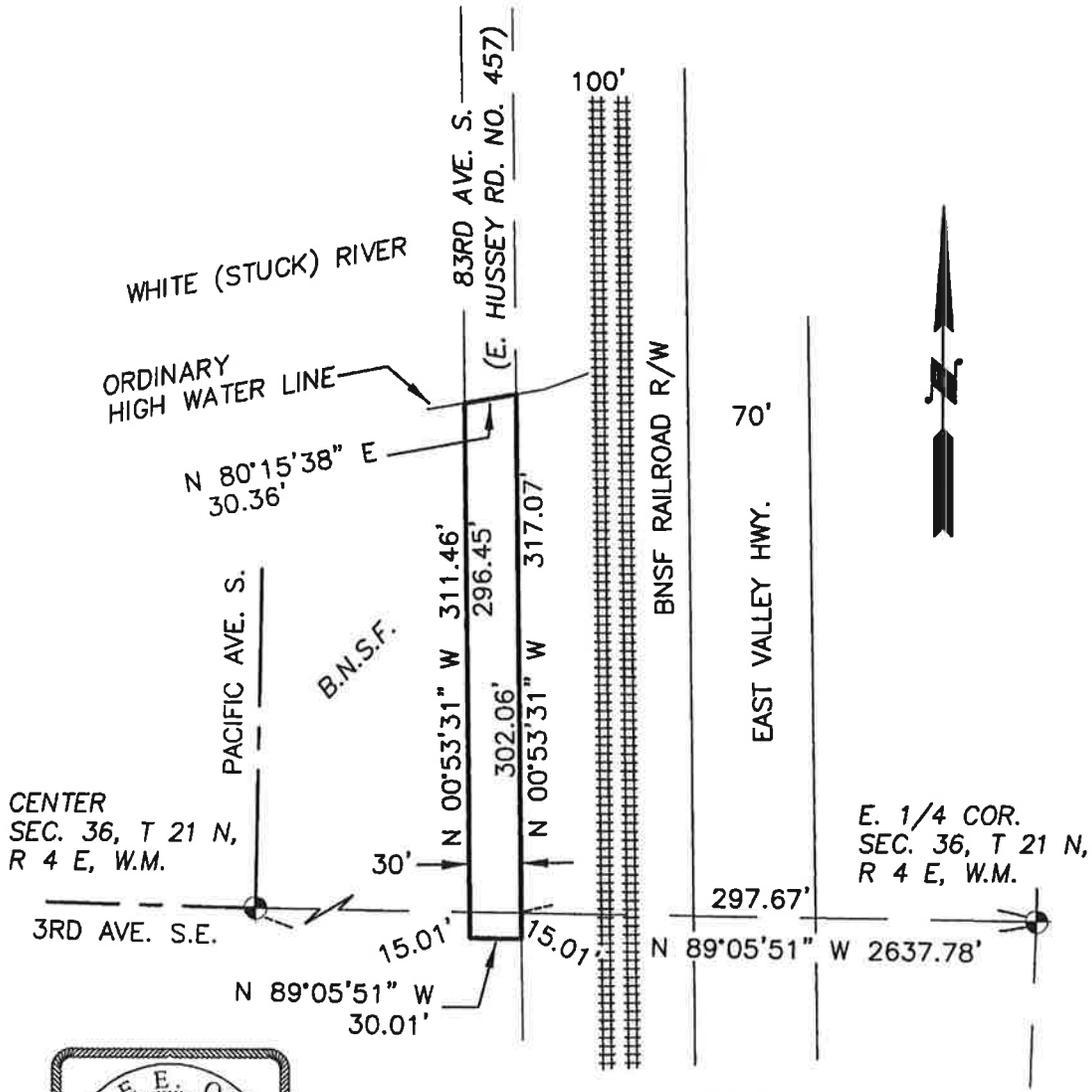


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EXHIBIT DRAWING



AREA
 9,428 SQ. FT.
 0.22 ACRES

LEGEND

-  MONUMENT
-  RAIL ROAD TRACKS



SADLER BARNARD & ASSOC., INC.
 717 W. STEWART, PUYALLUP, WA 98371
 253-848-5170

Legal Description:

That portion of East Hussey Road No. 457 (83rd Ave. S.), being a 30.00 foot wide road established in 1899, lying south of the ordinary high water mark along the southerly side of the Stuck River and north of the south line of the southeast quarter of the northeast quarter of Section 36, Township 21, Range 4 East of the Willamette Meridian;

Together with the west 30.00 feet of that portion of said East Hussey Road No. 457 lying within the northeast quarter of the southeast quarter of Section 36, Township 21, Range 4 East of the Willamette Meridian;



Assessor-Treasurer electronic Property Information Profile

Taxes / Values for 0420013046

08/05/2015 03:09 PM



Property Details		Taxpayer Details	
Parcel Number:	0420013046	Taxpayer Name:	CITY OF PACIFIC
Site Address:	XXX STEWART RD SE	Mailing Address:	100 3RD AVE SE PACIFIC WA 98047
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	5400-FOOD RETAIL TRADE		

Assessed Values								
Value Year	Tax Year	Taxable Value	Assessed Total	Assessed Land	Assessed Improvements	Current Use Land	Personal Property	Notice of Value Mailing Date
2015	2016	0	145,400	109,100	36,300	0	0	0 07/06/2015
2014	2015	0	138,500	109,100	29,400	0	0	0 06/27/2014
2013	2014	0	138,500	109,100	29,400	0	0	0 06/24/2013
2012	2013	0	138,500	109,100	29,400	0	0	0 06/22/2012
2011	2012	0	150,300	120,900	29,400	0	0	0 06/27/2011
2010	2011	0	161,300	126,800	34,500	0	0	0 06/21/2010
2009	2010	0	181,600	140,000	41,600	0	0	0 07/17/2009
2008	2009	0	194,100	147,400	46,700	0	0	0 06/13/2008
2007	2008	0	163,700	117,000	46,700	0	0	0 06/22/2007
2006	2007	0	125,900	89,900	36,000	0	0	0 09/29/2006

Current Charges		
Balance Due: 0.00	Minimum Due: 0.00	as of 08/05/2015

Exemptions	
Tax Year	Exemption
2016	Municipal Corp and Misc Taxing Districts
2015	Municipal Corp and Misc Taxing Districts
2014	Municipal Corp and Misc Taxing Districts
2013	Municipal Corp and Misc Taxing Districts
2012	Municipal Corp and Misc Taxing Districts
2011	Municipal Corp and Misc Taxing Districts
2010	Municipal Corp and Misc Taxing Districts
2009	Municipal Corp and Misc Taxing Districts
2008	Municipal Corp and Misc Taxing Districts
2007	Municipal Corp and Misc Taxing Districts

Paid Charges		
For questions regarding any electronic payments you may have made, please contact Point & Pay at 1-877-765-4112		
Tax Year	Charge Type	Amount Paid
2015	Weed Control Principal	1.70
Total 2015		1.70
2014	Weed Control Principal	1.64
Total 2014		1.64
2013	Weed Control Principal	1.64
Total 2013		1.64
2012	Drainage District Principal	23.89
	Weed Control Principal	1.64
Total 2012		25.53
2011	Weed Control Principal	1.64
Total 2011		1.64
2010	Drainage District Principal	24.23
Total 2010		24.23

Tax Code Areas		
Tax Year	TCA	Rate
2016	086	0.000000
2015	086	13.524460
2014	086	13.695869
2013	086	14.275933
2012	086	13.077788
2011	086	12.003162
2010	086	10.800423
2009	086	9.975316
2008	086	9.529544
2007	086	9.807034

Receipts		
Date	Number	Amount Applied
03/16/2015	8089316	1.70
02/28/2014	7485816	1.64
03/29/2013	6939044	1.64

Assessor-Treasurer electronic Property Information Profile

Land Characteristics for 0420013046

08/05/2015 03:19 PM



Property Details Parcel Number: 0420013046 Site Address: XXX STEWART RD SE Account Type: Real Property Category: Land and Improvements Use Code: 5400-FOOD RETAIL TRADE		Taxpayer Details Taxpayer Name: CITY OF PACIFIC Mailing Address: 100 3RD AVE SE PACIFIC WA 98047	
Location: LEA: 2054 RTSQQ: 04-20-01-32		Size SF: 4,085 Acres: 0.09 Front Ft: 95	
Amenities WF Type: n/a View Quality: n/a Street Type: Paved		Utilities Electric: Power Installed Sewer: Sewer/Septic Installed Water: Water Installed	

Warning: Appraisal data provided is for informational purposes only and is incomplete for determination of value.

I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. **All critical information should be independently verified.**

Pierce County Assessor-Treasurer
Mike Lonergan
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 Tacoma, Washington 98409
 (253)798-6111 or Fax (253)798-3142
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Taxes / Values for 0420013045

08/05/2015 03:11 PM



Property Details		Taxpayer Details	
Parcel Number:	0420013045	Taxpayer Name:	CITY OF PACIFIC
Site Address:	202 STEWART RD SE	Mailing Address:	100 3RD AVE SE PACIFIC WA 98047
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1197-COMM LND WITH SFR		

Assessed Values								
Value Year	Tax Year	Taxable Value	Assessed Total	Assessed Land	Assessed Improvements	Current Use Land	Personal Property	Notice of Value Mailing Date
2015	2016	0	174,000	174,000	0	0	0	0 07/06/2015
2014	2015	0	174,000	174,000	0	0	0	0 06/27/2014
2013	2014	0	174,000	174,000	0	0	0	0 06/24/2013
2012	2013	0	174,000	174,000	0	0	0	0 06/22/2012
2011	2012	0	192,800	192,800	0	0	0	0 06/27/2011
2010	2011	0	202,200	202,200	0	0	0	0 06/21/2010
2009	2010	0	223,300	223,300	0	0	0	0 07/17/2009
2008	2009	0	235,100	235,100	0	0	0	0 09/19/2008
2007	2008	0	188,600	139,200	49,400	0	0	0 06/22/2007
2006	2007	34,155	152,000	107,100	44,900	0	0	0 06/12/2006

Current Charges	Exemptions
Balance Due: 0.00	Tax Year
Minimum Due: 0.00	Exemption
as of 08/05/2015	2016 Municipal Corp and Misc Taxing Districts

Paid Charges
For questions regarding any electronic payments you may have made, please contact **Point & Pay** at **1-877-765-4112**

Tax Year	Charge Type	Amount Paid
2015	Weed Control Principal	1.70
Total 2015		1.70
2014	Weed Control Principal	1.64
Total 2014		1.64
2013	Weed Control Principal	1.64
Total 2013		1.64
2012	Drainage District Principal	30.08
	Weed Control Principal	1.64
Total 2012		31.72
2011	Weed Control Principal	1.64
Total 2011		1.64
2010	Drainage District Principal	29.34
Total 2010		29.34
2007	Property Tax Principal	334.96
	Property Tax Interest	3.35
	Weed Control Principal	1.39
	Weed Control Interest	0.01
Total 2007		339.71

2015	Municipal Corp and Misc Taxing Districts
2014	Municipal Corp and Misc Taxing Districts
2013	Municipal Corp and Misc Taxing Districts
2012	Municipal Corp and Misc Taxing Districts
2011	Municipal Corp and Misc Taxing Districts
2010	Municipal Corp and Misc Taxing Districts
2009	Municipal Corp and Misc Taxing Districts
2008	Municipal Corp and Misc Taxing Districts
2007	Municipal Corp and Misc Taxing Districts

Tax Code Areas		
Tax Year	TCA	Rate
2016	086	0.000000
2015	086	13.524460
2014	086	13.695869
2013	086	14.275933
2012	086	13.077788
2011	086	12.003162
2010	086	10.800423
2009	086	9.975316
2008	086	9.529544
2007	086	9.807034

Receipts		
Date	Number	Amount Applied
03/16/2015	8089315	1.70
02/28/2014	7485816	1.64
03/29/2013	6939046	1.64

Assessor-Treasurer electronic Property Information Profile

Land Characteristics for 0420013045

08/05/2015 03:19 PM



Property Details Parcel Number: 0420013045 Site Address: 202 STEWART RD SE Account Type: Real Property Category: Land and Improvements Use Code: 1197-COMM LND WITH SFR		Taxpayer Details Taxpayer Name: CITY OF PACIFIC Mailing Address: 100 3RD AVE SE PACIFIC WA 98047	
Location: LEA: 2054 RTSQQ: 04-20-01-32		Size SF: 8,181 Acres: 0.19 Front Ft: 193	
Amenities WF Type: n/a View Quality: n/a Street Type: Paved		Utilities Electric: Power Installed Sewer: Sewer/Septic Installed Water: Water Installed	

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Taxes / Values for 0420013052

08/05/2015 03:15 PM



Property Details		Taxpayer Details	
Parcel Number:	0420013052	Taxpayer Name:	PACIFIC MARKET PLACE LLC
Site Address:	1151 VALENTINE AV SE	Mailing Address:	12213 SE 260TH PL KENT WA 98030
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	6600-CONTRACTOR SERVICES		

Assessed Values

Value Year	Tax Year	Taxable Value	Assessed Total	Assessed Land	Assessed Improvements	Current Use Land	Personal Property	Notice of Value Mailing Date
2015	2016	273,500	273,500	266,000	7,500		0	0 07/06/2015
2014	2015	273,500	273,500	266,000	7,500		0	0 06/27/2014
2013	2014	279,100	279,100	271,600	7,500		0	0 06/24/2013
2012	2013	279,300	279,300	271,600	7,700		0	0 06/22/2012
2011	2012	308,700	308,700	301,000	7,700		0	0 06/27/2011
2010	2011	324,200	324,200	315,700	8,500		0	0 06/21/2010
2009	2010	357,900	357,900	348,700	9,200		0	0 07/17/2009
2008	2009	376,000	376,000	367,100	8,900		0	0 06/13/2008
2007	2008	282,800	282,800	262,000	20,800		0	0 06/22/2007
2006	2007	222,300	222,300	201,500	20,800		0	0 06/12/2006

Current Charges [Recalculate](#)
 Property tax interest and/or penalty charges are calculated on the 1st of each month. Your payment must be paid or postmarked prior to the 1st to avoid accrual of those additional charges. If the last day of the month falls on a holiday or weekend, you will have the following business day to pay or postmark without additional interest and/or penalty. If necessary, you can [recalculate](#) charges for a future date.

Exemptions
 No exemptions

Pay with credit card, Visa debit card or E-check [Payment Mailing Address](#)

Balance Due:	Minimum Due:	as of 08/05/2015	
1,850.33	1,850.33		
Tax Year	Charge Type	Amount Charged	Minimum Due Balance Due Due Date
2015	Property Tax Principal	3,698.95	1,849.48 1,849.48 10/31/15
	Weed Control Principal	1.70	0.85 0.85 10/31/15
Total 2015		3,700.65	1,850.33 1,850.33

Tax Code Areas

Tax Year	TCA	Rate
2016	086	0.000000
2015	086	13.524460
2014	086	13.695869
2013	086	14.275933
2012	086	13.077788
2011	086	12.003162
2010	086	10.800423
2009	086	9.975316
2008	086	9.529544
2007	086	9.807034

Paid Charges
 For questions regarding any electronic payments you may have made, please contact **Point & Pay** at 1-877-765-4112

Tax Year	Charge Type	Amount Paid	
2015	Property Tax Principal	1,849.47	
	Weed Control Principal	0.85	
Total 2015		1,850.32	
2014	Property Tax Principal	3,822.52	
	Weed Control Principal	1.64	
Total 2014		3,824.16	
2013	Property Tax Principal	3,987.26	
	Weed Control Principal	1.64	
Total 2013		3,988.90	
2012	Property Tax Principal	4,037.11	
	Drainage District Principal	46.96	
	Weed Control Principal	1.64	
Total 2012		4,085.71	
2011	Property Tax Principal	3,891.42	
	Weed Control Principal	1.64	
Total 2011		3,893.06	
2010	Property Tax Principal	3,865.47	
	Drainage District Principal	45.82	
	Weed Control Principal	1.39	
Total 2010		3,912.68	
2009	Property Tax Principal	3,750.72	
	Weed Control Principal	1.39	
Total 2009		3,752.11	
2008	Property Tax Principal	2,694.96	

Receipts

Date	Number	Amount Applied
03/09/2015	8082319	1,850.32
01/14/2015	8063425	1,912.08
04/21/2014	7568890	1,912.08
04/18/2013	6976188	3,988.90
08/13/2012	6602653	2,042.86
05/03/2012	6568512	2,042.85
11/04/2011	6247859	1,946.53
05/04/2011	5966625	0.00
05/04/2011	5975224	1,946.53
10/26/2010	5510243	1,956.34
05/04/2010	5391197	1,956.34
11/05/2009	5084265	1,876.06
05/04/2009	4797546	1,876.05
10/30/2008	4439777	1,348.18
04/10/2008	3976791	1,348.17
11/01/2007	3865052	1,090.75
04/16/2007	3410715	1,090.75
10/23/2006	3227792	791.86
05/04/2006	3044931	791.86
11/07/2005	2752624	813.47
04/30/2005	2449359	813.47
11/02/2004	2171857	790.03

Assessor-Treasurer electronic Property Information Profile

Land Characteristics for 0420013052

08/05/2015 03:17 PM



Property Details Parcel Number: 0420013052 Site Address: 1151 VALENTINE AV SE Account Type: Real Property Category: Land and Improvements Use Code: 6600-CONTRACTOR SERVICES		Taxpayer Details Taxpayer Name: PACIFIC MARKET PLACE LLC Mailing Address: 12213 SE 260TH PL KENT WA 98030	
Location: LEA: 2054 RTSQQ: 04-20-01-32		Size SF: 27,250 Acres: 0.63 Front Ft: 222	
Amenities WF Type: n/a View Quality: n/a Street Type: Paved		Utilities Electric: Power Available Sewer: Sewer/Septic Installed Water: Water Available	

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Taxes / Values for 4495400451

08/05/2015 03:16 PM



Property Details		Taxpayer Details	
Parcel Number:	4495400451	Taxpayer Name:	BEATTY CLIFFORD M & SHARON R
Site Address:	242 STEWART RD SE	Mailing Address:	216 27TH AVE NW GIG HARBOR WA 98335-7809
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	3400-FAB METAL PRODUCTS		

Value Year	Tax Year	Taxable Value	Assessed Total	Assessed Land	Assessed Improvements	Current Use Land	Personal Property	Notice of Value Mailing Date
2015	2016	2,522,200	2,522,200	1,317,800	1,204,400		0	0 07/06/2015
2014	2015	2,357,200	2,357,200	1,317,800	1,039,400		0	0 06/27/2014
2013	2014	2,357,200	2,357,200	1,317,800	1,039,400		0	0 06/24/2013
2012	2013	2,280,200	2,280,200	1,317,800	962,400		0	0 06/22/2012
2011	2012	2,308,600	2,308,600	1,460,200	848,400		0	0 06/27/2011
2010	2011	2,509,200	2,509,200	1,531,500	977,700		0	0 06/21/2010
2009	2010	2,541,200	2,541,200	1,691,700	849,500		0	0 07/17/2009
2008	2009	2,559,000	2,559,000	1,780,800	778,200		0	0 06/13/2008
2007	2008	2,541,400	2,541,400	1,372,000	1,169,400		0	0 06/22/2007
2006	2007	1,990,900	1,990,900	1,055,400	935,500		0	0 06/12/2006

Current Charges [Recalculate](#)
 Property tax interest and/or penalty charges are calculated on the 1st of each month. Your payment must be paid or postmarked prior to the 1st to avoid accrual of those additional charges. If the last day of the month falls on a holiday or weekend, you will have the following business day to pay or postmark without additional interest and/or penalty. If necessary, you can [recalculate](#) charges for a future date.

Exemptions
 No exemptions

Pay with credit card, Visa debit card or E-check				Payment Mailing Address	
Balance Due: 19,442.46		Minimum Due: 19,442.46		as of 08/05/2015	
Tax Year	Charge Type	Amount Charged	Minimum Due	Balance Due	Due Date
2015	Property Tax Principal	31,879.86	15,939.93	15,939.93	10/31/15
	Weed Control Principal	2.24	1.12	1.12	10/31/15
	Fire Benefit Charge Principal	7,002.81	3,501.41	3,501.41	10/31/15
Total 2015		38,884.91	19,442.46	19,442.46	

Tax Year	TCA	Rate
2016	086	0.000000
2015	086	13.524460
2014	086	13.695869
2013	086	14.275933
2012	086	13.077788
2011	086	12.003162
2010	086	10.800423
2009	086	9.975316
2008	086	9.529544
2007	086	9.807034

Paid Charges
 For questions regarding any electronic payments you may have made, please contact **Point & Pay at 1-877-765-4112**

Tax Year	Charge Type	Amount Paid	Date	Number	Amount Applied
2015	Property Tax Principal	15,939.93			
	Weed Control Principal	1.12			
	Fire Benefit Charge Principal	3,501.40	04/30/2015	8332951	19,442.45
Total 2015		19,442.45	10/22/2014	7870631	19,429.15
2014	Property Tax Principal	32,283.90	04/22/2014	7576091	19,429.14
	Weed Control Principal	2.00	10/30/2013	7410558	19,624.00
	Fire Benefit Charge Principal	6,572.39	04/24/2013	7018970	19,623.99
Total 2014		38,858.29	10/23/2012	6681655	18,591.78
2013	Property Tax Principal	32,551.99	04/24/2012	6434995	18,591.77
	Weed Control Principal	2.00	11/01/2011	6235065	18,166.18
	Fire Benefit Charge Principal	6,694.00	04/25/2011	5805594	18,166.18
Total 2013		39,247.99	10/25/2010	5502577	16,909.50
2012	Property Tax Principal	30,191.38	04/26/2010	5251408	16,909.50
	Drainage District Principal	338.25	10/19/2009	4870803	15,647.56
	Weed Control Principal	2.00	04/21/2009	4592854	15,647.55
	Fire Benefit Charge Principal	6,651.92	10/29/2008	4435611	14,862.80
Total 2012		37,183.55	04/24/2008	4066528	14,862.79
2011	Property Tax Principal	30,118.33	10/23/2007	3717848	9,763.26
	Weed Control Principal	2.00	04/26/2007	3556258	9,763.25
	Fire Benefit Charge Principal	6,212.03	11/02/2006	3293086	8,951.50
Total 2011		36,332.36	05/03/2006	3042267	8,951.50
2010	Property Tax Principal	27,446.03	10/25/2005	2669594	8,959.07
	Drainage District Principal	313.13	03/29/2005	2246633	8,959.06
			10/13/2004	1991134	8,555.11

Assessor-Treasurer electronic Property Information Profile

Land Characteristics for 4495400451

08/05/2015 03:16 PM



Property Details Parcel Number: 4495400451 Site Address: 242 STEWART RD SE Account Type: Real Property Category: Land and Improvements Use Code: 3400-FAB METAL PRODUCTS		Taxpayer Details Taxpayer Name: BEATTY CLIFFORD M & SHARON R Mailing Address: 216 27TH AVE NW GIG HARBOR WA 98335-7809	
Location: LEA: 2054 RTSQQ: 04-20-01-32		Size SF: 156,332 Acres: 3.59 Front Ft: 253	
Amenities WF Type: n/a View Quality: n/a Street Type: Paved		Utilities Electric: Power Installed Sewer: Sewer/Septic Installed Water: Water Installed	

Warning: Appraisal data provided is for informational purposes only and is incomplete for determination of value.

I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. **All critical information should be independently verified.**

Pierce County Assessor-Treasurer
 Mike Lonergan
 2401 South 35th St Room 142
 Tacoma, Washington 98409
 (253)798-6111 or Fax (253)798-3142
www.piercecountywa.org/atr

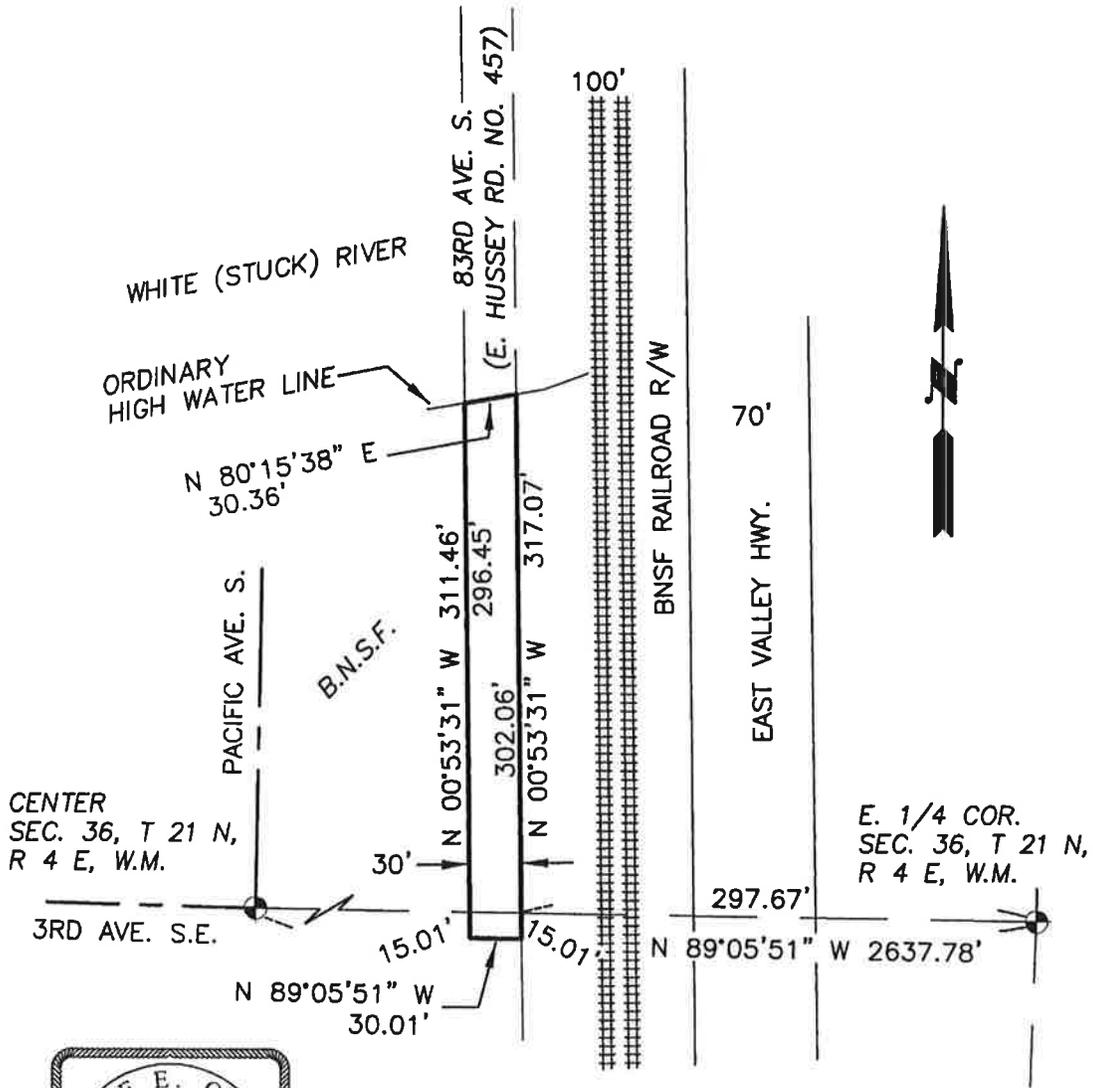
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WEBSITE INFORMATION

Privacy Policy
 Copyright Notices

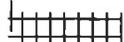
EXHIBIT B

EXHIBIT DRAWING



AREA
9,428 SQ. FT.
0.22 ACRES

LEGEND

-  MONUMENT
-  RAIL ROAD TRACKS



SADLER BARNARD & ASSOC., INC.
717 W. STEWART, PUYALLUP, WA 98371
253-848-5170

Legal Description:

That portion of East Hussey Road No. 457 (83rd Ave. S.), being a 30.00 foot wide road established in 1899, lying south of the ordinary high water mark along the southerly side of the Stuck River and north of the south line of the southeast quarter of the northeast quarter of Section 36, Township 21, Range 4 East of the Willamette Meridian;

Together with the west 30.00 feet of that portion of said East Hussey Road No. 457 lying within the northeast quarter of the southeast quarter of Section 36, Township 21, Range 4 East of the Willamette Meridian;



EXHIBIT C

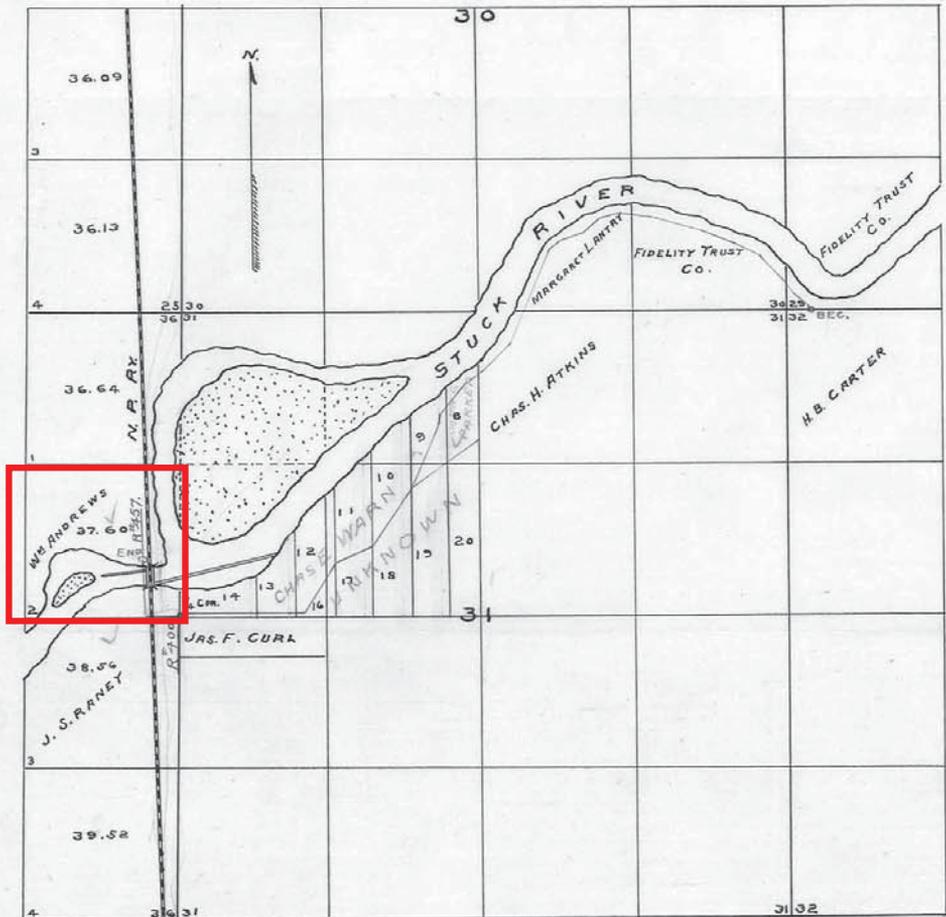
B. H. CARTER ROAD

1N

TP. 21 N. Rgs. 4th & 5 E. W. M.

JUNE 1899

P. D. HAMLIN
COUNTY SURVEYOR



Viewers' Report.

IN THE MATTER OF THE PETITION OF

B. H. Carten et al
for the View, Location and Establishment of
a County Road in King County, Washington.

Viewers' Report.

We the undersigned, residents of the County of King and State of Washington,
duly appointed Viewers by the Board of County Commissioners of said County on the
2nd day of May A. D. 1899
to view, survey and lay out a certain road designated in the petition of B. H.
Carten and others, and to estimate the damages to owners of land
over which the proposed road runs, in obedience to the order and directions of the
Board and to the law, did on the 7th 8th & 9th days of June A. D. 1899

189.....

view, lay out, survey and mark the course of the road proposed in said petition, and
report as follows, viz:

FIRST

Said Road as surveyed and marked commences at a point on the Section
line between Sections 29 & 32 T₁P. 21 N. R. 5 E. W. M.
195 feet east of the corner to Sections ^{30, 29} 31, 32. Thence westerly
and southwesterly on the south side of Truck River about
5000 feet to an intersection with the roadway as laid off in
The Darkey Homestead Plat. Thence along said platted
road southerly and westerly to a point fifteen (15) feet
north of the 7th Sec. Cor. on the West boundary line of Section
31. Said T₁P. and R₅. Thence South fifteen (15) feet to the said
7th Sec. Cor. Thence West along the East & West Center line of
Section 36 T₁P. 21 N. R. 4 E. W. M. to a point sixty five (65) feet
west of the center line of the N. P. Ry track, measured at
right angles to said railway center line. Thence northwesterly
parallel to and sixty five (65) feet from the said railway center
line to a point north of Truck River and junction with the
terminal point of County Road # 457. The total length
being one mile and 3116²/₃ feet

and ends at

the total length being

SECOND

Said road passes over, across and through the following described tracts of land of which we give the names and addresses of owners, lessees or incumbancers and the area taken by the road from each tract, viz:

DESCRIPTION OF LAND				Name of Owner, Lessee or Incumbancer	ADDRESS	AREA Taken for Road	
Part of Section	Sec.	Tp.	Rg.	State if Unknown		Acres	Tenths
S.W. 1/4 of N.W. 1/4	31	21	5E	Subdivided into The Parker Homestead tracts			
S.E. 1/4 of N.W. 1/4	31	21	5E				
N.E. 1/4 of N.W. 1/4	31	21	5E		SEE Below		
N.W. 1/4 of N.E. 1/4	31	21	5E	CHAS E ATKINS		0	50
S.W. 1/4 of S.E. 1/4	30	21	5E	MARGARET LANTRY		0	91
S.E. 1/4 of S.E. 1/4	30	21	5E	FIDELITY TRUST Co		1	04
S.W. 1/4 of S.W. 1/4	29	21	5E	FIDELITY TRUST Co		0	23
LOT 3	36	21	4E	J.S. PARKER		0	70
LOT 2	36	21	4E	W.M. ANDREWS		0	35
THE PARKER HOMESTEAD TRACTS	LOT	8		JNO. G. PARKER		0	31
" " " "	"	9		CHAS. E. WARNER		0	46
" " " "	"	10		" " "		0	21
" " " "	"	11		" " "		0	12
" " " "	"	12		" " "		0	24
" " " "	"	13		" " "		0	23
" " " "	"	14		" " "		0	46
" " " "	"			" " "		0	33
" " " "	"	16		" " "		0	18
" " " "	"	17		Unknown		0	13
" " " "	"	18		Unknown		0	21
" " " "	"	19				5	67
" " " "	"	20					

THIRD

We estimated the damage to the owners of land over which the proposed road will run, a description of which, the area, the names of owners and estimate of damages are as follows:

DO NOT LIST UNLESS DAMAGES ARE CLAIMED

DESCRIPTION OF LAND				AREA		NAME OF OWNER	Estimated Damage	
Part of Section	Sec.	Tp.	Rg.	Acres	10ths	State if Unknown	Dols.	Cents
<i>No Damages</i>								

FOURTH

The following are the names of the persons interested in lands through which said road passes who consent to the establishment of the Road and waive all claims for damages:

NAMES	NAMES	NAMES
<i>J. S. Parker</i>		
<i>L. Shaughnessy</i>		
<i>Wm. Andrews</i>		
<i>J. S. Ranney</i>		

QUIT - CLAIM DEED .

The grantors, William Andrews and Amanda J. Andrews, husband and wife, both residents of Stuck, King County, Washington, for the consideration of One Dollar lawful money of the United States of America, in hand paid, convey and quit-claim to King County, one of the Counties of the State of Washington, for road purposes, all interest in the following described real estate:-----

-----A portion of the north-east quarter of Section Thirty-Six, Township Twenty-One north of Range Four east W.M., particularly bounded as follows, to-wit: Beginning at the south-east corner of the north-east quarter of said Section 36, running thence westerly along the quarter section line to a point thirty feet west of the west line of the right of way of the Northern Pacific Railway Company, thence in a northerly direction and on a line parallel with the west line of said right of way to the north bank of Stuck River, thence in an easterly direction and along the north bank of Stuck River to the west line of said right of way, thence in a southerly direction and along the west line of said right of way to a point fifteen feet north of the south line of the south-east quarter of the north-east quarter of said Section 36, thence in an easterly direction on a line parallel with the south line of the north-east quarter of said Section 36 and fifteen feet distant therefrom to the east line of said Section 36, thence southerly to the point of beginning.

Situated in the County of King, State of Washington.

Dated this 27th day of April, A.D. 1899.

Signed, sealed and delivered) W. Andrews (Seal)

in presence of) Amanda J. Andrews (Seal)

J. S. Raney)

State of Washington,
SS.

County of King.

I, I. B. Knickerbocker, a Notary Public in and for the State of Washington, duly commissioned and sworn, do hereby certify that on this 27th day of April, A.D. 1899, personally appeared before me William Andrews and Amanda J. Andrews, his wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 27th day of April, A.D. 1899.

I. B. Knickerbocker
Notary Public in and for the State of Washington, residing at Auburn in said State.

QUIT - CLAIM DEED .

The grantors, J.S.Raney and Mary L.Raney, both residents of Stuck, King County, Washington, for the consideration of One Dollar lawful money of the United States of America, in hand paid, convey and quit-claim to King County, one of the Counties in the State of Washington, for road purposes, all interest in the following described real estate:-----

-----Beginning at the north-east corner of the south-east quarter of Section Thirty-Six in Township Twenty-One north of Range Four east of the Willamette Meridian, running thence westerly along the quarter section line to a point thirty feet west of the west line of the right of way of the Northern Pacific Railway Company, thence south fifteen feet, thence easterly on a line parallel with the north line of the south-east quarter of said Section Thirty-Six and fifteen feet distant therefrom to the east line of said Section Thirty-Six, thence northerly to the point of beginning; containing more or less of land.

Situated in the County of King, State of Washington.

Dated this 25th day of April, A.D. 1899.

Signed, sealed and delivered) J.S.Raney (Seal)
in presence of)
Mary L. Raney (Seal)
Caranda J. Andrews)
I.B. Knickerbocker)

State of Washington,
SS.
County of King.

I, I.B. Knickerbocker, a Notary Public in and for the State of Washington, duly commissioned and sworn, do hereby certify that on this 27th day of April, A.D. 1899, personally appeared before me J.S.Raney and Mary L.Raney, his wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 27th day of April, A.D. 1899.

I.B. Knickerbocker,
Notary Public in and for the State of Washington, residing at Auburn in said State.

C. D. HILLMAN'S Pacific City Addition TO THE CITY OF SEATTLE

DIVISION NO. 2

Goffert and Whitworth.



Approved by the Board of County Commissioners of King County this 14 day of June A.D. 1906.

F. J. Smith
Chairman.

Attest: J. P. Agnew
Secretary of the Board of County Commissioners.

Road to be vacared

DESCRIPTION

This Plat of "C. D. Hillman's Pacific City Addition to the City of Seattle, Division No. 2" covers the Southeast Quarter of Northwest Quarter (S.E. 1/4 of N.W. 1/4) and the Northeast Quarter (N.E. 1/4) of Section Thirty-six (36) of Township Twenty-one (21) North of Range Four (4) East of the Willamette Meridian, reserving and excluding therefrom all rights of way for railroad purposes or public highways heretofore acquired, appropriated, or conveyed also excepting therefrom the portion of the N.E. 1/4 of the N.E. 1/4 of said Section 36, lying east of the Northern Pacific Railroad, as heretofore conveyed by T.N. Berlin and Frances Berlin his wife, to Harry B. Kinkade. The easterly tenfeet of the land included in this plat, lying south of said Kinkade Tract, is subject to an easement granted thereon for a pole line, wires, etc., heretofore granted by said Berlin and wife to the Snoqualmie Falls Power Company.

The existing County Road along the north bank of Stuck River is hereby widened from 30 feet to 40 feet and the northerly margin thereof indicated and established by courses and distances upon this plat. The southerly margin is not indicated but is hereby established as 40 feet distant from and parallel with the said north margin. Tract "D" includes so much of the broken and overflowed area within this plat as may now or hereafter be reclaimed and protected between the southerly margin of said County Road and the north bank of Stuck River as the same may now or hereafter be fixed, defined and maintained. West from Stuck River, the existing County Road along the south boundary of this plat, is widened by adding 5 feet to the north side thereof taking 20 feet from this tract instead of 15 feet as heretofore. All other County Roads remain as now established. Other streets and lanes are established as shown and located by this plat. The dimensions and location of all the numbered Tracts are clearly indicated upon the face of the plat. Tract "A" includes all land within this plat lying west of the County Road and south of the southerly bank of Stuck River, as the same may now or hereafter be fixed, defined and maintained. Tract "B" includes all land within this plat lying east of the Northern Pacific Railroad Right of Way, north of the County Road, and south of the southerly bank of Stuck River as the same may now or hereafter be fixed, defined and maintained. Tract "C" includes all land within this plat lying east of the Northern Pacific Railroad Right of Way, and north of the northerly bank of Stuck River as the same may now or hereafter be fixed, defined and maintained. Tract "D" is heretofore described.

DEDICATION

Know all men by these presents that we H.T. Bredes and Ella M. Bredes his wife owners in fee simple of the lands included in this Plat of C. D. Hillman's Pacific City Addition to the City of Seattle Division No. 2 do hereby declare this plat and dedicate to the use of the Public forever all the roads, streets and lanes shown hereon.

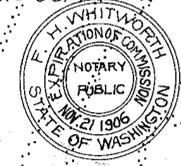
In witness whereof we have hereunto set our hand and seals this 13th day Feb. A.D. 1906.

Witnesses:
A. T. Thompson
F. H. Whitworth
H. T. Bredes
Ella M. Bredes

ACKNOWLEDGMENT

State of Washington)
County of King) s.s.
This is to certify that on this 13th day of Feb. A.D. 1906, before me, the undersigned, personally appeared H. T. Bredes and Ella M. Bredes his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



F. H. Whitworth
Notary Public in and for the State of Washington residing at Seattle.

Examined and approved this 14 day of June A.D. 1906.

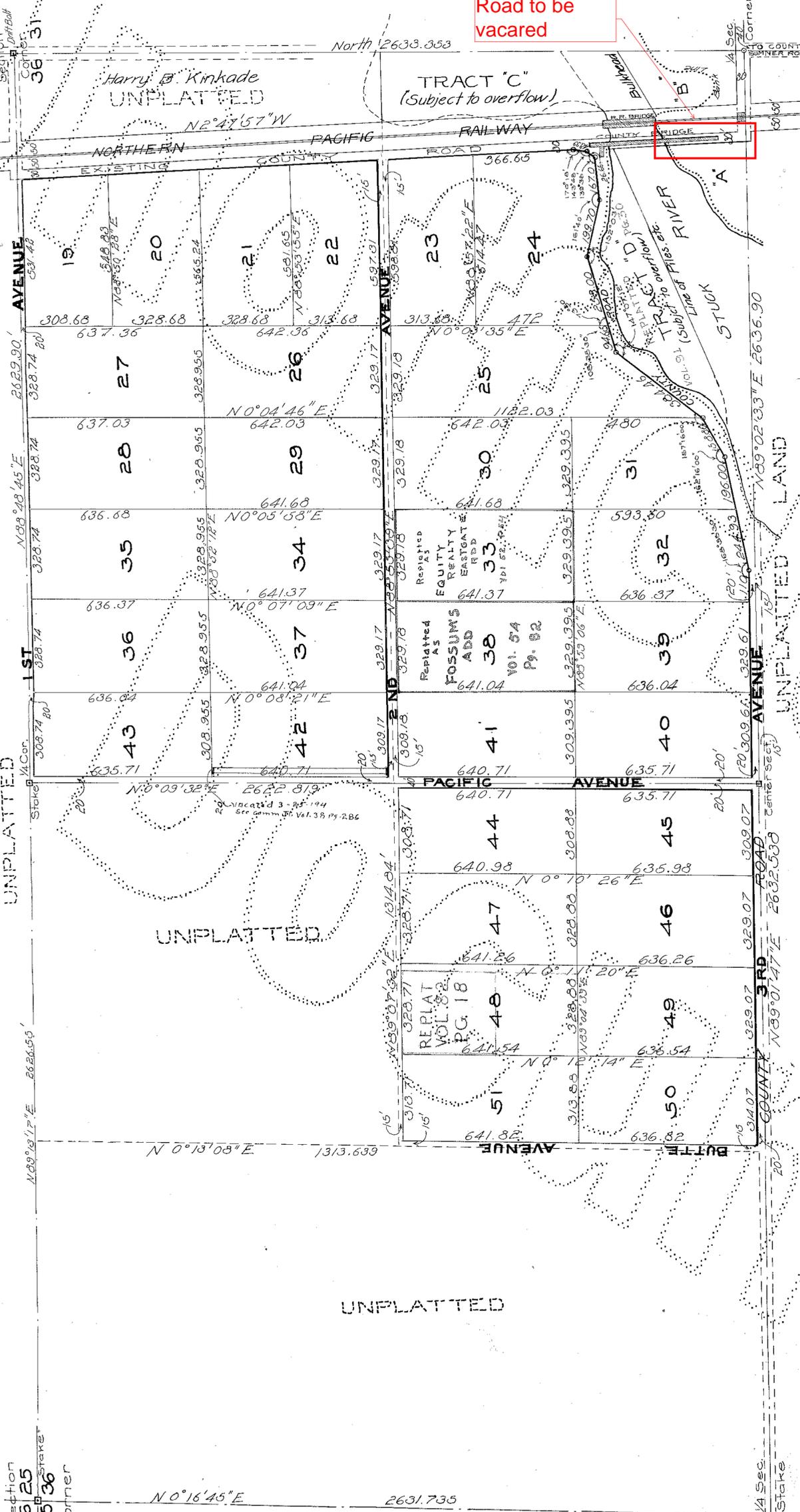
A. L. Valentine
County Surveyor

405531

Filed for Record at Request of C. D. Hillman July 11, 1906 at 55 min. past 11 A.M. and Recorded in Vol. 13 of Plats page 49. Records of King County Wash.

J. P. Agnew
County Auditor

H. L. Thompson
Recorder



Scale 1 in = 300 Ft.

Section 26 25 35 36 Corner





CITY OF PACIFIC
100 3RD AVENUE SOUTHEAST
PACIFIC, WASHINGTON 98047
CITY HALL (253) 929-1100
FAX (253) 939-6026

COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

TO: Mayor and City Council
FROM: Public Works
Community Development
DATE: 12/16/2015
SUBJECT: Vacation of a portion of Skinner Road SE lying adjacent to the Burlington Northern Santa Fe (BNSF) railroad right-of-way and south of the White (Stuck) River

This memo provides the City staff's recommendation on the above-referenced street vacation petition. To assist the Council's review of this memo, we have inserted the applicable code section (**bolded type**) and our response (*in italics*).

13.16.010 Petition for Vacation.

13.16.010.A Petitions. The owners of an interest in real estate abutting upon any street, alley, public place or portion thereof created by easement may petition the City Council for a vacation of such area. The petition shall include a description of the property to be vacated, as prepared by a licensed surveyor. In addition, the petitioners shall provide evidence that the public has an easement upon such street or alley (and that the property is not owned in fee by the City). The petition shall be filed with the City Clerk.

BNSF, through their agent Cinnabar Southwest, has petitioned the City to vacate a 30.01-foot wide extension of 83rd Avenue South (Skinner Road / E Hussey Rd No. 457) lying south of the White (Stuck) River a length of approximately 314 feet. Cinnabar has provided the City with numerous historical documents from the King County archives that indicate that in 1897 multiple property owners petitioned the County Commissioners to develop Road 457 (Skinner Road). BNSF is the owner of the properties abutting the proposed vacation area on three sides.

Attached are the following

- *Exhibit A the petition request for vacation*

- *Exhibit B the legal description of the area to be vacated*
- *Exhibit C the historical documents showing dedications and ownership*
- *Exhibit D Public Notification*
- *Exhibit E Public Comments*

13.16.010.C. Notice of Proposed Vacation. If the petition is signed by the owners of more than two-thirds of the property abutting upon the part of the street or alley sought to be vacated, or after the City Council's own motion and Resolution for a vacation, the City Council shall adopt a Resolution fixing a time when the petition will be heard and determined. The time set for hearing shall not be more than 60 days nor less than 20 days after the date of the passage of the Resolution.

BNSF is the owner of properties on three side of the area to be vacated. The fourth side is the White River Shoreline. The shore line is only 30 feet long. Therefore, the petition is signed by two-thirds of the property owners.

Resolution No. 300, setting the hearing was approved on November 23, 2015 for a hearing to be held on December 21, 2015. Twenty-eight days have elapsed from the date of the passage of the Resolution until the hearing. The public notification was published on Friday November 27, 2015. The time between site posting and hearing is 26 days. The time between publication and hearing is 24 days.

13.16.020 Petition fees.

13.16.020.A. Prehearing fee. Every petition for the vacation of any street, alley or public place, or any portion thereof, shall be accompanied by a nonrefundable fee, as established by the City Council in its fee resolution. This fee is for the purpose of defraying the administrative costs associated with the processing of the vacation petitions.

The City received a \$500 non-refundable application fee from the petitioner on September 29, 2015.

13.16.020.B. Appraisal fee. If the City Council passes a Resolution as described in Section 13.16.010(C) setting the date for a public hearing, the petitioner shall deposit sufficient funds to cover the City's estimated cost of a full appraisal of the subject street, alley, public place or portion thereof to be vacated. In the event that the appraisal cost is less than the amount deposited, the vacation compensation paid by the petitioner to the City shall be reduced by the difference between the deposit and the actual cost, or, in the alternative, such difference shall be refunded. In the event the actual cost of the appraisal is more than the amount deposited, the vacation compensation payable to the City by the petitioner shall be increased by the difference between the deposit and the actual appraisal cost.

The City received a deposit of \$2,000 from the petitioner on September 29, 2015.

13.16.030 Appraisals.

13.16.030.A. If the City Council passes the Resolution described in Section 13.16.010(C), the public works director is authorized to obtain appraisals from qualified, independent appraisers for the fair market value of such streets, alleys or public places. The director is also authorized to obtain appraisals from qualified, independent real estate appraisers for the fair market value of alternate right-of-way land proposed to be granted or dedicated to the City in lieu of a cash payment, as described in Section 13.16.060. For appraisals of alternate right-of-way land, an additional appraisal deposit fee shall be paid for the appraisal of such property.

City staff solicited proposals from qualified appraisal firms on the Municipal Research Service Center roster to provide appraisal services. A scope and budget was negotiated with the selected appraiser. After passage of the Resolution establishing the public hearing, the appraiser was given notice to proceed with the appraisal.

13.16.030.B. After the appraisal has been performed, the public works director shall notify the petitioner of the amount of compensation required, based on the criteria in Section 13.16.060, deducting therefrom any remaining appraisal fee deposit. The payment shall be delivered by the property owner(s) to the Finance Director for deposit.

The appraisal was completed on December 15, 2015. The cost of the appraisal was \$4,000. The appraiser provided an appraisal of the property, showing of valuation of \$1,400.00, on December 15, 2015, BNSF was notified that they must deposit with the City \$1,400.00 prior to the adoption of the ordinance vacating the Skinner Road right-of-way.

13.16.040 Notice of Hearing.

13.16.040.A. Notice to be Provided. Upon the passage of the Resolution described in Section 13.16.010, the City Clerk shall give 20 days' notice of the pendency of the petition by a written notice posted in three of the most public places in the City (Algona-Pacific Library, City Hall Notice Board and City website), and a like notice in a conspicuous place on the street, alley or public place sought to be vacated and City website.

A resolution scheduling the Public Hearing for December 21, 2015 at 6:30 pm was on the Council Workshop on November 16, and approved by Council on November 23, 2015. The Notice for the Hearing was be posted on the website, the Algona Pacific Library, City Hall, and at the site of the right-of-way vacation, as well as across the river from the area of the right-of-way vacation. The Hearing notification included the additional information required per PMC 13.16.040.B and 13.16.070.A.2. Please see Exhibit D.

13.16.040.B. Elements of Notice when Petition Initiated by Abutters. The notice shall contain a statement that a petition has been filed to vacate the street or alley described in the notice, together with a statement of the time and place fixed by the City Council for the hearing on the petition. The notice will state that the Council shall hold a public hearing on the proposed vacation in the manner required by this Chapter. In addition, the notice posted on the alley or street proposed to be vacated shall indicate that such area is public access, that it is proposed to be vacated, and that anyone objecting to the proposed vacation

should attend the public hearing or submit written testimony to the City Council indicating his or her objection prior to such hearing.

A resolution scheduling the Public Hearing for December 21, 2015 at 6:30 pm was on the Council Workshop on November 16, and approved by Council on November 23, 2015. The Notice for the Hearing was be posted on the website, the Algona Pacific Library, City Hall, and at the site of the right-of-way vacation, as well as across the river from the area of the right-of-way vacation. The Hearing notification included the additional information required per PMC 13.16.040.B and 13.16.070.A.2. Please see Exhibit D.

13.16.040.C. Elements of Notice when Petition initiated by City Council. When the proceeding is initiated by Resolution of the City Council without a petition having been signed by the abutting property owners of more than two-thirds of the abutting property owners, the City Clerk shall provide by mail, the notice described in Section 13.16.004(B) above, at least fifteen days before the date fixed for the hearing, to the owners or reputed owners of all lots, tracts or parcels of land or other property abutting upon any street, alley or any part thereof sought to be vacated, as shown on the rolls of the county treasurer, directed to the address thereon shown.

This petition was not initiated by Council.

13.16.050 Hearing.

13.16.050.A. Objections- Council Prohibited from Proceeding. If fifty (50) percent of the owners of property abutting the street, alley, public place or portion thereof subject to the vacation petition or Council Resolution for vacation file written objections to the proposed vacation with the City Clerk, prior to the time of the public hearing, the City shall be prohibited from proceeding with the vacation.

The properties on three sides of the right-of-way to be vacated, are owned by the petitioner. The fourth side is the short water front section owned by the City.

13.16.050.B.1 The history of private and public use of the area sought to be vacated, including the type of use (pedestrian, vehicular, etc.) and length of time such use has occurred;

Based upon the limited written records, the land appears to have been homesteaded in the late 1890's. In 1906, C.D. Hillman recorded a plat entitled Pacific City Addition No. 2. The plat document indicates that there is a bridge crossing the White (Stuck) River at the location of E. Hussey Road. After the road crosses the river, it turns easterly crossing the Northern Pacific Railway (Now BNSF) becoming Road No. 507 (C.W. Matson). There are 1914 photos with the bridge still in place. The King County aerial for 1931 shows the area undeveloped with moderate to thick vegetation and the bridge no longer present. The 1998 County aerial photo shows the area undeveloped with thick vegetation. The 2015 Google Earth images show no change from the County aerial images. Based on a limited review of City records, the City has not used this property for streets, utilities, or any other purposes since the 1930's.

13.16.050.B.2 A description of the manner in which the area sought to be vacated was acquired (whether by dedication, public expense, etc.);

In 1897, several property owners in the area, now known as Pacific, petitioned the King County Commissioners to have a public hearing on the matter to create a road that “would be a public benefit”. The County Surveyor established a list of benefited property owners for the petitioned road westerly and adjacent to the Northern Pacific Railway (Now BNSF). Mr. Andrews and Mr. Hussey, the property owners according to County surveyors records, quit claimed a portion of their property to the County for the establishment of Road No. 457 E. Hussey (Skinner) Road.

13.16.050.B.3 A description of all utilities or other public services that currently utilize the area sought to be vacated, whether by easement or otherwise;

This portion of City right of way has not been used for street purposes since before 1931 and the City has no plans to develop this land into a public road now or in the future. There are no water or sanitary sewer utilities on the right of way. The right of way is landlocked and there is no direct access to this portion of the right-of-way except by water or trespassing over private land. There are no stakeholders or businesses in the area requiring utility services.

13.16.050.B.4 The staffs’ recommendation on the functionality of the area sought to be vacated for public purposes;

The property in the current condition is not accessible without watercraft or by trespassing on private property. The City evaluated the potential of constructing a pedestrian bridge to the area. The May 2015 cost estimate for a pre-engineered steel pedestrian bridge was \$1,060,000. This cost does not include the cost of surveying, engineering, permitting, or abutment construction.

The property has limited functionality in the current condition, as it is not safely accessible. The only access is over water; trespassing across a double set of train rails; or trespassing on private property. The river currents in the area are swift. This is a shoreline property so there are additional requirement of assessment per RCW 35.79.035 and PMC 13.16.070. Please see additional information regarding water front usability in Section 13.16.070 below.

13.16.050.B.5 References to any planning document, such as the City's Comprehensive Plan, the Transportation Element of the Comprehensive plan, the 6-Year Road Plan or the Capital Facilities Element of the Comprehensive Plan that mention the area sought to be vacated for any purpose;

The City of Pacific adopted the Parks, Open Space, Recreation, and Trails Element of the Comprehensive Plan (Ordinance 1794) on January 10, 2011. Section 4.6.1 indicates that the future plan is to develop a portion of the King County owned property on the east side of the river with a system of trails. However, the property between the City right-of-way and the King County land is now owned by BNSF. Additionally, there is no access to the property from the west side of the river without construction a bridge which is estimated to cost in excess of \$1.0M.

The transportation, utility, and capital improvement elements of the Comprehensive plan do not propose any future improvements in the area.

13.16.050.B.6 The staffs' recommendation whether the area sought to be vacated will be needed in the future as part of the City's transportation system (pedestrian, bicycle or vehicular)

The City of Pacific adopted the Parks, Open Space, Recreation, and Trails Element of the Comprehensive Plan (Ordinance 1794) on January 10, 2011. Section 4.6.1 indicates that the future plan is to develop a portion of the King County owned property on the east side of the river with a system of trails. However, the property between the City right-of-way and the King County land is now owned by BNSF. Additionally, there is no access to the property from the west side of the river without construction a bridge, which is estimated to cost in excess of \$1.0M.

The transportation, utility, and capital improvement elements of the Comprehensive plan do not propose any future improvements in the area.

13.16.050.C. Hearing. The City Council shall hold a public hearing on the proposed vacation and consider the written recommendations of staff, abutters, the public and all testimony provided at the hearing. The City Council shall whether the public interest is served by such vacation and either grant the vacation or deny it. Written findings and conclusions shall be adopted by the Council to support its decision.

This staff report and attachments address each element of PMC 13.16. Public comments are attached in Exhibit E.

13.16.050.D. Ordinance. If the City Council decides to grant a vacation petition, the Ordinance granting such vacation may provide that it shall not become effective until the owners of property abutting upon the street or alley, or part thereof so vacated, shall compensate the City for such vacation as provided in Section 13.16.060. The Ordinance may be conditioned on the retention of easements by the City or other public service/utility providers, as described in Section 13.16.060(E)

The petitioners were informed on December 16, 2015 to deposit \$1,400.00 with the City, the appraised value of the right-of-way to be vacated.

13.16.060 Compensation

13.16.060.A. If the street, alley, public place or portion thereof has not been part of a dedicated public right-of-way for twenty-five years or more, or if the subject property to be vacated was not acquired at public expense, the owners of property abutting the street shall compensate the City in an amount that does not exceed one-half of the appraised value of the street.

The right-of-way was not acquired at public expense. It was dedicated to the County in 1897. The right-of-way vacation petitioner owns the property on three sides of the right-of-way. The

petitioners were sent an invoice on December 16, 2015 for the cost of the appraisal and other city costs and the required deposit of \$1,400.00 to be left with the City, the appraised value of the right-of-way to be vacated. The monies will be placed in an account for the purposes listed in this Code.

13.16.060.B. If the street, alley, public place or portion thereof has been part of a dedicated public right-of-way for twenty-five years or more, or if the subject property to be vacated was acquired at public expense, the City may require the owners of the property abutting the street to compensate the City in an amount that does not exceed the full appraised value of the area vacated.

The property to be vacated was not acquired at public expense. It has been part of the dedicated right-of-way for more than 100 years.

13.16.060.C. The full fair market value, as shown on the appraisal, shall be paid upon vacation of any streets, alleys or public places abutting upon bodies of water.

The right-of-way vacation petitioner owns the property on three sides of the right-of-way. The petitioners were informed on December 16, 2015 to deposit \$1,400.00 with the City, the appraised value of the right-of-way to be vacated. The monies will be placed in an account for the purposes listed in this Code.

13.16.060.D. In-Lieu Transfers of Property. Conveyances of other property acceptable to the City may be made in lieu of the payment required by this Section, whether required to mitigate adverse impacts of the vacation or otherwise. When such a transfer is proposed for street purposes, the value of the property (as determined in subsections A, B or C above shall be credited to the required payment. When the value of the in-lieu parcel is less than the payment required by subsection A, B or C of this Section, the petition shall pay the difference to the City. When the value of the in-lieu parcel exceeds the payment required by subsections A, B or C of this Section, the City shall pay the difference to the petitioner. In addition, the petitioner shall be responsible for all costs associated with this transfer, in the same manner as a property purchase, including but not limited to, title insurance, attorney review of the title, hazardous materials/waste testing, etc.

The petitioner has not requested an in-lieu of payment transfer of property for this vacation.

13.16.060.F. The ordinance may provide that the City shall retain an easement or the right to exercise and grant easements with respect to the vacated land for the construction, repair, and maintenance of public utilities and services.

There are no utility lines located within this street right-of-way that would have to be relocated prior to any building construction if the street vacation is approved. The City has no utilities in the vicinity nor are there any plans or need to extend utilities in this area.

13.16.060.G. Use of Proceeds. One-half of the revenue received by the City as compensation for the area vacated must be dedicated to the acquisition, improvement, development and

related maintenance of public open space or transportation capital improvements in the City.

The 9,428 square feet of land requested to be vacated is classified as waterfront. Therefore, the funds are to be used as shown in PMC 13.16.070.C.

13.16.070 Vacation of waterfront streets.

13.16.070.A. The City shall not vacate any street or alley if any portion of the street or alley abuts a body of fresh or salt water unless:

13.16.070.A. 1. The vacation is sought to enable the City to acquire the property for port purposes, beach or water access purposes, boat moorage or launching sites, park, public view, recreation, or educational purposes, or other public uses;

The street vacation is for a private development and not for the uses listed. The right-of-way will be filled by BNSF to construct an embankment for the construction of a third set of rails and for King County to construct a setback levee to reduce flood impacts to the City of Pacific residences and businesses.

13.16.070.A.2. The City Council adopts a Resolution which declares that the street or alley is not presently being used as a street or alley and that the street or alley is not suitable for any of the following purposes: Port, beach or water access, boat moorage, launching sites, park, public view, recreation or education;

The right-of-way for Skinner Road area south of the White River is not being used as a street and is not paved. There are no utility lines located within this street right-of-way that would have to be relocated prior to any building construction if the street vacation is approved. The site is not suitable or planned for port, beach or water access, boat moorage, launching sites, or park. The site contains a narrow section of water, and is not conducive to these types of uses. The public view in this location is not of unusual or exceptional quality, and there is no recreational or educational value to this location along the river. Please see Section 13.16.070.2.

13.16.070.A.3. The vacation is sought to enable the City to implement a plan, adopted by resolution or ordinance, that provides a comparable or improved public access to the same shoreline area to which the streets or alleys sought to be vacated abut, had the properties included in the plan not been vacated.

The City of Pacific adopted the Parks, Open Space, Recreation, and Trails Element of the Comprehensive Plan (Ordinance 1794) on January 10, 2011. Section 4.6.1 indicates that the future plan is to develop a portion of the King County owned property on the east side of the river with a system of trails. However, the property between the City right-of-way and the King County land is now owned by BNSF. Additionally, there is no access to the property from the west side of the river without construction a bridge which is estimated to cost in excess of \$1.0M.

The vacation of the right-of-way will permit BNSF to construct a required embankment for future expansion, and permit King County to construct a proposed setback levee on the east bank of the White River alleviating some flooding potential for the stakeholders in the City of Pacific.

13.16.070.B. Before adopting a resolution vacating a street or alley under subsection PMC 13.16.070(A)(2), the City shall:

13.16.070.B.1. Compile an inventory of all rights-of-way within the City that abut the same body of water that is abutted by the street or alley sought to be vacated;

There are currently 2 locations within the City where public rights-of-ways, both partially improved and unimproved, have direct access to the White River and are listed and discussed below. (See Exhibit D for a map of these locations.)

Skinner Road (South of White River)—This is abandoned right-of-way where a bridge used to cross the river. It is a moderate bank location that would be difficult to traverse. This location is only accessible by water or through private property.

Skinner Road (North of White River)—The road intersects 3rd Avenue SE just north of this location. There is a small gravel turn-out adjacent to the White River. The shoreline to the east is obstructed by a BNSF railroad bridge pier. The shoreline to the west is obstructed by a temporary flood control setback levee.

13.16.070.B.2. Conduct a study to determine if the street or alley to be vacated is suitable for use by the City for any of the following purposes: Port, boat moorage, launching sites, beach or water access, park, public view, recreation or education;

The street to be vacated is not suitable for use by the city for any of the following purposes:

Port—A port is not a practical use along this section of the White River. There is no opportunity for commerce or a port or need for one. The White River is not maintained for commerce.

Boat Moorage—The White River is too narrow in this location for boat moorage and there is little demand for this type of use. There is no parking available nor is there public access except by water in this location nor is there room for other types of services. The river is swift moving in this area and is not amenable for boat moorage.

Launching Sites—The site is not conducive to a boat launch because there is no public access to this site except by water, and lack of turn around room for trailers, and parking. The Skinner Road right-of-way on the north side of the river would be better suited for a launching site.

Beach—At the present time, there is no beach or gravel bar access in this location due to the rapid flow of the river through the narrow channel created by the abutments for the railroad bridge to the east.

Water Access—This site is only accessible from the water. This location of the river can be very fast moving due to the river narrowing at this point to cross under the railroad bridge to the east.

Park—The City’s Parks and Open Space plan does show a park in this location with the adjacent property. However, King County has sold the immediate adjacent property to BNSF reducing any public park space to the right-of-way. There currently is no public access to this site, except by water. The Park Plan is scheduled to be revised eliminating this area as a park.

Public View—There are no significant or exceptional views from this location. The street is located adjacent to a high railroad embankment to the east, wetlands to the west, and private property to the south.

Recreation—This location along the river does not provide any significant recreational value. Other sites along the White River in adjacent jurisdictions provide far more recreational potential and value in terms of access, boat launching, parking, and trails. The site is also located adjacent to railroad tracks that are less conducive and compatible with recreational uses because of noise. However, if the right-of-way is vacated, King County will be able to construct a river setback levee producing passive recreation areas for stakeholders of the region.

Education—There are no exceptional educational opportunities in this location as the area does not contain unique natural or man-made features. Educational opportunity would be better focused at parks, pedestrian bridges, and other locations.

13.16.070.B.3. Hold a public hearing on the proposed vacation in the manner required by this Chapter, where in addition to the normal requirements for publishing notice, notice of the public hearing is posted conspicuously on the street or alley sought to be vacated, which posted notice indicates that the area is public access, it is proposed to be vacated, and that anyone objecting to the proposed vacation should attend the public hearing or send a letter to a particular official prior to the hearing, indicating his or her objection; and

A Public Hearing for the vacation of the right-of-way is scheduled for December 21, 2015. Notice for the public hearing was provided to all property owners abutting this street right-of-way, posted at City Hall, and posted conspicuously near the site with special indication that it does not provide public access to the river The notice included the contact information for the Public Works Manager for anyone wanting to raise an objection to the vacation.

13.16.070.B.4. Make a finding that the street or alley sought to be vacated is not suitable for any of the purposes listed under B(2) of this subsection, and that the vacation is in the public interest.

The Skinner Road area south of the White River is not being used as a street and is not paved. There are no utility lines located within this street right-of-way that would have to be relocated prior to any building construction if the street vacation is approved. The site is not suitable or planned for port, beach or water access, boat moorage, launching sites, or park. The site contains a narrow section of water, and is not conducive to these types of uses. The public view in this location is not of unusual or exceptional quality, and there is no recreational or educational value to this location along the river.

Additionally, the vacation of the right-of-way will permit BNSF to construct a required embankment for future expansion, and permit King County to construct a setback levee on the east bank of the White River alleviating some flooding potential for the stakeholders in the City of Pacific.

13.16.070.C. No vacation shall be effective until the fair market value has been paid for the street or alley or portion thereof to be vacated. Monies received from the vacation may be used by the City only for acquiring additional beach or water access, acquiring additional public view sites to a body of water, or acquiring additional moorage or launching sites.

Upon completion of the appraisal, the right-of-way vacation petitioner will deposit with the City the value of the land as determined by the appraiser. This will occur prior to the adoption of the Ordinance vacating this portion of the right-of-way. The monies will be placed in an account for the purposes listed in this Code.

Conclusion and Recommendation

The right-of-way petitioned to be vacated is not currently used for streets, pedestrian access, or utilities. The property could only be used for these purposes through the construction of a bridge, which is cost prohibitive, and would not provide access to any property other than the relatively small proposed vacation area, because it is surrounded by the White River and privately-owned property.

It is recommended to vacate the property to BNSF for the appraised value and the monies used per PMC 13.16.070C.

EXHIBIT A



7/31/2015

City of Pacific
100 3rd Ave SE
Pacific, WA 98047-1349

To: Community Development Department

Please see the enclosed Petition For the Vacation of a Public Right-of-Way from BNSF Railway. The packet of information is accompanied by two separate checks for \$500.00 application fee and \$2,000.00 deposit.

Please contact me if you have any questions with regards to the contents of information and I can be reached at 480-447-2505 or by email at josh@cinnibarsw.com.

Regards,

A handwritten signature in dark ink that reads "Josh Freegard". The signature is fluid and cursive, with the first name being particularly prominent.

Josh Freegard
Cinnabar Southwest
14500 N. Northsight Blvd. Ste 313
Scottsdale, AZ 85260
Phone: (480) 447-2505
Email: josh@cinnibarsw.com



100 3rd Avenue SE Pacific,
WA 98047 Telephone:
(253) 929-1110 Fax:
(253)887-9910

PETITION FOR THE VACATION OF A PUBLIC RIGHT-OF-WAY

TO: Community Development Department, City of Pacific, 100 - 3rd Avenue SE, Pacific, WA 98047

We, the undersigned, being the owners according to the records of the King County Auditor of the property described in Exhibit A (legal description and map), attached hereto and by this reference incorporated herein, petition the City Council of the City of Pacific, Washington to vacate the portion of the public right-of-way known as East Hussey Rd. No. 457 (83rd Ave., S) south of White River described in Exhibit B, attached hereto and by this reference incorporated herein, in accordance with Chapter 13.16 Pacific Municipal Code, which we have read.

This petition is accompanied by:

- (1) \$500 application fee, \$2,000 deposit to be applied to engineering fee and any additional costs incurred;
- (2) A survey;
- (3) An explanation of why the public right-of-way sought to be vacated is no longer of public benefit;
- (4) A legal description of the public right-of-way proposed to be vacated;
- (5) A vicinity map showing the general area of the public right-of-way proposed to be vacated; and
- (6) A map prepared by a professional land surveyor, registered in the State of Washington, indicating the specific parcels abutting the public right-of-way proposed to be vacated.
- (7) Fee Obligation Form signed by owner/applicant.

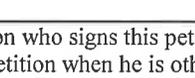
An appraisal of the subject property by a licensed appraiser will be obtained by the City and is also required to be paid by the applicant(s). In accordance with city regulations and State Statutes the property owner is required to pay the full appraised value of the land prior to street vacation. The payment of the assessed valuation shall be accomplished prior to formal Council Ordinance adoption.

This petition may consist of more than one page. Each person signing this petition consents to the filing of other pages to be considered as part of a single petition. Each signature shall be executed in ink.

PETITIONERS' SIGNATURES

Petitioners' Representative: Charles Keltner

Address / Phone Number: 14500 N. Northsight Blvd. Ste. 313 Scottsdale, AZ 85260 | P: (480) 447-2505

No.	Date	Printed/Typed Name	Signature	Address or Legal Description	Parcel No.
1	7/7/15	Charles Keltner		See Attached	335440-0661
2	7/7/15	Charles Keltner		See Attached	362104-9020
3	7/7/15	Charles Keltner		See Attached	362104-9107
4					

Attached Legal Descriptions Where Necessary. Each person who signs this petition with any other than his true name, or knowingly signs more than one of these petition, or signs a petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor. RCW 35A.01.040.

PROCEDURES

1. *Petition/Application*

- a. Petition/Application forms are provided by the City of Pacific Public Works office.
- b. A vacation may be initiated by a Petition signed by the owners of more than two thirds of the lineal frontage of the property abutting the street or alley to be vacated, or in the case of an easement, more than two-thirds of the property underlying the portion of the easement to be vacated. If any Petitioner is purchasing abutting or underlying property under a real estate contract, the seller of that property must also sign the vacation Petition.
- c. The Petition must contain a statement of why the proposed vacation is in the public interest or for a public purpose.
- d. The Petition must contain a statement explaining how no property will be denied direct access as a result of the vacation.
- e. The Petition must contain a legal description of the street, alley, or easement to be vacated; together with a statement certifying the validity of the legal description, signed by a licensed surveyor or registered engineer. In the event that the Pacific City Public Works Department determines that they can adequately consider the Petition without a full legal description, they may defer this requirement until after the Council has rendered its decision on the Petition; however, in no event shall a vacation be final until the requirements of this subsection have been met.
- f. Each Petitioner must provide proof of ownership. An affidavit, title report, copy of a deed of conveyance, or tax statement must be submitted for each signature as evidence of ownership. Any proof of ownership must contain a legal description of the property owned by the Petitioner.

2. *Valuation:*

Unless an abutting property owner objects, compensation as required under RCW 35.79.030 shall be established based on the Pierce/King County Assessor's assessed value of all abutting property. This compensation shall be determined as follows:

- a. The Pierce/King County Assessor's assessed value for each lot adjacent to the proposed vacation shall be divided by the number of square feet in that lot in order to obtain a "value per square foot" for each adjacent lot;
- b. The "value per square foot" for each adjacent lot shall be added together and divided by the total number of adjacent lots in order to obtain an average price per square foot for all adjacent property; and
- c. The compensation required of each abutting property owner shall consist of the average price per square foot obtained under subsection 2, above, multiplied by the number of square feet each abutting property owner will be receiving through the property vacation. The valuation

required under this section shall be prepared under the direction of the City Public Works Department. Any costs of the valuation, including time spent by the City staff in preparing or assisting with preparing the valuation, shall be borne by the Petitioner(s). The valuation shall be documented, complete, and added to the Petition before a vacation will be considered final. In the event a Petitioner or abutting property owner objects to the calculation of compensation under this section, the compensation required under RCW 35.79.030 shall be established as required under section 3, below.

3. Appraisals:

Determination of appraised value shall be made by appraisal of the portion of the street, alley, or easement to be vacated with value determination based on highest and best use. The appraisal shall be prepared at the discretion of the Public Works Manager or designee. Any easement or other public rights retained by the City or dedicated to the City shall be considered in the appraisal. The appraisal cost shall be borne by the applicant. The appraisal must be complete and added to the Petition before a vacation will be considered final.

4. Fees:

All fees and costs required by Pacific Municipal Code, resolution of the Pacific City Council, or these written procedures must be paid before the Pacific City Council will set a date to hear the Petition.

5. Maps:

Each Petition must be accompanied by a scale map showing the street, alley, easement, or part thereof, to be vacated, and showing all properties with subdivisions, blocks, lots, and specifying open and unopened rights-of-way in the vicinity of the proposed vacation.



CITY OF PACIFIC
COMMUNITY DEVELOPMENT DEPARTMENT/ PUBLIC WORKS

100 3RD AVENUE SE
PACIFIC, WA 98047
Telephone (253) 929-1110 Fax (253) 887-9910

Project Name _____ Project Number _____

FEE OBLIGATION

I, the undersigned, affirm and acknowledge that I am the responsible person or authorized agent for the applicant and I or the party I represent, hereby agree to pay to the City of Pacific the costs incurred in the processing of the applications for the above referenced project.

I understand that the City of Pacific charges on a time and materials basis for external and internal professional and administrative support staff time and for materials, noticing, and other miscellaneous project related requirements. Periodic billings are issued specifying services that have been provided and requiring payment. Payment is due within 30 days of the billing notice. Payments not received within 30 days of the billing notice shall accrue interest and penalties as prescribed by the latest adopted fee schedules. I, or the party I represent, agree to pay all such invoices within 30 days of the billing notice. I, or the party I represent, agree to pay all attorney's fees and costs incurred by the City in collecting said fees.

I understand that invoices that are unpaid for more than 45 days shall be sufficient reason to have the City of Pacific terminate all work processing of the applications for the above referenced project.

I understand that the deposit that I am required to pay will be held in a non- interest bearing account and shall only be applied in the event of my failure to pay invoices I, or the party I represent, will be entitled to a full refund of my deposit upon written request, final project approvals and payment of all final City of Pacific invoices.

Charles Keltner / Senior Manager Real-Estate
Printed Name and Title

Joshua Freegard
Designated Contact Person Print Name

2301 Lou Menk Drive, GOB-3W
FORT WORTH, TX 76131

14500 N. Northsight Blvd. # 313
Scottsdale, AZ 85260
Address

Address of Owner

480-447-2505
Phone

480-447-2505
Phone

BNSF Railway Company's Petition for the Vacation of a Public Right-of-Way

Supporting Materials

The following provides the information required by the City of Pacific's Procedures for requesting vacation of a City right of way.

Description of property to be vacated

Petitioner BNSF Railway Company requests vacation of that portion of the City of Pacific right of way that lies to the south of the White (Stuck) River, and to the west of the BNSF right of way. That portion of the City right of way is 30' in width and approximately 315' in length. A survey and formal legal description for the portion of right of way to be vacated are provided as attachments.

Ownership interests of petitioner

Petitioner owns all private lands abutting the right of way to be vacated. Specifically, Petitioner owns all lands on three sides of the right of way: King County parcel 335440-0661, which abuts the entire west side of the right of way; King County parcel 362104-9107, which abuts the entire south side of the right of way; and King County parcel 362104-9020, which abuts the entire east side of the right of way. The only abutting property not owned by Petitioner is the north side, which is abutted by the White River.

The right of way sought to be vacated is no longer of public benefit

The portion of the right of way to be vacated is isolated from other rights of way, roads and City lands. It is surrounded on three sides by private property that is not open to the public. It is not paved or otherwise developed, and is not used as a right of way. It is adjacent to BNSF's active mainline railroad tracks carrying traffic through King and Pierce Counties. Due to its limited size, isolated location and surrounding land uses, it is not suitable for beach use or other public access.

The proposed vacation is in the public interest

As discussed above, the right of way to be vacated is small, isolated and not used for public purposes. Petitioner requests the vacation in order to implement protective measures along Petitioner's railroad embankment, e.g., placement of fill, that are associated with and necessitated by King County's construction of the Countyline Levee Setback Project. The Countyline Project will provide substantial flood protection benefit to the City of Pacific. Upon acquisition of the City right of way, and as part of the Countyline Project, Petitioner has agreed

to provide an easement to King County for its resurfacing and maintenance of the existing levee where it crosses the right of way property and connects to Petitioner's embankment. Vacation of the right of way is therefore in the public interest in that it is necessary to implementation of the Countyline Project.

No property will be denied direct access as a result of the vacation.

The right of way to be vacated is geographically isolated from any public roads. Further, Petitioner owns all private lands abutting the right of way. Accordingly, the right of way is not used to access any private property, and its vacation will not deny access to any property.

Proof of ownership

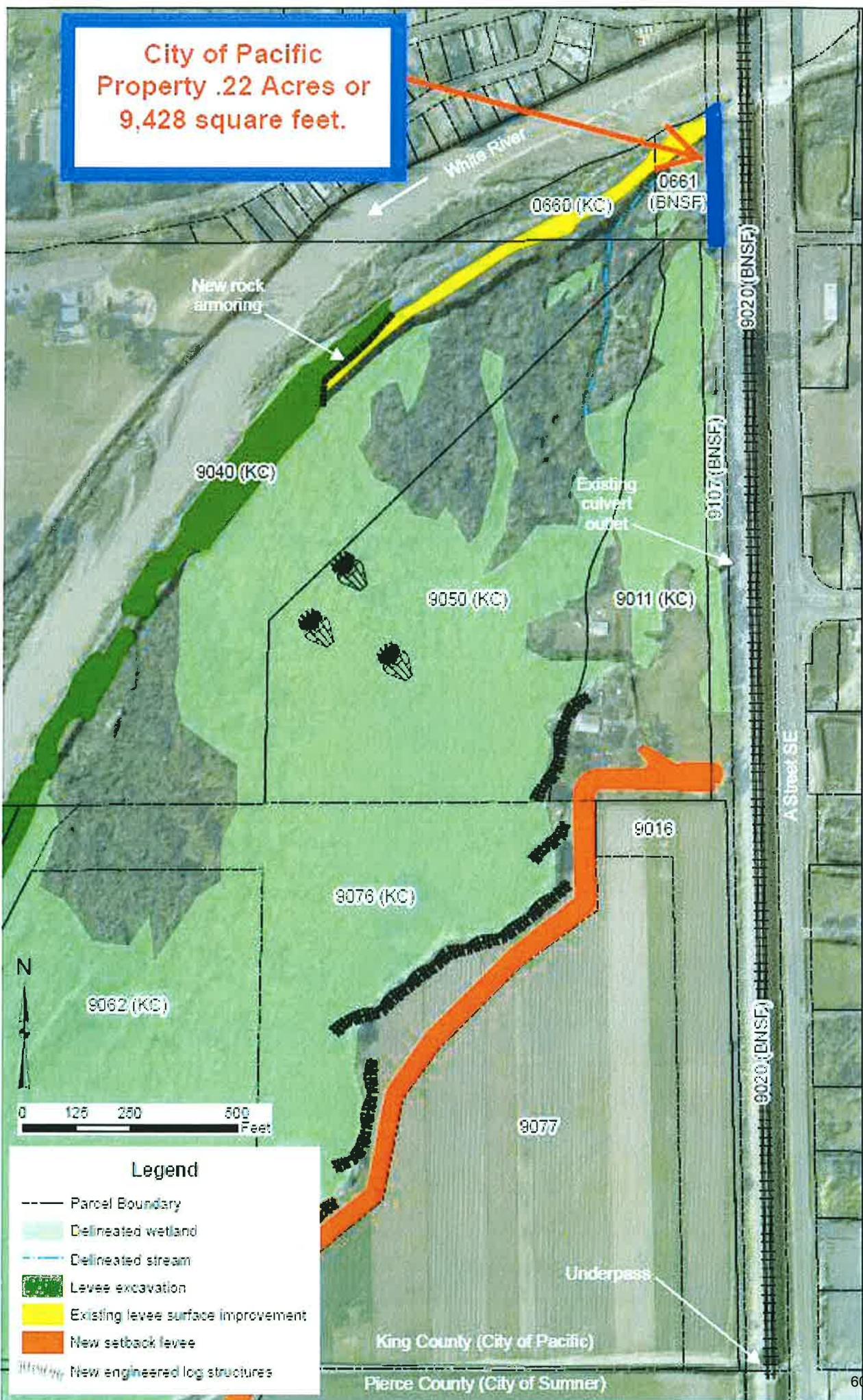
Attached are King County Assessor reports for Petitioner's parcels that document Petitioner's ownership of all private lands abutting the right of way.

Attachments

As required by the City's Procedures, the petition includes and is supported by the following attachments:

- \$500 application fee and \$2,000 deposit to be applied to engineering fee and additional costs
- Survey
- Legal description of the right of way to be vacated
- Vicinity map showing the general area of the right of way to be vacated and all parcels abutting the right of way
- King County assessor reports for abutting properties
- Fee obligation form

**City of Pacific
Property .22 Acres or
9,428 square feet.**



Department of Assessments

500 Fourth Avenue, Suite ADM-AS-0708, Seattle, WA 98104

Office Hours: Mon - Fri 8:30 a.m. to 4:30 p.m.

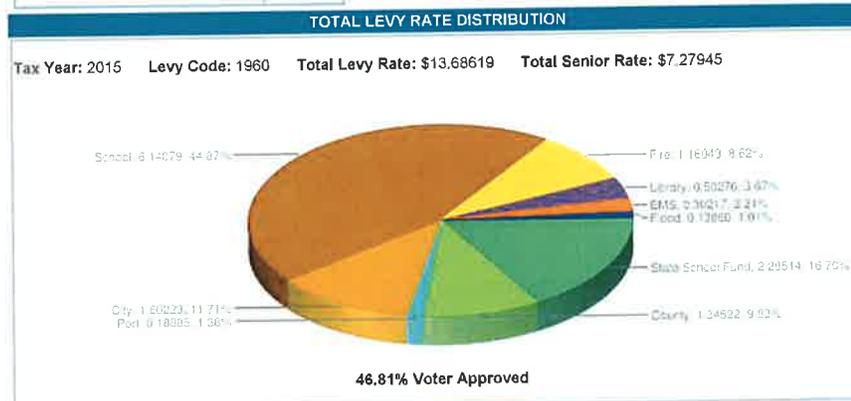
TEL: 206-296-7300
FAX: 206-296-5107
TTY: 206-296-7888

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PARCEL	
Parcel Number	362104-9107
Name	BNSF RAILWAY CO
Site Address	
Legal	E 50 FT OF POR OF NE 1/4 OF SE 1/4 OF SEC 36-21-4 LY WLY OF BNSF RR R/W TGWE 16.5 FT OF POR OF SE 1/4 OF SE 1/4 OF SD SEC LY WLY OF SD RR R/W

BUILDING 1	
Year Built	[7]
Total Square Footage	
Number Of Bedrooms	
Number Of Baths	
Grade	
Condition	
Lot Size	84610
Views	No
Waterfront	



[Click here to see levy distribution comparison by year.](#)

TAX ROLL HISTORY							
Valued Year	Tax Year	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total (\$)
2014	2015	1,000	0	1,000	0	0	0

Updated: April 22, 2015

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Reference Links:

- [King County Taxing Districts Codes and Levies \(.PDF\)](#)
- [King County Tax Links](#)
- [Property Tax Advisor](#)
- [Washington State Department of Revenue \(External link\)](#)
- [Washington State Board of Tax Appeals \(External link\)](#)
- [Board of Appeals/Equalization](#)
- [Districts Report](#)
- [iMap](#)
- [Recorder's Office](#)
- [Scanned images of surveys and other map documents](#)

Information for...	Do more online	Contact us
<ul style="list-style-type: none"> Residents Businesses Job seekers Volunteers King County employees 	<ul style="list-style-type: none"> Trip Planner Property tax information & payment Jail inmate look up Parcel viewer or iMap Public records More online tools... 	<ul style="list-style-type: none"> 206-296-0100 Email us Staff directory Customer service Report a problem Subscribe to updates

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Department of Assessments

500 Fourth Avenue, Suite ADM-AS-0708, Seattle, WA 98104

Office Hours: Mon - Fri 8:30 a.m. to 4:30 p.m.

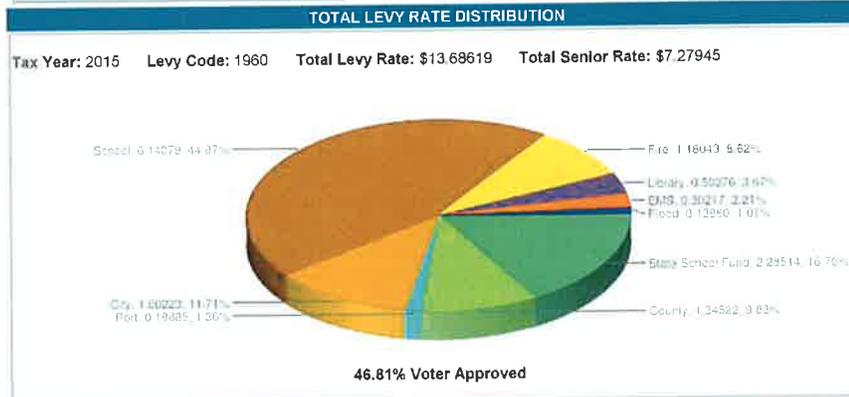
TEL: 206-296-7300 FAX: 206-296-5107 TTY: 206-296-7888

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- Map This Property
- Glossary of Terms
- Area Report
- Property Detail

PARCEL	
Parcel Number	362104-9020
Name	BNSF RAILWAY COMPANY
Site Address	5925 A ST SE 98002
Legal	R/W THRU NE 1/4 OF NE 1/4 R/W THRU SE 1/4 OF NE 1/4 R/W THRU NE 1/4 OF SE 1/4 R/W THRU SE 1/4 OF SE 1/4

BUILDING 1	
Year Built	
Building Net Square Footage	
Construction Class	
Building Quality	
Lot Size	527335
Present Use	Right of Way/Utility, Road
Views	No
Waterfront	



Click here to see levy distribution comparison by year.

TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total (\$)
2014	2015	791,000	0	791,000	0	0	0
2013	2014	791,000	0	791,000	0	0	0
2012	2013	791,000	0	791,000	0	0	0
2011	2012	791,000	0	791,000	0	0	0
2010	2011	791,000	0	791,000	0	0	0
2009	2010	791,000	0	791,000	0	0	0
2008	2009	791,000	0	791,000	0	0	0
2007	2008	791,000	0	791,000	0	0	0
2006	2007	791,000	0	791,000	0	0	0
2005	2006	791,000	0	791,000	0	0	0
2004	2005	791,000	0	791,000	0	0	0
2003	2004	791,000	0	791,000	0	0	0
2002	2003	791,000	0	791,000	0	0	0
2001	2002	791,000	0	791,000	0	0	0
2000	2001	791,000	0	791,000	0	0	0
1999	2000	791,000	0	791,000	0	0	0

Reference Links:

King County Taxing Districts Codes and Levies (.PDF)

King County Tax Links

Property Tax Advisor

Washington State Department of Revenue (External link)

Washington State Board of Tax Appeals (External link)

Board of Appeals/Equalization

Districts Report

iMap

Recorder's Office

Scanned images of surveys and other map documents

1997	1998	0	0	0	791,000	0	791,000
1996	1997	0	0	0	791,000	0	791,000
1994	1995	0	0	0	791,000	0	791,000
1992	1993	0	0	0	791,000	0	791,000
1990	1991	0	0	0	527,300	0	527,300
1988	1989	0	0	0	558,400	0	558,400
1986	1987	0	0	0	558,400	0	558,400
1984	1985	0	0	0	484,800	0	484,800
1982	1983	0	0	0	27,000	0	27,000

Updated: April 22, 2015

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--	--	--

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- Property Detail

PARCEL

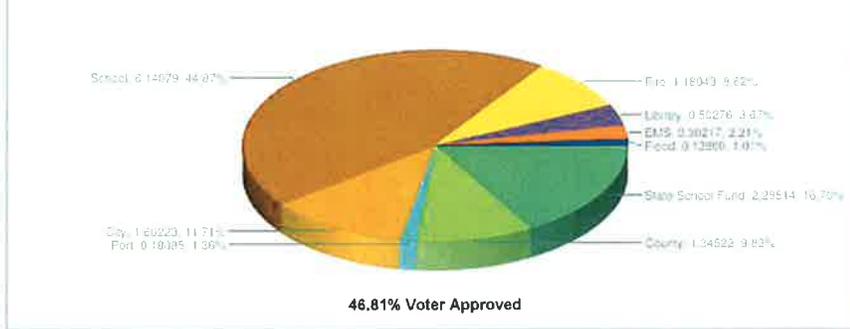
Parcel Number	335440-0661
Name	BNSF RAILROAD COMPANY
Site Address	
Legal	HILLMANS C D PACIFIC CITY DIV #2 POR OF TR A LY ELY OF LN LY 200 FT WLY OF C/L OF BNSF RR R/W

BUILDING 1

Year Built	
Total Square Footage	
Number Of Bedrooms	
Number Of Baths	
Grade	
Condition	
Lot Size	32345
Views	Yes
Waterfront	

TOTAL LEVY RATE DISTRIBUTION

Tax Year: 2015 Levy Code: 1960 Total Levy Rate: \$13.68619 Total Senior Rate: \$7.27945



[Click here to see levy distribution comparison by year.](#)

TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total (\$)
2014	2015	42,000	0	42,000	0	0	0
2013	2014	76,000	0	76,000	0	0	0
2012	2013	76,000	0	76,000	0	0	0
2011	2012	77,000	0	77,000	0	0	0
2010	2011	19,300	0	19,300	0	0	0

Updated: April 22, 2015

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Reference Links:

- King County Taxing Districts Codes and Levies (.PDF)
- King County Tax Links
- Property Tax Advisor
- Washington State Department of Revenue (External link)
- Washington State Board of Tax Appeals (External link)
- Board of Appeals/Equalization
- Districts Report
- iMap
- Recorder's Office
- Scanned images of surveys and other map documents
- Scanned images of plats

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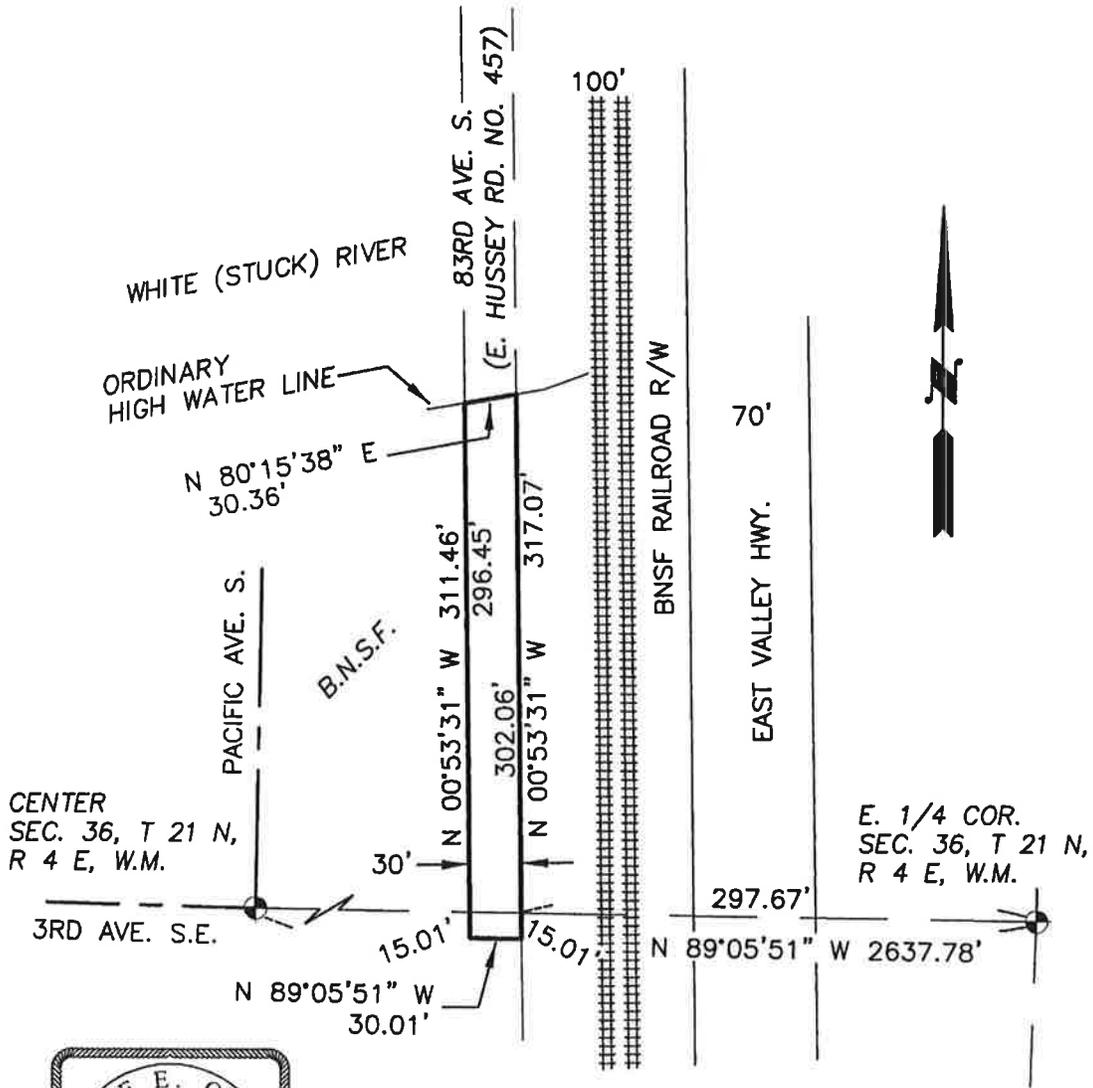


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EXHIBIT DRAWING



AREA
9,428 SQ. FT.
0.22 ACRES

LEGEND

-  MONUMENT
-  RAIL ROAD TRACKS



SADLER BARNARD & ASSOC., INC.
717 W. STEWART, PUYALLUP, WA 98371
253-848-5170

Legal Description:

That portion of East Hussey Road No. 457 (83rd Ave. S.), being a 30.00 foot wide road established in 1899, lying south of the ordinary high water mark along the southerly side of the Stuck River and north of the south line of the southeast quarter of the northeast quarter of Section 36, Township 21, Range 4 East of the Willamette Meridian;

Together with the west 30.00 feet of that portion of said East Hussey Road No. 457 lying within the northeast quarter of the southeast quarter of Section 36, Township 21, Range 4 East of the Willamette Meridian;



Assessor-Treasurer electronic Property Information Profile

Taxes / Values for 0420013046

08/05/2015 03:09 PM



Property Details	Taxpayer Details
Parcel Number: 0420013046	Taxpayer Name: CITY OF PACIFIC
Site Address: XXX STEWART RD SE	Mailing Address: 100 3RD AVE SE
Account Type: Real Property	PACIFIC WA 98047
Category: Land and Improvements	
Use Code: 5400-FOOD RETAIL TRADE	

Assessed Values								
Value Year	Tax Year	Taxable Value	Assessed Total	Assessed Land	Assessed Improvements	Current Use Land	Personal Property	Notice of Value Mailing Date
2015	2016	0	145,400	109,100	36,300	0	0	0 07/06/2015
2014	2015	0	138,500	109,100	29,400	0	0	0 06/27/2014
2013	2014	0	138,500	109,100	29,400	0	0	0 06/24/2013
2012	2013	0	138,500	109,100	29,400	0	0	0 06/22/2012
2011	2012	0	150,300	120,900	29,400	0	0	0 06/27/2011
2010	2011	0	161,300	126,800	34,500	0	0	0 06/21/2010
2009	2010	0	181,600	140,000	41,600	0	0	0 07/17/2009
2008	2009	0	194,100	147,400	46,700	0	0	0 06/13/2008
2007	2008	0	163,700	117,000	46,700	0	0	0 06/22/2007
2006	2007	0	125,900	89,900	36,000	0	0	0 09/29/2006

Current Charges	Exemptions
Balance Due: 0.00	Tax Year
Minimum Due: 0.00	Exemption
as of 08/05/2015	2016 Municipal Corp and Misc Taxing Districts

Paid Charges
For questions regarding any electronic payments you may have made, please contact **Point & Pay at 1-877-765-4112**

Tax Year	Charge Type	Amount Paid
2015	Weed Control Principal	1.70
Total 2015		1.70
2014	Weed Control Principal	1.64
Total 2014		1.64
2013	Weed Control Principal	1.64
Total 2013		1.64
2012	Drainage District Principal	23.89
	Weed Control Principal	1.64
Total 2012		25.53
2011	Weed Control Principal	1.64
Total 2011		1.64
2010	Drainage District Principal	24.23
Total 2010		24.23

Tax Year	Exemption
2016	Municipal Corp and Misc Taxing Districts
2015	Municipal Corp and Misc Taxing Districts
2014	Municipal Corp and Misc Taxing Districts
2013	Municipal Corp and Misc Taxing Districts
2012	Municipal Corp and Misc Taxing Districts
2011	Municipal Corp and Misc Taxing Districts
2010	Municipal Corp and Misc Taxing Districts
2009	Municipal Corp and Misc Taxing Districts
2008	Municipal Corp and Misc Taxing Districts
2007	Municipal Corp and Misc Taxing Districts

Tax Code Areas		
Tax Year	TCA	Rate
2016	086	0.000000
2015	086	13.524460
2014	086	13.695869
2013	086	14.275933
2012	086	13.077788
2011	086	12.003162
2010	086	10.800423
2009	086	9.975316
2008	086	9.529544
2007	086	9.807034

Receipts		
Date	Number	Amount Applied
03/16/2015	8089316	1.70
02/28/2014	7485816	1.64
03/29/2013	6939044	1.64

Assessor-Treasurer electronic Property Information Profile

Land Characteristics for 0420013046

08/05/2015 03:19 PM



Property Details Parcel Number: 0420013046 Site Address: XXX STEWART RD SE Account Type: Real Property Category: Land and Improvements Use Code: 5400-FOOD RETAIL TRADE		Taxpayer Details Taxpayer Name: CITY OF PACIFIC Mailing Address: 100 3RD AVE SE PACIFIC WA 98047	
Location: LEA: 2054 RTSQQ: 04-20-01-32		Size SF: 4,085 Acres: 0.09 Front Ft: 95	
Amenities WF Type: n/a View Quality: n/a Street Type: Paved		Utilities Electric: Power Installed Sewer: Sewer/Septic Installed Water: Water Installed	

Warning: Appraisal data provided is for informational purposes only and is incomplete for determination of value.

I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. **All critical information should be independently verified.**

Pierce County Assessor-Treasurer
Mike Lonergan
 2401 South 35th St Room 142
 Tacoma, Washington 98409
 (253)798-6111 or Fax (253)798-3142
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Taxes / Values for 0420013045

08/05/2015 03:11 PM



Property Details		Taxpayer Details	
Parcel Number:	0420013045	Taxpayer Name:	CITY OF PACIFIC
Site Address:	202 STEWART RD SE	Mailing Address:	100 3RD AVE SE PACIFIC WA 98047
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1197-COMM LND WITH SFR		

Assessed Values								
Value Year	Tax Year	Taxable Value	Assessed Total	Assessed Land	Assessed Improvements	Current Use Land	Personal Property	Notice of Value Mailing Date
2015	2016	0	174,000	174,000	0	0	0	0 07/06/2015
2014	2015	0	174,000	174,000	0	0	0	0 06/27/2014
2013	2014	0	174,000	174,000	0	0	0	0 06/24/2013
2012	2013	0	174,000	174,000	0	0	0	0 06/22/2012
2011	2012	0	192,800	192,800	0	0	0	0 06/27/2011
2010	2011	0	202,200	202,200	0	0	0	0 06/21/2010
2009	2010	0	223,300	223,300	0	0	0	0 07/17/2009
2008	2009	0	235,100	235,100	0	0	0	0 09/19/2008
2007	2008	0	188,600	139,200	49,400	0	0	0 06/22/2007
2006	2007	34,155	152,000	107,100	44,900	0	0	0 06/12/2006

Current Charges	Exemptions
Balance Due: 0.00	Tax Year
Minimum Due: 0.00	Exemption
as of 08/05/2015	2016 Municipal Corp and Misc Taxing Districts

Paid Charges
For questions regarding any electronic payments you may have made, please contact **Point & Pay** at **1-877-765-4112**

Tax Year	Charge Type	Amount Paid
2015	Weed Control Principal	1.70
Total 2015		1.70
2014	Weed Control Principal	1.64
Total 2014		1.64
2013	Weed Control Principal	1.64
Total 2013		1.64
2012	Drainage District Principal	30.08
	Weed Control Principal	1.64
Total 2012		31.72
2011	Weed Control Principal	1.64
Total 2011		1.64
2010	Drainage District Principal	29.34
Total 2010		29.34
2007	Property Tax Principal	334.96
	Property Tax Interest	3.35
	Weed Control Principal	1.39
	Weed Control Interest	0.01
Total 2007		339.71

2015	Municipal Corp and Misc Taxing Districts
2014	Municipal Corp and Misc Taxing Districts
2013	Municipal Corp and Misc Taxing Districts
2012	Municipal Corp and Misc Taxing Districts
2011	Municipal Corp and Misc Taxing Districts
2010	Municipal Corp and Misc Taxing Districts
2009	Municipal Corp and Misc Taxing Districts
2008	Municipal Corp and Misc Taxing Districts
2007	Municipal Corp and Misc Taxing Districts

Tax Code Areas		
Tax Year	TCA	Rate
2016	086	0.000000
2015	086	13.524460
2014	086	13.695869
2013	086	14.275933
2012	086	13.077788
2011	086	12.003162
2010	086	10.800423
2009	086	9.975316
2008	086	9.529544
2007	086	9.807034

Receipts		
Date	Number	Amount Applied
03/16/2015	8089315	1.70
02/28/2014	7485816	1.64
03/29/2013	6939046	1.64

Assessor-Treasurer electronic Property Information Profile

Land Characteristics for 0420013045

08/05/2015 03:19 PM



Property Details Parcel Number: 0420013045 Site Address: 202 STEWART RD SE Account Type: Real Property Category: Land and Improvements Use Code: 1197-COMM LND WITH SFR		Taxpayer Details Taxpayer Name: CITY OF PACIFIC Mailing Address: 100 3RD AVE SE PACIFIC WA 98047	
Location: LEA: 2054 RTSQQ: 04-20-01-32		Size SF: 8,181 Acres: 0.19 Front Ft: 193	
Amenities WF Type: n/a View Quality: n/a Street Type: Paved		Utilities Electric: Power Installed Sewer: Sewer/Septic Installed Water: Water Installed	

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Taxes / Values for 0420013052

08/05/2015 03:15 PM



Property Details		Taxpayer Details	
Parcel Number:	0420013052	Taxpayer Name:	PACIFIC MARKET PLACE LLC
Site Address:	1151 VALENTINE AV SE	Mailing Address:	12213 SE 260TH PL KENT WA 98030
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	6600-CONTRACTOR SERVICES		

Assessed Values

Value Year	Tax Year	Taxable Value	Assessed Total	Assessed Land	Assessed Improvements	Current Use Land	Personal Property	Notice of Value Mailing Date
2015	2016	273,500	273,500	266,000	7,500		0	0 07/06/2015
2014	2015	273,500	273,500	266,000	7,500		0	0 06/27/2014
2013	2014	279,100	279,100	271,600	7,500		0	0 06/24/2013
2012	2013	279,300	279,300	271,600	7,700		0	0 06/22/2012
2011	2012	308,700	308,700	301,000	7,700		0	0 06/27/2011
2010	2011	324,200	324,200	315,700	8,500		0	0 06/21/2010
2009	2010	357,900	357,900	348,700	9,200		0	0 07/17/2009
2008	2009	376,000	376,000	367,100	8,900		0	0 06/13/2008
2007	2008	282,800	282,800	262,000	20,800		0	0 06/22/2007
2006	2007	222,300	222,300	201,500	20,800		0	0 06/12/2006

Current Charges [Recalculate](#)
 Property tax interest and/or penalty charges are calculated on the 1st of each month. Your payment must be paid or postmarked prior to the 1st to avoid accrual of those additional charges. If the last day of the month falls on a holiday or weekend, you will have the following business day to pay or postmark without additional interest and/or penalty. If necessary, you can [recalculate](#) charges for a future date.

Exemptions
 No exemptions

Pay with credit card, Visa debit card or E-check [Payment Mailing Address](#)

Balance Due:	Minimum Due:	as of 08/05/2015			
Tax Year	Charge Type	Amount Charged	Minimum Due	Balance Due	Due Date
Balance Due: 1,850.33		Minimum Due: 1,850.33		as of 08/05/2015	
2015	Property Tax Principal	3,698.95	1,849.48	1,849.48	10/31/15
	Weed Control Principal	1.70	0.85	0.85	10/31/15
Total 2015		3,700.65	1,850.33	1,850.33	

Tax Code Areas

Tax Year	TCA	Rate
2016	086	0.000000
2015	086	13.524460
2014	086	13.695869
2013	086	14.275933
2012	086	13.077788
2011	086	12.003162
2010	086	10.800423
2009	086	9.975316
2008	086	9.529544
2007	086	9.807034

Paid Charges
 For questions regarding any electronic payments you may have made, please contact **Point & Pay** at 1-877-765-4112

Tax Year	Charge Type	Amount Paid	
2015	Property Tax Principal	1,849.47	
	Weed Control Principal	0.85	
Total 2015		1,850.32	
2014	Property Tax Principal	3,822.52	
	Weed Control Principal	1.64	
Total 2014		3,824.16	
2013	Property Tax Principal	3,987.26	
	Weed Control Principal	1.64	
Total 2013		3,988.90	
2012	Property Tax Principal	4,037.11	
	Drainage District Principal	46.96	
	Weed Control Principal	1.64	
Total 2012		4,085.71	
2011	Property Tax Principal	3,891.42	
	Weed Control Principal	1.64	
Total 2011		3,893.06	
2010	Property Tax Principal	3,865.47	
	Drainage District Principal	45.82	
	Weed Control Principal	1.39	
Total 2010		3,912.68	
2009	Property Tax Principal	3,750.72	
	Weed Control Principal	1.39	
Total 2009		3,752.11	
2008	Property Tax Principal	2,694.96	

Date	Number	Amount Applied
03/09/2015	8082319	1,850.32
01/14/2015	8063425	1,912.08
04/21/2014	7568890	1,912.08
04/18/2013	6976188	3,988.90
08/13/2012	6602653	2,042.86
05/03/2012	6568512	2,042.85
11/04/2011	6247859	1,946.53
05/04/2011	5966625	0.00
05/04/2011	5975224	1,946.53
10/26/2010	5510243	1,956.34
05/04/2010	5391197	1,956.34
11/05/2009	5084265	1,876.06
05/04/2009	4797546	1,876.05
10/30/2008	4439777	1,348.18
04/10/2008	3976791	1,348.17
11/01/2007	3865052	1,090.75
04/16/2007	3410715	1,090.75
10/23/2006	3227792	791.86
05/04/2006	3044931	791.86
11/07/2005	2752624	813.47
04/30/2005	2449359	813.47
11/02/2004	2171857	790.03

Assessor-Treasurer electronic Property Information Profile

Land Characteristics for 0420013052

08/05/2015 03:17 PM



Property Details		Taxpayer Details	
Parcel Number:	0420013052	Taxpayer Name:	PACIFIC MARKET PLACE LLC
Site Address:	1151 VALENTINE AV SE	Mailing Address:	12213 SE 260TH PL KENT WA 98030
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	6600-CONTRACTOR SERVICES		
Location:		Size	
LEA:	2054	SF:	27,250
RTSQQ:	04-20-01-32	Acres:	0.63
		Front Ft:	222
Amenities		Utilities	
WF Type:	n/a	Electric:	Power Available
View Quality:	n/a	Sewer:	Sewer/Septic Installed
Street Type:	Paved	Water:	Water Available

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Taxes / Values for 4495400451

08/05/2015 03:16 PM



Property Details		Taxpayer Details	
Parcel Number:	4495400451	Taxpayer Name:	BEATTY CLIFFORD M & SHARON R
Site Address:	242 STEWART RD SE	Mailing Address:	216 27TH AVE NW GIG HARBOR WA 98335-7809
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	3400-FAB METAL PRODUCTS		

Value Year	Tax Year	Taxable Value	Assessed Total	Assessed Land	Assessed Improvements	Current Use Land	Personal Property	Notice of Value Mailing Date
2015	2016	2,522,200	2,522,200	1,317,800	1,204,400		0	0 07/06/2015
2014	2015	2,357,200	2,357,200	1,317,800	1,039,400		0	0 06/27/2014
2013	2014	2,357,200	2,357,200	1,317,800	1,039,400		0	0 06/24/2013
2012	2013	2,280,200	2,280,200	1,317,800	962,400		0	0 06/22/2012
2011	2012	2,308,600	2,308,600	1,460,200	848,400		0	0 06/27/2011
2010	2011	2,509,200	2,509,200	1,531,500	977,700		0	0 06/21/2010
2009	2010	2,541,200	2,541,200	1,691,700	849,500		0	0 07/17/2009
2008	2009	2,559,000	2,559,000	1,780,800	778,200		0	0 06/13/2008
2007	2008	2,541,400	2,541,400	1,372,000	1,169,400		0	0 06/22/2007
2006	2007	1,990,900	1,990,900	1,055,400	935,500		0	0 06/12/2006

Current Charges [Recalculate](#)
 Property tax interest and/or penalty charges are calculated on the 1st of each month. Your payment must be paid or postmarked prior to the 1st to avoid accrual of those additional charges. If the last day of the month falls on a holiday or weekend, you will have the following business day to pay or postmark without additional interest and/or penalty. If necessary, you can [recalculate](#) charges for a future date.

Exemptions
 No exemptions

Pay with credit card, Visa debit card or E-check				Payment Mailing Address	
Balance Due: 19,442.46		Minimum Due: 19,442.46		as of 08/05/2015	
Tax Year	Charge Type	Amount Charged	Minimum Due	Balance Due	Due Date
2015	Property Tax Principal	31,879.86	15,939.93	15,939.93	10/31/15
	Weed Control Principal	2.24	1.12	1.12	10/31/15
	Fire Benefit Charge Principal	7,002.81	3,501.41	3,501.41	10/31/15
Total 2015		38,884.91	19,442.46	19,442.46	

Tax Year	TCA	Rate
2016	086	0.000000
2015	086	13.524460
2014	086	13.695869
2013	086	14.275933
2012	086	13.077788
2011	086	12.003162
2010	086	10.800423
2009	086	9.975316
2008	086	9.529544
2007	086	9.807034

Paid Charges
 For questions regarding any electronic payments you may have made, please contact **Point & Pay at 1-877-765-4112**

Tax Year	Charge Type	Amount Paid	Date	Number	Amount Applied
2015	Property Tax Principal	15,939.93			
	Weed Control Principal	1.12			
	Fire Benefit Charge Principal	3,501.40	04/30/2015	8332951	19,442.45
Total 2015		19,442.45	10/22/2014	7870631	19,429.15
2014	Property Tax Principal	32,283.90	04/22/2014	7576091	19,429.14
	Weed Control Principal	2.00	10/30/2013	7410558	19,624.00
	Fire Benefit Charge Principal	6,572.39	04/24/2013	7018970	19,623.99
Total 2014		38,858.29	10/23/2012	6681655	18,591.78
2013	Property Tax Principal	32,551.99	04/24/2012	6434995	18,591.77
	Weed Control Principal	2.00	11/01/2011	6235065	18,166.18
	Fire Benefit Charge Principal	6,694.00	04/25/2011	5805594	18,166.18
Total 2013		39,247.99	10/25/2010	5502577	16,909.50
2012	Property Tax Principal	30,191.38	04/26/2010	5251408	16,909.50
	Drainage District Principal	338.25	10/19/2009	4870803	15,647.56
	Weed Control Principal	2.00	04/21/2009	4592854	15,647.55
	Fire Benefit Charge Principal	6,651.92	10/29/2008	4435611	14,862.80
Total 2012		37,183.55	04/24/2008	4066528	14,862.79
2011	Property Tax Principal	30,118.33	10/23/2007	3717848	9,763.26
	Weed Control Principal	2.00	04/26/2007	3556258	9,763.25
	Fire Benefit Charge Principal	6,212.03	11/02/2006	3293086	8,951.50
Total 2011		36,332.36	05/03/2006	3042267	8,951.50
2010	Property Tax Principal	27,446.03	10/25/2005	2669594	8,959.07
	Drainage District Principal	313.13	03/29/2005	2246633	8,959.06
			10/13/2004	1991134	8,555.11

Assessor-Treasurer electronic Property Information Profile

Land Characteristics for 4495400451

08/05/2015 03:16 PM



Property Details Parcel Number: 4495400451 Site Address: 242 STEWART RD SE Account Type: Real Property Category: Land and Improvements Use Code: 3400-FAB METAL PRODUCTS		Taxpayer Details Taxpayer Name: BEATTY CLIFFORD M & SHARON R Mailing Address: 216 27TH AVE NW GIG HARBOR WA 98335-7809	
Location: LEA: 2054 RTSQQ: 04-20-01-32		Size SF: 156,332 Acres: 3.59 Front Ft: 253	
Amenities WF Type: n/a View Quality: n/a Street Type: Paved		Utilities Electric: Power Installed Sewer: Sewer/Septic Installed Water: Water Installed	

Warning: Appraisal data provided is for informational purposes only and is incomplete for determination of value.

I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. **All critical information should be independently verified.**

Pierce County Assessor-Treasurer
 Mike Lonergan
 2401 South 35th St Room 142
 Tacoma, Washington 98409
 (253)798-6111 or Fax (253)798-3142
www.piercecountywa.org/atr

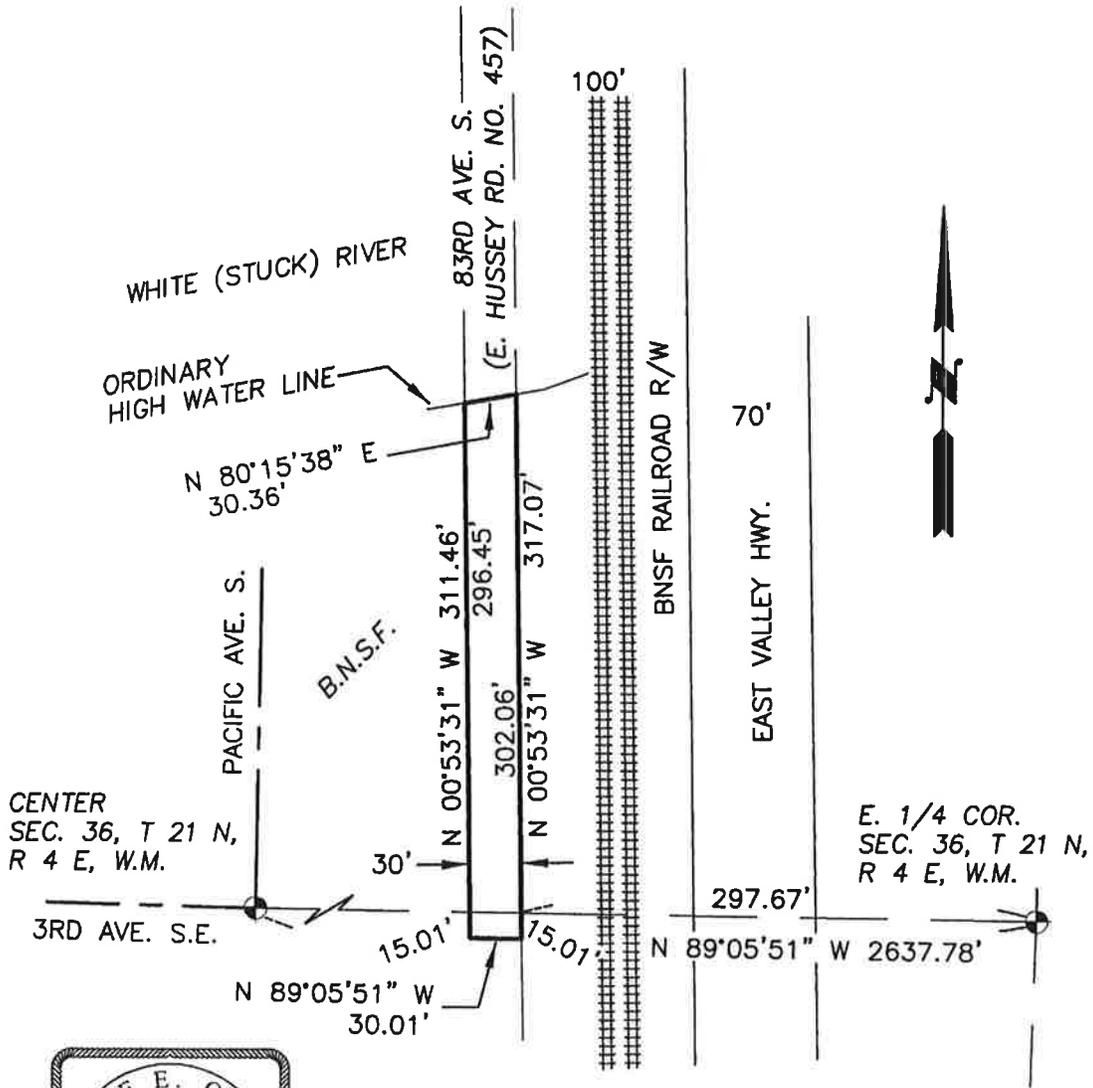
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WEBSITE INFORMATION

Privacy Policy
 Copyright Notices

EXHIBIT B

EXHIBIT DRAWING



AREA
9,428 SQ. FT.
0.22 ACRES

LEGEND

-  MONUMENT
-  RAIL ROAD TRACKS



SADLER BARNARD & ASSOC., INC.
717 W. STEWART, PUYALLUP, WA 98371
253-848-5170

Legal Description:

That portion of East Hussey Road No. 457 (83rd Ave. S.), being a 30.00 foot wide road established in 1899, lying south of the ordinary high water mark along the southerly side of the Stuck River and north of the south line of the southeast quarter of the northeast quarter of Section 36, Township 21, Range 4 East of the Willamette Meridian;

Together with the west 30.00 feet of that portion of said East Hussey Road No. 457 lying within the northeast quarter of the southeast quarter of Section 36, Township 21, Range 4 East of the Willamette Meridian;



EXHIBIT C

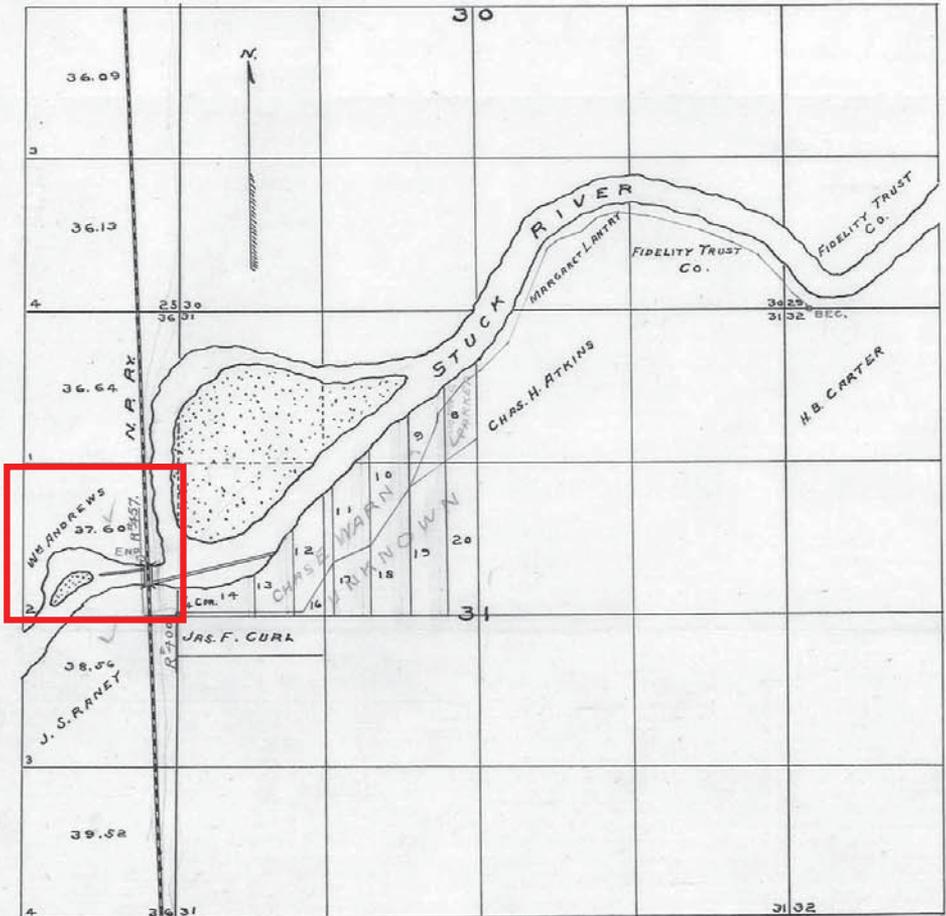
B. H. CARTER ROAD

1N

TP. 21 N. Rgs. 4th & 5 E. W. M.

JUNE 1899

P. D. HAMLIN
COUNTY SURVEYOR



Viewers' Report.

IN THE MATTER OF THE PETITION OF

B. H. Carten et al
for the View, Location and Establishment of
a County Road in King County, Washington.

Viewers' Report.

We the undersigned, residents of the County of King and State of Washington,
duly appointed Viewers by the Board of County Commissioners of said County on the
2nd day of May A. D. 1899
to view, survey and lay out a certain road designated in the petition of B. H. Carten
and others, and to estimate the damages to owners of land
over which the proposed road runs, in obedience to the order and directions of the
Board and to the law, did on the 7th 8th & 9th days of June A. D. 1899

189.....

view, lay out, survey and mark the course of the road proposed in said petition, and
report as follows, viz:

FIRST

Said Road as surveyed and marked commences at a point on the Section
line between Sections 29 & 32 T₁P. 21 N. R. 5 E. W. M.
195 feet east of the corner to Sections ^{30, 29} 31, 32. Thence westerly
and southwesterly on the south side of Truck River about
5000 feet to an intersection with the roadway as laid off in
The Darkey Homestead Plat. Thence along said platted
road southerly and westerly to a point fifteen (15) feet
north of the 7th Sec. Cor. on the West boundary line of Section
31. Said T₁P. and R₅. Thence South fifteen (15) feet to the said
7th Sec. Cor. Thence West along the East & West Center line of
Section 36 T₁P. 21 N. R. 4 E. W. M. to a point sixty five (65) feet
west of the center line of the N. P. Ry track, measured at
right angles to said railway center line. Thence northerly
parallel to and sixty five (65) feet from the said railway center
line to a point north of Truck River and junction with the
terminal point of County Road # 457. The total length
being one mile and 3116²/₃ feet

and ends at

the total length being

SECOND

Said road passes over, across and through the following described tracts of land of which we give the names and addresses of owners, lessees or incumbancers and the area taken by the road from each tract, viz:

DESCRIPTION OF LAND				Name of Owner, Lessee or Incumbancer	ADDRESS	AREA Taken for Road	
Part of Section	Sec.	Tp.	Rg.	State if Unknown		Acres	Tenths
S.W. 1/4 of N.W. 1/4	31	21	5E	Subdivided into The Parker Homestead tracts			
S.E. 1/4 of N.W. 1/4	31	21	5E				
N.E. 1/4 of N.W. 1/4	31	21	5E		SEE Below		
N.W. 1/4 of N.E. 1/4	31	21	5E	CHAS E ATKINS		0	50
S.W. 1/4 of S.E. 1/4	30	21	5E	MARGARET LANTRY		0	91
S.E. 1/4 of S.E. 1/4	30	21	5E	FIDELITY TRUST Co		1	04
S.W. 1/4 of S.W. 1/4	29	21	5E	FIDELITY TRUST Co		0	23
LOT 3	36	21	4E	J.S. PARKER		0	70
LOT 2	36	21	4E	W.M. ANDREWS		0	35
THE PARKER HOMESTEAD TRACTS	LOT	8		JNO. G. PARKER		0	31
" " " "	"	9		CHAS. E. PARKER		0	46
" " " "	"	10		" " "		0	21
" " " "	"	11		" " "		0	12
" " " "	"	12		" " "		0	24
" " " "	"	13		" " "		0	23
" " " "	"	14		" " "		0	46
" " " "	"	15		" " "		0	23
" " " "	"	16		" " "		0	18
" " " "	"	17		Unknown		0	13
" " " "	"	18		Unknown		0	21
" " " "	"	19				5	67
" " " "	"	20					

THIRD

We estimated the damage to the owners of land over which the proposed road will run, a description of which, the area, the names of owners and estimate of damages are as follows:

DO NOT LIST UNLESS DAMAGES ARE CLAIMED

DESCRIPTION OF LAND				AREA		NAME OF OWNER	Estimated Damage	
Part of Section	Sec.	Tp.	Rg.	Acres	10ths	State if Unknown	Dols.	Cents
<i>No Damages</i>								

FOURTH

The following are the names of the persons interested in lands through which said road passes who consent to the establishment of the Road and waive all claims for damages:

NAMES	NAMES	NAMES
<i>J. S. Parker</i>		
<i>L. Shaughnessy</i>		
<i>Wm. Andrews</i>		
<i>J. S. Ranney</i>		

QUIT - CLAIM DEED .

The grantors, William Andrews and Amanda J. Andrews, husband and wife, both residents of Stuck, King County, Washington, for the consideration of One Dollar lawful money of the United States of America, in hand paid, convey and quit-claim to King County, one of the Counties of the State of Washington, for road purposes, all interest in the following described real estate:-----

-----A portion of the north-east quarter of Section Thirty-Six, Township Twenty-One north of Range Four east W.M., particularly bounded as follows, to-wit: Beginning at the south-east corner of the north-east quarter of said Section 36, running thence westerly along the quarter section line to a point thirty feet west of the west line of the right of way of the Northern Pacific Railway Company, thence in a northerly direction and on a line parallel with the west line of said right of way to the north bank of Stuck River, thence in an easterly direction and along the north bank of Stuck River to the west line of said right of way, thence in a southerly direction and along the west line of said right of way to a point fifteen feet north of the south line of the south-east quarter of the north-east quarter of said Section 36, thence in an easterly direction on a line parallel with the south line of the north-east quarter of said Section 36 and fifteen feet distant therefrom to the east line of said Section 36, thence southerly to the point of beginning.

Situated in the County of King, State of Washington.

Dated this 27th day of April, A.D. 1899.

Signed, sealed and delivered) W. Andrews (Seal)

in presence of) Amanda J. Andrews (Seal)

J. S. Ranney)

State of Washington,
SS.

County of King.

I, I. B. Knickerbocker, a Notary Public in and for the State of Washington, duly commissioned and sworn, do hereby certify that on this 27th day of April, A.D. 1899, personally appeared before me William Andrews and Amanda J. Andrews, his wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 27th day of April, A.D. 1899.

I. B. Knickerbocker
Notary Public in and for the State of Washington, residing at Auburn in said State.

QUIT - CLAIM DEED .

The grantors, J.S.Raney and Mary L.Raney, both residents of Stuck, King County, Washington, for the consideration of One Dollar lawful money of the United States of America, in hand paid, convey and quit-claim to King County, one of the Counties in the State of Washington, for road purposes, all interest in the following described real estate:-----

-----Beginning at the north-east corner of the south-east quarter of Section Thirty-Six in Township Twenty-One north of Range Four east of the Willamette Meridian, running thence westerly along the quarter section line to a point thirty feet west of the west line of the right of way of the Northern Pacific Railway Company, thence south fifteen feet, thence easterly on a line parallel with the north line of the south-east quarter of said Section Thirty-Six and fifteen feet distant therefrom to the east line of said Section Thirty-Six, thence northerly to the point of beginning; containing more or less of land.

Situated in the County of King, State of Washington.

Dated this 25th day of April, A.D. 1899.

Signed, sealed and delivered) J.S.Raney (Seal)
in presence of)
Mary L. Raney (Seal)
Caranda J. Andrews)
I.B. Knickerbocker)

State of Washington,
SS.
County of King.

I, I.B. Knickerbocker, a Notary Public in and for the State of Washington, duly commissioned and sworn, do hereby certify that on this 27th day of April, A.D. 1899, personally appeared before me J.S.Raney and Mary L.Raney, his wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 27th day of April, A.D. 1899.

I.B. Knickerbocker,
Notary Public in and for the State of Washington, residing at Auburn in said State.

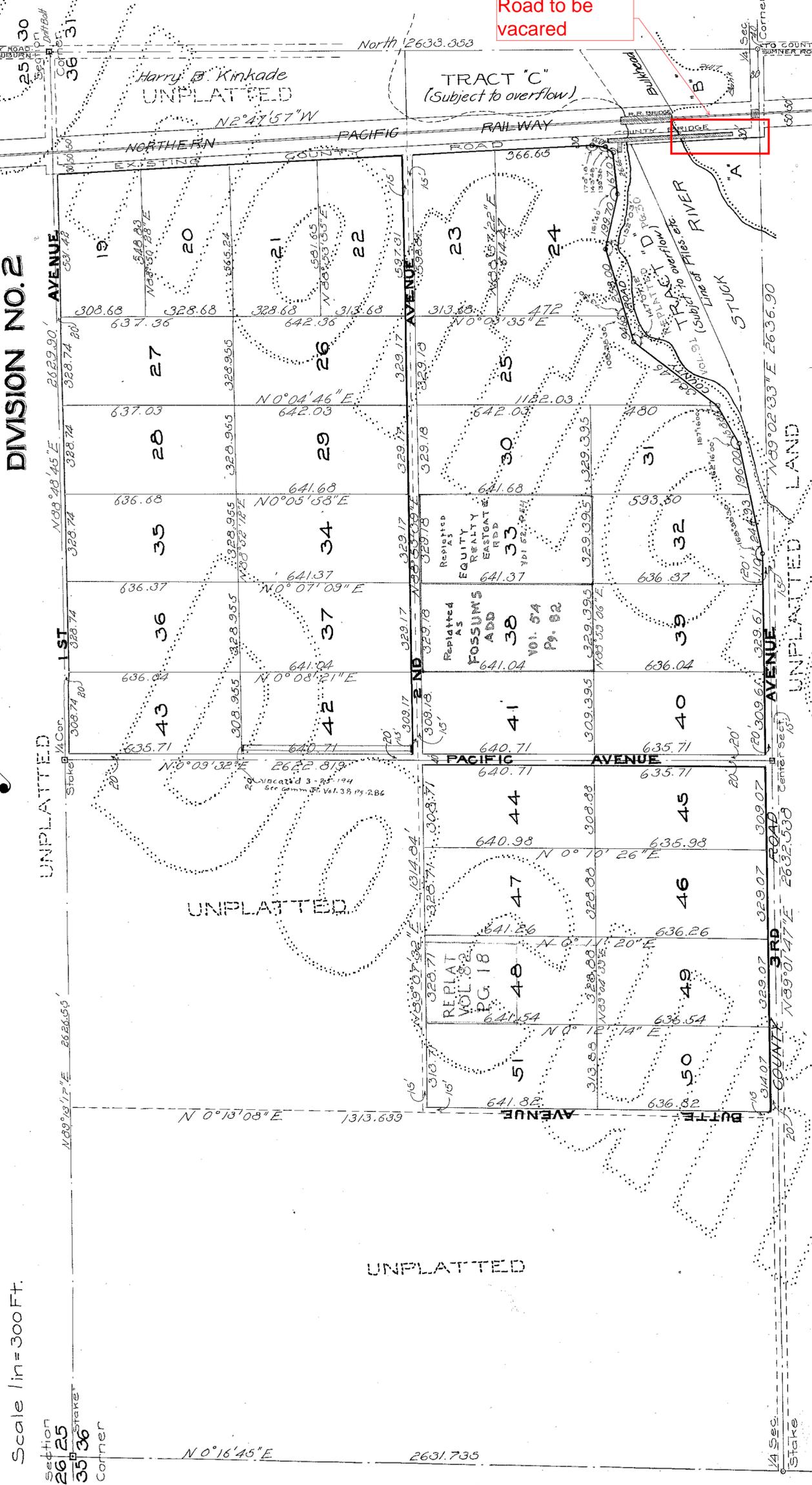
C. D. HILLMAN'S Pacific City Addition TO THE CITY OF SEATTLE

DIVISION NO. 2

Goffmill and Whitworth.

Scale 1 in = 300 Ft.

Section
26 25
35 36
Corner



Approved by the Board of County Commissioners of King County this 14 day of June A.D. 1906.

F. J. Smith
Chairman.

Attest: J. P. Agnew
Secretary of the Board of County Commissioners.

DESCRIPTION

This Plat of "C. D. Hillman's Pacific City Addition to the City of Seattle, Division No. 2" covers the Southeast Quarter of Northwest Quarter (S.E. 1/4 of N.W. 1/4) and the Northeast Quarter (N.E. 1/4) of Section Thirty-six (36) of Township Twenty-one (21) North of Range Four (4) East of the Willamette Meridian, reserving and excluding therefrom all rights of way for railroad purposes or public highways heretofore acquired, appropriated, or conveyed also excepting therefrom the portion of the N.E. 1/4 of the N.E. 1/4 of said Section 36, lying east of the Northern Pacific Railroad, as heretofore conveyed by T.N. Berlin and Frances Berlin his wife, to Harry B. Kinkade. The easterly tenfeet of the land included in this plat, lying south of said Kinkade Tract, is subject to an easement granted thereon for a pole line, wires, etc., heretofore granted by said Berlin and wife to the Snoqualmie Falls Power Company.

The existing County Road along the north bank of Stuck River is hereby widened from 30 feet to 40 feet and the northerly margin thereof indicated and established by courses and distances upon this plat. The southerly margin is not indicated but is hereby established as 40 feet distant from and parallel with the said north margin. Tract "D" includes so much of the broken and overflowed area within this plat as may now or hereafter be reclaimed and protected between the southerly margin of said County Road and the north bank of Stuck River as the same may now or hereafter be fixed, defined and maintained. West from Stuck River, the existing County Road along the south boundary of this plat, is widened by adding 5 feet to the north side thereof taking 20 feet from this tract instead of 15 feet as heretofore. All other County Roads remain as now established. Other streets and lanes are established as shown and located by this plat. The dimensions and location of all the numbered Tracts are clearly indicated upon the face of the plat. Tract "A" includes all land within this plat lying west of the County Road and south of the southerly bank of Stuck River, as the same may now or hereafter be fixed, defined and maintained. Tract "B" includes all land within this plat lying east of the Northern Pacific Railroad Right of Way, north of the County Road, and south of the southerly bank of Stuck River as the same may now or hereafter be fixed, defined and maintained. Tract "C" includes all land within this plat lying east of the Northern Pacific Railroad Right of Way, and north of the northerly bank of Stuck River as the same may now or hereafter be fixed, defined and maintained. Tract "D" is heretofore described.

DEDICATION

Know all men by these presents that we H. T. Bredes and Ella M. Bredes his wife owners in fee simple of the lands included in this Plat of C. D. Hillman's Pacific City Addition to the City of Seattle Division No. 2 do hereby declare this plat and dedicate to the use of the Public forever all the roads, streets and lanes shown hereon.

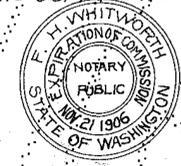
In witness whereof we have hereunto set our hand and seals this 13th day Feb. A.D. 1906.

Witnesses:
A. T. Thompson
F. H. Whitworth
H. T. Bredes
Ella M. Bredes

ACKNOWLEDGMENT

State of Washington)
County of King) s.s.
This is to certify that on this 13th day of Feb. A.D. 1906, before me, the undersigned, personally appeared H. T. Bredes and Ella M. Bredes his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



F. H. Whitworth
Notary Public in and for the State of Washington residing at Seattle.

Examined and approved this 14 day of June A.D. 1906.

A. L. Valentine
County Surveyor

405531

Filed for Record at Request of C. D. Hillman July 11, 1906 at 55 min. past 11 A.M. and Recorded in Vol. 13 of Plats page 49. Records of King County, Wash.

J. P. Agnew
County Auditor
By H. L. Thompson
Recorder

EXHIBIT D



Public Notice

NOTICE OF PUBLIC HEARING FOR RIGHT OF WAY VACATION

NOTICE IS HEREBY GIVEN that on Monday, December 21, 2015, at 6:30 p.m., at City Hall, 100 3rd Avenue SE, Pacific, Washington, in the City Council Chambers, be the time and place set for the public hearing to take public comment or consider written objections in the manner required by chapter 13.16 of the Pacific Municipal Code to the proposed vacation and determination of the petition to vacate a portion of Skinner Road (E. Hussey Road No. 457) westerly of the Burlington Northern Santa Fe (BNSF) Railroad tracks, southerly of the White River a length of approximately 314 feet, which is public access, located in the City of Pacific, Washington.

Any persons desiring to appear at the above time and place may submit testimony on this petition. Written comments may be submitted prior to such hearing to: Pacific City Council, Attn: Lance Newkirk, 100 3rd Avenue SE, Pacific, WA 98047.

For More Information Contact:

Name: Lance Newkirk

Phone: 253.929.1113

Email: lnewkirk@ci.pacific.wa.us



Agenda Bill No. 15-170

TO: Mayor Guier and City Council Members

FROM: Public Works

MEETING DATE: January 11, 2016

SUBJECT: Vacation of a portion of the Skinner Road Right-of-Way south of the White River and adjacent to the existing **BNSF Railway Company** (BNSF) tracks

ATTACHMENTS:

- Ordinance for Skinner Road Right of Way Vacation
- BNSF petition for right-of-way vacation
- Exhibit "A", a drawing depicting the right-of-way proposed for vacation
- Exhibit "B", a legal description depicting the right-of-way proposed for vacation
- A staff report

Previous Council Review Date: A public hearing on the proposed vacation of the right of way was held by the City Council on December 28, 2015, and was continued until January 11, 2016.

Summary: The enclosed Staff Report, dated December 16, 2015, provides a complete summary of the proposed vacation.

Recommended Action: Staff recommends Council approve **Ordinance** No. 2015-1921.

Motion for Consideration: "I move to approve Ordinance No. 2015-1921, AN ORDINANCE OF THE CITY OF PACIFIC, WASHINGTON, VACATING A PORTION OF SKINNER ROAD (E. HUSSEY ROAD NO. 457) LYING BETWEEN THE SOUTHEASTERLY SHORE OF THE WHITE RIVER AND TERMINATING APPROXIMATELY 314 FEET SOUTH, LOCATED IN PACIFIC, WASHINGTON, AND ESTABLISHING THE CONDITIONS OF SUCH VACATION."

Budget Impact: There is no cost associated with this measure as the Petitioner will bear all appraisal and recording costs. The City will receive compensation for the property to be vacated, as a condition of the vacation.

Alternatives: None recommended.

CITY OF PACIFIC, WASHINGTON
ORDINANCE NO. 2015 - 1921

AN ORDINANCE OF THE CITY OF PACIFIC, WASHINGTON, VACATING A PORTION OF SKINNER ROAD (E. HUSSEY ROAD NO. 457) LYING BETWEEN THE SOUTHEASTERLY SHORE OF THE WHITE RIVER AND TERMINATING APPROXIMATELY 314 FEET SOUTH, LOCATED IN PACIFIC, WASHINGTON, AND ESTABLISHING THE CONDITIONS OF SUCH VACATION.

WHEREAS, pursuant to RCW Ch. 35.79, a petition for vacation of Skinner Road (E. Hussey Road No. 457) was submitted to the City by BNSF Railway Company, who owns more than two-thirds of the property abutting this street sought to be vacated; and

WHEREAS, on November 23, 2015, the City Council considered the petition and adopted Resolution No. 2015-300, fixing December 28, 2015 as the date for a public hearing on the street vacation petition, which is not more than 60 days or less than 20 days after passage of the Resolution (PMC Section 13.17.010(C)); and

WHEREAS, the Public Works Director obtained an appraisal of the proposed area to be vacated (PMC Section 13.17.010); and

WHEREAS, the City Clerk provided public notice of the pending street vacation petition and public hearing (PMC Section 13.16.040); and

WHEREAS, the City Council held a public hearing on December 28, 2015, on the proposed street vacation, which public hearing was continued until January 11, 2016; Now, Therefore,

IT IS HEREBY ORDAINED BY THE PACIFIC CITY COUNCIL AS FOLLOWS:

Section 1. Objections. Under PMC Section 13.16.050, the City Council is prohibited from proceeding with the vacation if, prior to the public hearing, fifty percent (50%) of the owners of property abutting the proposed street, alley or portion thereof, objects. No objections were filed.

Section 2. Public Notice. The City Council finds that the City Clerk provided at least 20 days' notice of the pendency of the street vacation petition and the public hearing thereon, as required by PMC Section 13.16.040, and that notice was also posted on the street or alley sought to be vacated.

Section 3. Waterfront Streets. On December 28, 2015, the City Council complied with PMC Section 13.16.070(B) by conducting a study as required by 13.16.070(B)(2) and compiling an inventory of all rights of way within the City that abut the same body of water that is abutted by the street or alley sought to be vacated. This inventory is attached to Resolution 2015-307 as Exhibit A, and the study is attached to the same Resolution as Exhibit B.

Section 4. Appraisal. The appraisal has determined the value of the proposed area to be vacated as \$1,400.00. The petitioner for the vacation (BNSF Railway Company) has deposited the full amount of the appraised value for the proposed vacation area with the City Clerk.

Section 5. Staff Report. The staff has prepared a report and recommendation on the proposed vacation, which is dated December 16, 2015. A copy of this report was available to the public prior to the public hearing.

Section 6. Public Hearing. The public hearing was held on the petition for street vacation on December 28, 2015, and was continued until January 11, 2016.

Section 7. Testimony at Public Hearing. The following is a list of the members of the public testifying at the public hearing, and a summary of the public testimony presented:

- Pastor Russel Tyree spoke to clarify his understanding of the proposed vacation area along Skinner Road and that it was limited to the south side of the White River.
- Matthew Wells, attorney for petitioner BNSF Railway Company, provided a summary of petitioner's request and made himself available for questions, of which there were none.

Section 8. City Council Findings. After hearing the testimony of the public and considering the staff report and all other relevant facts, the City Council finds as follows:

A. *History of private and public use of the area sought to be vacated, including the type of use (pedestrian, vehicular, etc.), and the length of time such use has occurred;*

Based upon the limited written records, the land appears to have been homesteaded in the late 1890's. In 1906, C.D. Hillman recorded a plat entitled Pacific City Addition No. 2. The plat document indicates that there is a bridge crossing the White (Stuck) River at the location of E. Hussey Road. After the road crosses the river, it turns easterly crossing the Northern Pacific Railway (Now BNSF) becoming Road No. 507 (C.W. Matson). There are 1914 photos with the bridge still in place. The King County aerial for 1931 shows the area undeveloped with moderate to thick vegetation and the bridge no longer present. The 1998

County aerial photo shows the area undeveloped with thick vegetation. The 2015 Google Earth images show no change from the County aerial images. Based on a limited review of City records, the City has not used this property for streets, utilities, or any other purposes since the 1930's.

B. *Description of the manner in which the area sought to be vacated was acquired, whether by dedication, public expense, etc., and when such dedication occurred:*

In 1897, several property owners in the area, now known as the City of Pacific, petitioned the King County Commissioners to have a public hearing on the matter to create a road that “would be a public benefit”. The County Surveyor established a list of benefited property owners for the petitioned road westerly and adjacent to the Northern Pacific Railway (Now BNSF). Mr. Andrews and Mr. Raney, the property owners according to County surveyors records, quit claimed a portion of their property to the County for the establishment of the County Road.

C. *Description of all utilities or other public services that currently utilize the area sought to be vacated, whether by easement or otherwise:*

This portion of City right of way has not been used for street purposes since before 1931 and the City has no plans to develop this land into a public road now or in the future. There are no water or sanitary sewer utilities on the right of way. The right of way is landlocked and there is no direct access to this portion of the right-of-way except by water or trespassing over private land. There are no stakeholders or businesses in the area requiring utility services.

D. *The staff's recommendation on the functionality of the area sought to be vacated for public purposes;*

The property in the current condition is not accessible without watercraft or by trespassing on private property. The City evaluated the potential of constructing a pedestrian bridge to the area. The May 2015 cost estimate for a pre-engineered steel pedestrian bridge was \$1,060,000. This cost does not include the cost of surveying, engineering, permitting, or abutment construction.

The property has limited functionality in the current condition, as it is not safely accessible. The only access is over water; trespassing across a double set of train rails; or trespassing on private property. The river currents in the area are swift. This is a shoreline property so there are additional requirement of assessment per RCW 35.79.035 and PMC 13.16.070. Please see additional information regarding water front usability in Section 13.16.070 below.

E. *References to any planning document, such as the City's comprehensive plan, the transportation element of the comprehensive plan, the six year road plan or the*

capital facilities plan of the comprehensive plan that mention the area sought to be vacated for any purpose;

The City of Pacific adopted the Parks, Open Space, Recreation, and Trails Element of the Comprehensive Plan (Ordinance 1794) on January 10, 2011. Section 4.6.1 indicates that the future plan is to develop a portion of the King County owned property on the east side of the river with a system of trails. However, the property between the City right-of-way and the King County land is now owned by BNSF. Additionally, there is no access to the property from the west side of the river without construction a bridge which is estimated to cost in excess of \$1.0M. The transportation, utility, and capital improvement elements of the Comprehensive plan do not propose any future improvements in the area.

F. *The staff's recommendation whether the area sought to be vacated will be needed in the future as part of the City's transportation system (pedestrian, bicycle or vehicular;*

The City of Pacific adopted the Parks, Open Space, Recreation, and Trails Element of the Comprehensive Plan (Ordinance 1794) on January 10, 2011. Section 4.6.1 indicates that the future plan is to develop a portion of the King County owned property on the east side of the river with a system of trails. However, the property between the City right-of-way and the King County land is now owned by BNSF. Additionally, there is no access to the property from the west side of the river without construction a bridge, which is estimated to cost in excess of \$1.0M.

The transportation, utility, and capital improvement elements of the Comprehensive plan do not propose any future improvements in the area.

G. *Whether, if the City vacates the street, alley or portion thereof, that the City will retain an easement or the right to exercise and grant easements with respect to the vacated land for the construction, repair and maintenance of public utilities and services;*

There are no utility lines located within this street right-of-way that would have to be relocated prior to any building construction if the street vacation is approved. The City has no utilities in the vicinity nor are there any plans or need to extend utilities in this area.

H. *Whether the petitioner has offered a transfer of property in lieu of payment for the compensation required by PMC Section 13.16.060.*

The petitioner has not requested an in-lieu of payment transfer of property for this vacation.

I. *Whether, if the vacation is for a waterfront street or portion thereof, that the conditions of PMC Section 13.16.070 have been satisfied.*

A portion of the street to be vacated abuts the waterfront (White River). Accordingly, the City complied with PMC 13.16.070 through its adoption of Resolution 2015-307 after conducting the inventory, study and public hearing as required PMC 13.16.070(B)(1) – (3), and making the finding that the street or alley sought to be vacated is not suitable for any of the purposes listed under PMC 13.16.070(B)(2) and that the vacation is in the public interest, as required by PMC 13.16.070(B)(4). The inventory and study are attached to Resolution No. 2015-307 as Exhibits A and B.

Section 9. CONCLUSIONS. After making the above findings regarding the proposed street vacation, the City Council concludes: (1) that the proposed vacation serves the public interest; (2) that the street or alley sought to be vacated is not suitable for use by the City for any of the following purposes: port, boat moorage, launching sites, beach or water access, park, public view, recreation or education; and (3) that the street or alley sought to be vacated is not suitable for use by the City for public travel purposes. Therefore, the City Council concludes that the petition for vacation should be granted and the easement for public travel on Skinner Road (E. Hussey Road No. 457), as more particularly described in the legal description attached hereto as Exhibit A, and as shown on the map attached hereto as Exhibit B, shall be vacated upon the following conditions:

A. *Compensation.* The petitioner shall compensate the City for this street vacation according to the requirements of PMC Section 13.16.060. Based on the appraisal and other relevant facts, this compensation amount is \$1,400.00. This compensation shall be paid to the City before the Mayor signs this Ordinance and before the City Clerk records this Ordinance with the County. If such compensation is not paid on or before January 15, 2016, this Ordinance shall be null and void.

B. *Use of Proceeds for Vacation of Waterfront Streets:* Because the vacation is for a waterfront street, one-half of the revenue received by the City as compensation for the area vacated must be dedicated to the acquisition, improvement, development and related maintenance of public open space or transportation capital improvements in the City.

Section 10. Recording. Once the compensation required by Section 9 is paid to the City, a certified copy of this Ordinance vacating the street or alley or portion thereof shall be recorded by the City Clerk with the King County Department of Records and Elections or Auditor, all as required by RCW 35.79.030.

Section 11. Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be unconstitutional or unlawful by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 12. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 13. Effective Date. This Ordinance shall not be effective or recorded unless compensation is paid to the City as required by Section 9 above. After payment of such compensation, this Ordinance shall take effect and be in full force and effect five days after publication, as provided by law. If such compensation is not paid on or before January 15, 2016, this Ordinance shall be null and void.

PASSED by the City Council of the City of Pacific this 11th day of January, 2016.

Leanne Guier, Mayor

AUTHENTICATED:

Amy Stevenson-Ness, City Clerk.

APPROVED AS TO FORM:
Office of the City Attorney

Carol Morris, City Attorney

PUBLISHED:
EFFECTIVE DATE:

EXHIBIT A



7/31/2015

City of Pacific
100 3rd Ave SE
Pacific, WA 98047-1349

To: Community Development Department

Please see the enclosed Petition For the Vacation of a Public Right-of-Way from BNSF Railway. The packet of information is accompanied by two separate checks for \$500.00 application fee and \$2,000.00 deposit.

Please contact me if you have any questions with regards to the contents of information and I can be reached at 480-447-2505 or by email at josh@cinnibarsw.com.

Regards,

A handwritten signature in dark ink that reads "Josh Freegard".

Josh Freegard
Cinnabar Southwest
14500 N. Northsight Blvd. Ste 313
Scottsdale, AZ 85260
Phone: (480) 447-2505
Email: josh@cinnibarsw.com



100 3rd Avenue SE Pacific,
 WA 98047 Telephone:
 (253) 929-1110 Fax:
 (253)887-9910

PETITION FOR THE VACATION OF A PUBLIC RIGHT-OF-WAY

TO: Community Development Department, City of Pacific, 100 - 3rd Avenue SE, Pacific, WA 98047

We, the undersigned, being the owners according to the records of the King County Auditor of the property described in Exhibit A (legal description and map), attached hereto and by this reference incorporated herein, petition the City Council of the City of Pacific, Washington to vacate the portion of the public right-of-way known as East Hussey Rd. No. 457 (83rd Ave., S) south of White River described in Exhibit B, attached hereto and by this reference incorporated herein, in accordance with Chapter 13.16 Pacific Municipal Code, which we have read.

This petition is accompanied by:

- (1) \$500 application fee, \$2,000 deposit to be applied to engineering fee and any additional costs incurred;
- (2) A survey;
- (3) An explanation of why the public right-of-way sought to be vacated is no longer of public benefit;
- (4) A legal description of the public right-of-way proposed to be vacated;
- (5) A vicinity map showing the general area of the public right-of-way proposed to be vacated; and
- (6) A map prepared by a professional land surveyor, registered in the State of Washington, indicating the specific parcels abutting the public right-of-way proposed to be vacated.
- (7) Fee Obligation Form signed by owner/applicant.

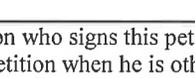
An appraisal of the subject property by a licensed appraiser will be obtained by the City and is also required to be paid by the applicant(s). In accordance with city regulations and State Statutes the property owner is required to pay the full appraised value of the land prior to street vacation. The payment of the assessed valuation shall be accomplished prior to formal Council Ordinance adoption.

This petition may consist of more than one page. Each person signing this petition consents to the filing of other pages to be considered as part of a single petition. Each signature shall be executed in ink.

PETITIONERS' SIGNATURES

Petitioners' Representative: Charles Keltner

Address / Phone Number: 14500 N. Northsight Blvd. Ste. 313 Scottsdale, AZ 85260 | P: (480) 447-2505

No.	Date	Printed/Typed Name	Signature	Address or Legal Description	Parcel No.
1	7/7/15	Charles Keltner		See Attached	335440-0661
2	7/7/15	Charles Keltner		See Attached	362104-9020
3	7/7/15	Charles Keltner		See Attached	362104-9107
4					

Attached Legal Descriptions Where Necessary. Each person who signs this petition with any other than his true name, or knowingly signs more than one of these petition, or signs a petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor. RCW 35A.01.040.

PROCEDURES

1. *Petition/Application*

- a. Petition/Application forms are provided by the City of Pacific Public Works office.
- b. A vacation may be initiated by a Petition signed by the owners of more than two thirds of the lineal frontage of the property abutting the street or alley to be vacated, or in the case of an easement, more than two-thirds of the property underlying the portion of the easement to be vacated. If any Petitioner is purchasing abutting or underlying property under a real estate contract, the seller of that property must also sign the vacation Petition.
- c. The Petition must contain a statement of why the proposed vacation is in the public interest or for a public purpose.
- d. The Petition must contain a statement explaining how no property will be denied direct access as a result of the vacation.
- e. The Petition must contain a legal description of the street, alley, or easement to be vacated; together with a statement certifying the validity of the legal description, signed by a licensed surveyor or registered engineer. In the event that the Pacific City Public Works Department determines that they can adequately consider the Petition without a full legal description, they may defer this requirement until after the Council has rendered its decision on the Petition; however, in no event shall a vacation be final until the requirements of this subsection have been met.
- f. Each Petitioner must provide proof of ownership. An affidavit, title report, copy of a deed of conveyance, or tax statement must be submitted for each signature as evidence of ownership. Any proof of ownership must contain a legal description of the property owned by the Petitioner.

2. *Valuation:*

Unless an abutting property owner objects, compensation as required under RCW 35.79.030 shall be established based on the Pierce/King County Assessor's assessed value of all abutting property. This compensation shall be determined as follows:

- a. The Pierce/King County Assessor's assessed value for each lot adjacent to the proposed vacation shall be divided by the number of square feet in that lot in order to obtain a "value per square foot" for each adjacent lot;
- b. The "value per square foot" for each adjacent lot shall be added together and divided by the total number of adjacent lots in order to obtain an average price per square foot for all adjacent property; and
- c. The compensation required of each abutting property owner shall consist of the average price per square foot obtained under subsection 2, above, multiplied by the number of square feet each abutting property owner will be receiving through the property vacation. The valuation

required under this section shall be prepared under the direction of the City Public Works Department. Any costs of the valuation, including time spent by the City staff in preparing or assisting with preparing the valuation, shall be borne by the Petitioner(s). The valuation shall be documented, complete, and added to the Petition before a vacation will be considered final. In the event a Petitioner or abutting property owner objects to the calculation of compensation under this section, the compensation required under RCW 35.79.030 shall be established as required under section 3, below.

3. Appraisals:

Determination of appraised value shall be made by appraisal of the portion of the street, alley, or easement to be vacated with value determination based on highest and best use. The appraisal shall be prepared at the discretion of the Public Works Manager or designee. Any easement or other public rights retained by the City or dedicated to the City shall be considered in the appraisal. The appraisal cost shall be borne by the applicant. The appraisal must be complete and added to the Petition before a vacation will be considered final.

4. Fees:

All fees and costs required by Pacific Municipal Code, resolution of the Pacific City Council, or these written procedures must be paid before the Pacific City Council will set a date to hear the Petition.

5. Maps:

Each Petition must be accompanied by a scale map showing the street, alley, easement, or part thereof, to be vacated, and showing all properties with subdivisions, blocks, lots, and specifying open and unopened rights-of-way in the vicinity of the proposed vacation.



CITY OF PACIFIC
COMMUNITY DEVELOPMENT DEPARTMENT/ PUBLIC WORKS

100 3RD AVENUE SE
PACIFIC, WA 98047
Telephone (253) 929-1110 Fax (253) 887-9910

Project Name _____ Project Number _____

FEE OBLIGATION

I, the undersigned, affirm and acknowledge that I am the responsible person or authorized agent for the applicant and I or the party I represent, hereby agree to pay to the City of Pacific the costs incurred in the processing of the applications for the above referenced project.

I understand that the City of Pacific charges on a time and materials basis for external and internal professional and administrative support staff time and for materials, noticing, and other miscellaneous project related requirements. Periodic billings are issued specifying services that have been provided and requiring payment. Payment is due within 30 days of the billing notice. Payments not received within 30 days of the billing notice shall accrue interest and penalties as prescribed by the latest adopted fee schedules. I, or the party I represent, agree to pay all such invoices within 30 days of the billing notice. I, or the party I represent, agree to pay all attorney's fees and costs incurred by the City in collecting said fees.

I understand that invoices that are unpaid for more than 45 days shall be sufficient reason to have the City of Pacific terminate all work processing of the applications for the above referenced project.

I understand that the deposit that I am required to pay will be held in a non- interest bearing account and shall only be applied in the event of my failure to pay invoices I, or the party I represent, will be entitled to a full refund of my deposit upon written request, final project approvals and payment of all final City of Pacific invoices.

Charles Keltner / Senior Manager Real-Estate
Printed Name and Title

Joshua Freegard
Designated Contact Person Print Name

2301 Lou Menk Drive, GOB-3W
FORT WORTH, TX 76131

14500 N. Northsight Blvd. # 313
Scottsdale, AZ 85260
Address

Address of Owner

480-447-2505
Phone

480-447-2505
Phone

BNSF Railway Company's Petition for the Vacation of a Public Right-of-Way

Supporting Materials

The following provides the information required by the City of Pacific's Procedures for requesting vacation of a City right of way.

Description of property to be vacated

Petitioner BNSF Railway Company requests vacation of that portion of the City of Pacific right of way that lies to the south of the White (Stuck) River, and to the west of the BNSF right of way. That portion of the City right of way is 30' in width and approximately 315' in length. A survey and formal legal description for the portion of right of way to be vacated are provided as attachments.

Ownership interests of petitioner

Petitioner owns all private lands abutting the right of way to be vacated. Specifically, Petitioner owns all lands on three sides of the right of way: King County parcel 335440-0661, which abuts the entire west side of the right of way; King County parcel 362104-9107, which abuts the entire south side of the right of way; and King County parcel 362104-9020, which abuts the entire east side of the right of way. The only abutting property not owned by Petitioner is the north side, which is abutted by the White River.

The right of way sought to be vacated is no longer of public benefit

The portion of the right of way to be vacated is isolated from other rights of way, roads and City lands. It is surrounded on three sides by private property that is not open to the public. It is not paved or otherwise developed, and is not used as a right of way. It is adjacent to BNSF's active mainline railroad tracks carrying traffic through King and Pierce Counties. Due to its limited size, isolated location and surrounding land uses, it is not suitable for beach use or other public access.

The proposed vacation is in the public interest

As discussed above, the right of way to be vacated is small, isolated and not used for public purposes. Petitioner requests the vacation in order to implement protective measures along Petitioner's railroad embankment, e.g., placement of fill, that are associated with and necessitated by King County's construction of the Countyline Levee Setback Project. The Countyline Project will provide substantial flood protection benefit to the City of Pacific. Upon acquisition of the City right of way, and as part of the Countyline Project, Petitioner has agreed

to provide an easement to King County for its resurfacing and maintenance of the existing levee where it crosses the right of way property and connects to Petitioner's embankment. Vacation of the right of way is therefore in the public interest in that it is necessary to implementation of the Countyline Project.

No property will be denied direct access as a result of the vacation.

The right of way to be vacated is geographically isolated from any public roads. Further, Petitioner owns all private lands abutting the right of way. Accordingly, the right of way is not used to access any private property, and its vacation will not deny access to any property.

Proof of ownership

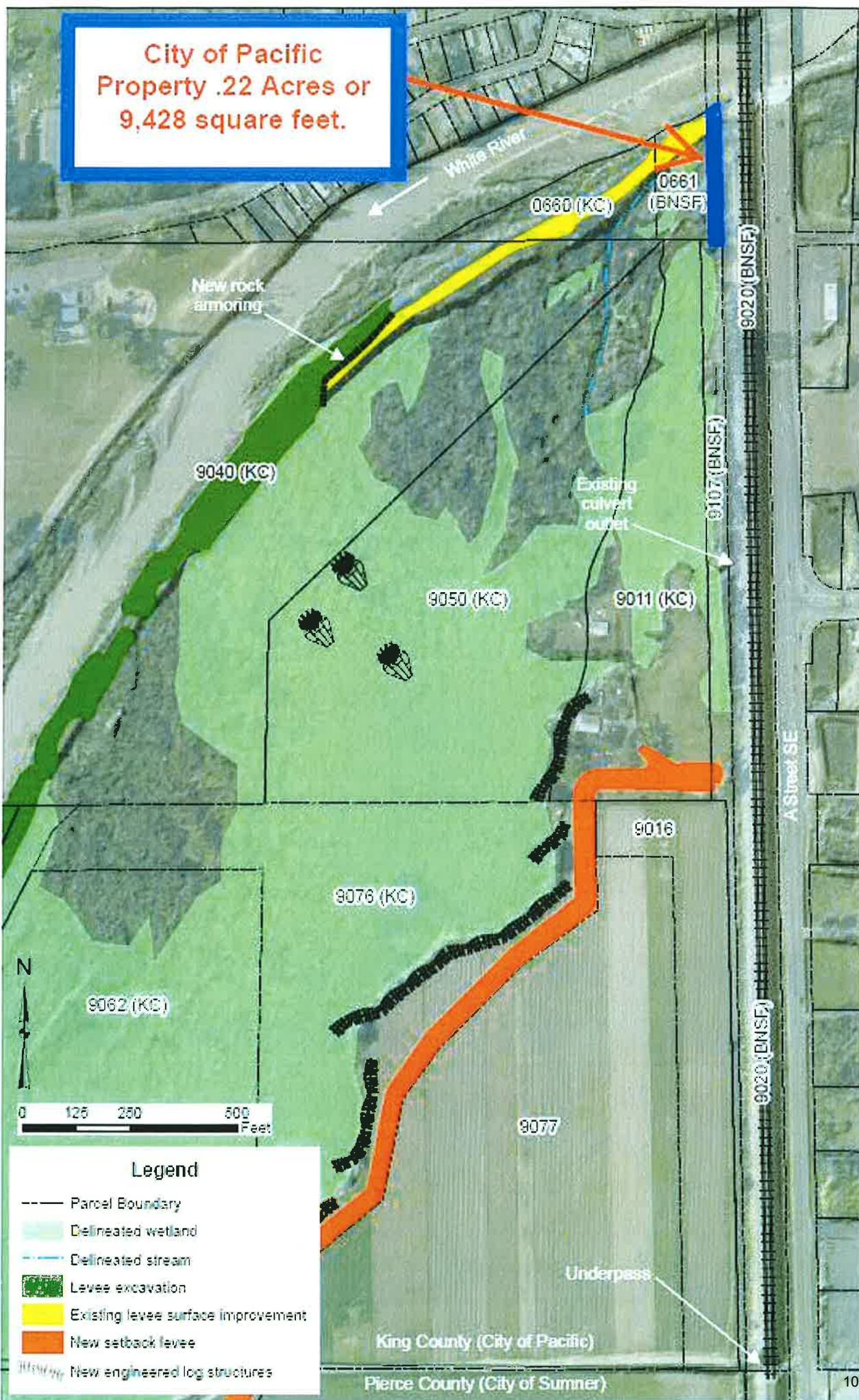
Attached are King County Assessor reports for Petitioner's parcels that document Petitioner's ownership of all private lands abutting the right of way.

Attachments

As required by the City's Procedures, the petition includes and is supported by the following attachments:

- \$500 application fee and \$2,000 deposit to be applied to engineering fee and additional costs
- Survey
- Legal description of the right of way to be vacated
- Vicinity map showing the general area of the right of way to be vacated and all parcels abutting the right of way
- King County assessor reports for abutting properties
- Fee obligation form

City of Pacific
Property .22 Acres or
9,428 square feet.



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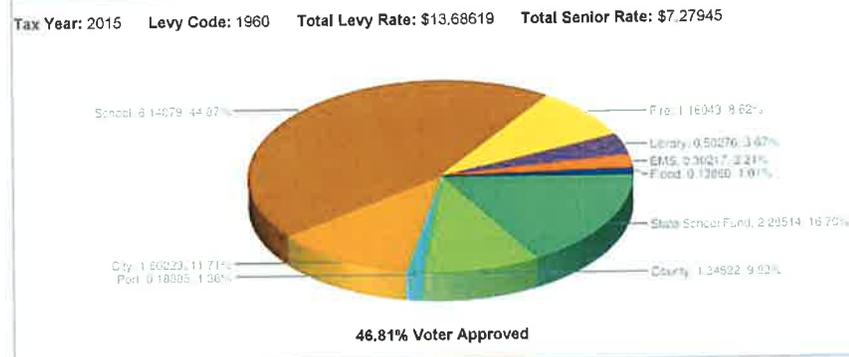
PARCEL

Parcel Number	362104-9107
Name	BNSF RAILWAY CO
Site Address	
Legal	E 50 FT OF POR OF NE 1/4 OF SE 1/4 OF SEC 36-21-4 LY WLY OF BNSF RR R/W TGW E 16.5 FT OF POR OF SE 1/4 OF SE 1/4 OF SD SEC LY WLY OF SD RR R/W

BUILDING 1

Year Built	
Total Square Footage	
Number Of Bedrooms	
Number Of Baths	
Grade	
Condition	
Lot Size	84610
Views	No
Waterfront	

TOTAL LEVY RATE DISTRIBUTION



Click here to see levy distribution comparison by year.

TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total (\$)
2014	2015	1,000	0	1,000	0	0	0

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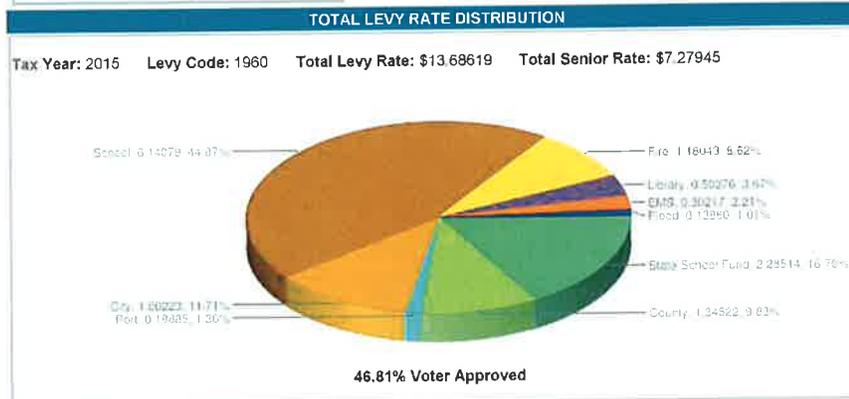
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PARCEL	
Parcel Number	362104-9020
Name	BNSF RAILWAY COMPANY
Site Address	5925 A ST SE 98002
Legal	R/W THRU NE 1/4 OF NE 1/4 R/W THRU SE 1/4 OF NE 1/4 R/W THRU NE 1/4 OF SE 1/4 R/W THRU SE 1/4 OF SE 1/4

BUILDING 1	
Year Built	
Building Net Square Footage	
Construction Class	
Building Quality	
Lot Size	527335
Present Use	Right of Way/Utility, Road
Views	No
Waterfront	



Click here to see levy distribution comparison by year.

TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total (\$)
2014	2015	791,000	0	791,000	0	0	0
2013	2014	791,000	0	791,000	0	0	0
2012	2013	791,000	0	791,000	0	0	0
2011	2012	791,000	0	791,000	0	0	0
2010	2011	791,000	0	791,000	0	0	0
2009	2010	791,000	0	791,000	0	0	0
2008	2009	791,000	0	791,000	0	0	0
2007	2008	791,000	0	791,000	0	0	0
2006	2007	791,000	0	791,000	0	0	0
2005	2006	791,000	0	791,000	0	0	0
2004	2005	791,000	0	791,000	0	0	0
2003	2004	791,000	0	791,000	0	0	0
2002	2003	791,000	0	791,000	0	0	0
2001	2002	791,000	0	791,000	0	0	0
2000	2001	791,000	0	791,000	0	0	0
1999	2000	791,000	0	791,000	0	0	0

Reference Links:

[King County Taxing Districts Codes and Levies \(.PDF\)](#)

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[Washington State Department of Revenue \(External link\)](#)

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[Board of Appeals/Equalization](#)

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[Recorder's Office](#)

[Scanned images of surveys and other map documents](#)

1997	1998	0	0	0	791,000	0	791,000
1996	1997	0	0	0	791,000	0	791,000
1994	1995	0	0	0	791,000	0	791,000
1992	1993	0	0	0	791,000	0	791,000
1990	1991	0	0	0	527,300	0	527,300
1988	1989	0	0	0	558,400	0	558,400
1986	1987	0	0	0	558,400	0	558,400
1984	1985	0	0	0	484,800	0	484,800
1982	1983	0	0	0	27,000	0	27,000

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--	--	--

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PARCEL

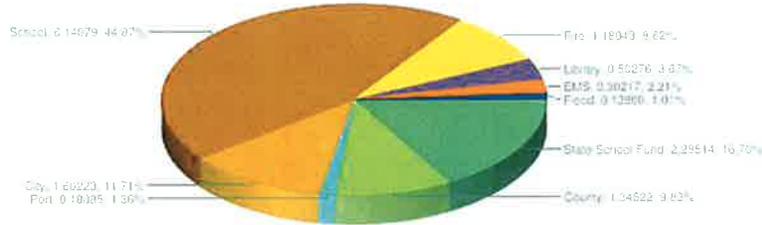
Parcel Number	335440-0661
Name	BNSF RAILROAD COMPANY
Site Address	
Legal	HILLMANS C D PACIFIC CITY DIV #2 POR OF TR A LY ELY OF LN LY 200 FT WLY OF C/L OF BNSF RR R/W

BUILDING 1

Year Built	
Total Square Footage	
Number Of Bedrooms	
Number Of Baths	
Grade	
Condition	
Lot Size	32345
Views	Yes
Waterfront	

TOTAL LEVY RATE DISTRIBUTION

Tax Year: 2015 Levy Code: 1960 Total Levy Rate: \$13.68619 Total Senior Rate: \$7.27945



46.81% Voter Approved

Click here to see levy distribution comparison by year.

TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total (\$)
2014	2015	42,000	0	42,000	0	0	0
2013	2014	76,000	0	76,000	0	0	0
2012	2013	76,000	0	76,000	0	0	0
2011	2012	77,000	0	77,000	0	0	0
2010	2011	19,300	0	19,300	0	0	0

Updated: April 22, 2015

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Reference Links:

King County Taxing Districts Codes and Levies (.PDF)

King County Tax Links

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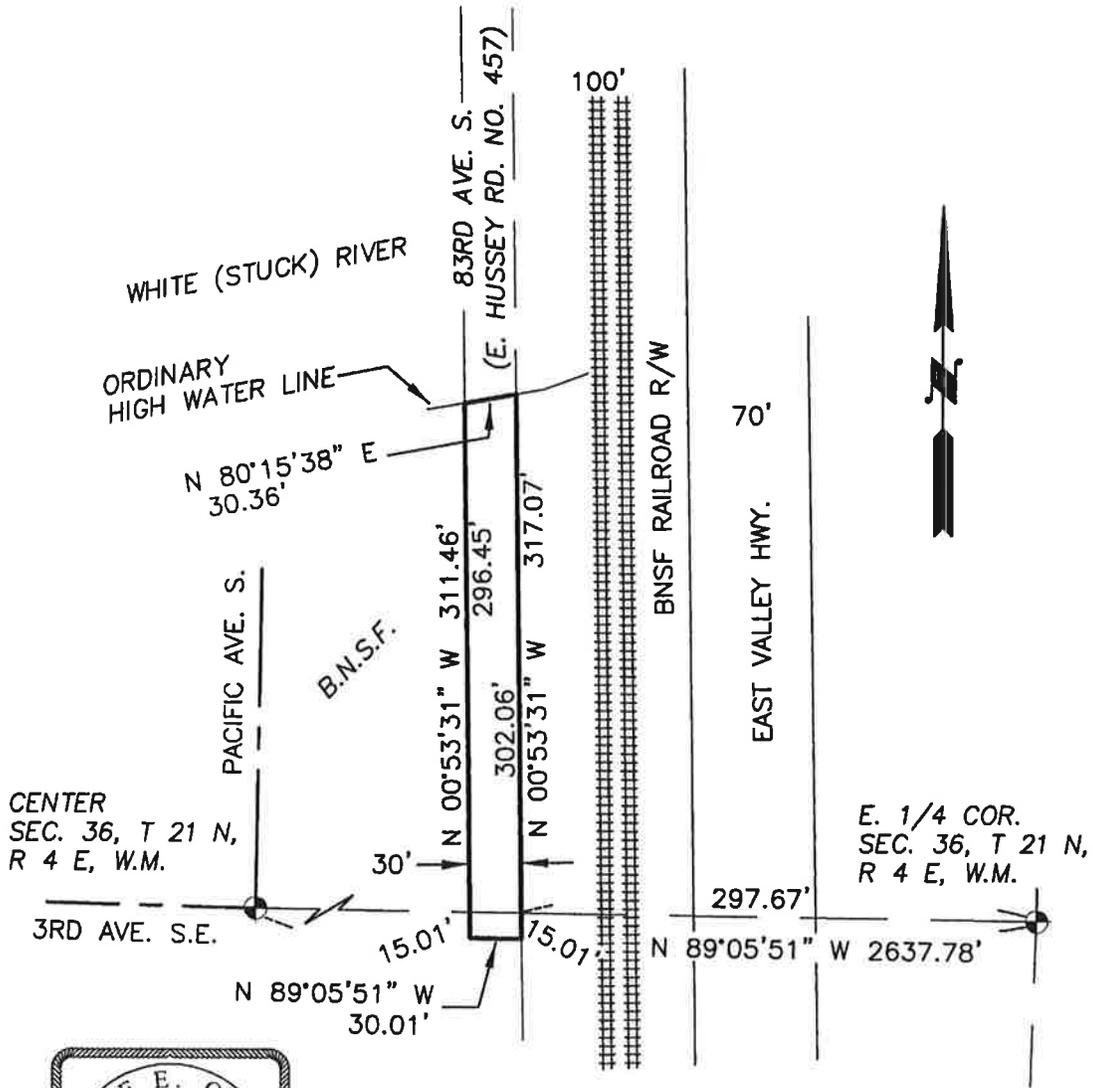


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EXHIBIT DRAWING



AREA
9,428 SQ. FT.
0.22 ACRES

LEGEND

-  MONUMENT
-  RAIL ROAD TRACKS



SADLER BARNARD & ASSOC., INC.
717 W. STEWART, PUYALLUP, WA 98371
253-848-5170

Legal Description:

That portion of East Hussey Road No. 457 (83rd Ave. S.), being a 30.00 foot wide road established in 1899, lying south of the ordinary high water mark along the southerly side of the Stuck River and north of the south line of the southeast quarter of the northeast quarter of Section 36, Township 21, Range 4 East of the Willamette Meridian;

Together with the west 30.00 feet of that portion of said East Hussey Road No. 457 lying within the northeast quarter of the southeast quarter of Section 36, Township 21, Range 4 East of the Willamette Meridian;



Assessor-Treasurer electronic Property Information Profile

Taxes / Values for 0420013046

08/05/2015 03:09 PM



Property Details Parcel Number: 0420013046 Site Address: XXX STEWART RD SE Account Type: Real Property Category: Land and Improvements Use Code: 5400-FOOD RETAIL TRADE	Taxpayer Details Taxpayer Name: CITY OF PACIFIC Mailing Address: 100 3RD AVE SE PACIFIC WA 98047
--	--

Value Year	Tax Year	Taxable Value	Assessed Total	Assessed Land	Assessed Improvements	Current Use Land	Personal Property	Notice of Value Mailing Date
2015	2016	0	145,400	109,100	36,300	0	0	07/06/2015
2014	2015	0	138,500	109,100	29,400	0	0	06/27/2014
2013	2014	0	138,500	109,100	29,400	0	0	06/24/2013
2012	2013	0	138,500	109,100	29,400	0	0	06/22/2012
2011	2012	0	150,300	120,900	29,400	0	0	06/27/2011
2010	2011	0	161,300	126,800	34,500	0	0	06/21/2010
2009	2010	0	181,600	140,000	41,600	0	0	07/17/2009
2008	2009	0	194,100	147,400	46,700	0	0	06/13/2008
2007	2008	0	163,700	117,000	46,700	0	0	06/22/2007
2006	2007	0	125,900	89,900	36,000	0	0	09/29/2006

Current Charges
Balance Due: 0.00 Minimum Due: 0.00 as of 08/05/2015

Tax Year	Exemption
2016	Municipal Corp and Misc Taxing Districts
2015	Municipal Corp and Misc Taxing Districts
2014	Municipal Corp and Misc Taxing Districts
2013	Municipal Corp and Misc Taxing Districts
2012	Municipal Corp and Misc Taxing Districts
2011	Municipal Corp and Misc Taxing Districts
2010	Municipal Corp and Misc Taxing Districts
2009	Municipal Corp and Misc Taxing Districts
2008	Municipal Corp and Misc Taxing Districts
2007	Municipal Corp and Misc Taxing Districts

Tax Year	Charge Type	Amount Paid
Paid Charges		
For questions regarding any electronic payments you may have made, please contact Point & Pay at 1-877-765-4112		
2015	Weed Control Principal	1.70
Total 2015		1.70
2014	Weed Control Principal	1.64
Total 2014		1.64
2013	Weed Control Principal	1.64
Total 2013		1.64
2012	Drainage District Principal	23.89
2012	Weed Control Principal	1.64
Total 2012		25.53
2011	Weed Control Principal	1.64
Total 2011		1.64
2010	Drainage District Principal	24.23
Total 2010		24.23

Tax Year	TCA	Rate
2016	086	0.000000
2015	086	13.524460
2014	086	13.695869
2013	086	14.275933
2012	086	13.077788
2011	086	12.003162
2010	086	10.800423
2009	086	9.975316
2008	086	9.529544
2007	086	9.807034

Date	Number	Amount Applied
03/16/2015	8089316	1.70
02/28/2014	7485816	1.64
03/29/2013	6939044	1.64

Assessor-Treasurer electronic Property Information Profile

Land Characteristics for 0420013046

08/05/2015 03:19 PM



Property Details Parcel Number: 0420013046 Site Address: XXX STEWART RD SE Account Type: Real Property Category: Land and Improvements Use Code: 5400-FOOD RETAIL TRADE		Taxpayer Details Taxpayer Name: CITY OF PACIFIC Mailing Address: 100 3RD AVE SE PACIFIC WA 98047	
Location: LEA: 2054 RTSQQ: 04-20-01-32		Size SF: 4,085 Acres: 0.09 Front Ft: 95	
Amenities WF Type: n/a View Quality: n/a Street Type: Paved		Utilities Electric: Power Installed Sewer: Sewer/Septic Installed Water: Water Installed	

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Pierce County Assessor-Treasurer
Mike Lonergan
 2401 South 35th St Room 142
 Tacoma, Washington 98409
 (253)798-6111 or Fax (253)798-3142
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Taxes / Values for 0420013045

08/05/2015 03:11 PM



Property Details		Taxpayer Details	
Parcel Number:	0420013045	Taxpayer Name:	CITY OF PACIFIC
Site Address:	202 STEWART RD SE	Mailing Address:	100 3RD AVE SE PACIFIC WA 98047
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1197-COMM LND WITH SFR		

Assessed Values								
Value Year	Tax Year	Taxable Value	Assessed Total	Assessed Land	Assessed Improvements	Current Use Land	Personal Property	Notice of Value Mailing Date
2015	2016	0	174,000	174,000	0	0	0	0 07/06/2015
2014	2015	0	174,000	174,000	0	0	0	0 06/27/2014
2013	2014	0	174,000	174,000	0	0	0	0 06/24/2013
2012	2013	0	174,000	174,000	0	0	0	0 06/22/2012
2011	2012	0	192,800	192,800	0	0	0	0 06/27/2011
2010	2011	0	202,200	202,200	0	0	0	0 06/21/2010
2009	2010	0	223,300	223,300	0	0	0	0 07/17/2009
2008	2009	0	235,100	235,100	0	0	0	0 09/19/2008
2007	2008	0	188,600	139,200	49,400	0	0	0 06/22/2007
2006	2007	34,155	152,000	107,100	44,900	0	0	0 06/12/2006

Current Charges			Exemptions		
Balance Due: 0.00	Minimum Due: 0.00	as of 08/05/2015	Tax Year	Exemption	

Paid Charges
For questions regarding any electronic payments you may have made, please contact **Point & Pay** at **1-877-765-4112**

Tax Year	Charge Type	Amount Paid
2015	Weed Control Principal	1.70
Total 2015		1.70
2014	Weed Control Principal	1.64
Total 2014		1.64
2013	Weed Control Principal	1.64
Total 2013		1.64
2012	Drainage District Principal	30.08
	Weed Control Principal	1.64
Total 2012		31.72
2011	Weed Control Principal	1.64
Total 2011		1.64
2010	Drainage District Principal	29.34
Total 2010		29.34
2007	Property Tax Principal	334.96
	Property Tax Interest	3.35
	Weed Control Principal	1.39
	Weed Control Interest	0.01
Total 2007		339.71

2016	Municipal Corp and Misc Taxing Districts
2015	Municipal Corp and Misc Taxing Districts
2014	Municipal Corp and Misc Taxing Districts
2013	Municipal Corp and Misc Taxing Districts
2012	Municipal Corp and Misc Taxing Districts
2011	Municipal Corp and Misc Taxing Districts
2010	Municipal Corp and Misc Taxing Districts
2009	Municipal Corp and Misc Taxing Districts
2008	Municipal Corp and Misc Taxing Districts
2007	Municipal Corp and Misc Taxing Districts

Tax Code Areas		
Tax Year	TCA	Rate
2016	086	0.000000
2015	086	13.524460
2014	086	13.695869
2013	086	14.275933
2012	086	13.077788
2011	086	12.003162
2010	086	10.800423
2009	086	9.975316
2008	086	9.529544
2007	086	9.807034

Receipts		
Date	Number	Amount Applied
03/16/2015	8089315	1.70
02/28/2014	7485816	1.64
03/29/2013	6939046	1.64

Assessor-Treasurer electronic Property Information Profile

Land Characteristics for 0420013045

08/05/2015 03:19 PM



Property Details Parcel Number: 0420013045 Site Address: 202 STEWART RD SE Account Type: Real Property Category: Land and Improvements Use Code: 1197-COMM LND WITH SFR		Taxpayer Details Taxpayer Name: CITY OF PACIFIC Mailing Address: 100 3RD AVE SE PACIFIC WA 98047	
Location: LEA: 2054 RTSQQ: 04-20-01-32		Size SF: 8,181 Acres: 0.19 Front Ft: 193	
Amenities WF Type: n/a View Quality: n/a Street Type: Paved		Utilities Electric: Power Installed Sewer: Sewer/Septic Installed Water: Water Installed	

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Taxes / Values for 0420013052

08/05/2015 03:15 PM



Property Details Parcel Number: 0420013052 Site Address: 1151 VALENTINE AV SE Account Type: Real Property Category: Land and Improvements Use Code: 6600-CONTRACTOR SERVICES	Taxpayer Details Taxpayer Name: PACIFIC MARKET PLACE LLC Mailing Address: 12213 SE 260TH PL KENT WA 98030
---	---

Value Year	Tax Year	Taxable Value	Assessed Total	Assessed Land	Assessed Improvements	Current Use Land	Personal Property	Notice of Value Mailing Date
2015	2016	273,500	273,500	266,000	7,500		0	0 07/06/2015
2014	2015	273,500	273,500	266,000	7,500		0	0 06/27/2014
2013	2014	279,100	279,100	271,600	7,500		0	0 06/24/2013
2012	2013	279,300	279,300	271,600	7,700		0	0 06/22/2012
2011	2012	308,700	308,700	301,000	7,700		0	0 06/27/2011
2010	2011	324,200	324,200	315,700	8,500		0	0 06/21/2010
2009	2010	357,900	357,900	348,700	9,200		0	0 07/17/2009
2008	2009	376,000	376,000	367,100	8,900		0	0 06/13/2008
2007	2008	282,800	282,800	262,000	20,800		0	0 06/22/2007
2006	2007	222,300	222,300	201,500	20,800		0	0 06/12/2006

Current Charges [Recalculate](#)
 Property tax interest and/or penalty charges are calculated on the 1st of each month. Your payment must be paid or postmarked prior to the 1st to avoid accrual of those additional charges. If the last day of the month falls on a holiday or weekend, you will have the following business day to pay or postmark without additional interest and/or penalty. If necessary, you can [recalculate](#) charges for a future date.

Pay with credit card, Visa debit card or E-check		Payment Mailing Address	
Balance Due: 1,850.33		Minimum Due: 1,850.33 as of 08/05/2015	
Tax Year	Charge Type	Amount Charged	Due Date
2015	Property Tax Principal	3,698.95	10/31/15
	Weed Control Principal	1.70	10/31/15
Total 2015		3,700.65	1,850.33

Paid Charges
 For questions regarding any electronic payments you may have made, please contact **Point & Pay** at 1-877-765-4112

Tax Year	Charge Type	Amount Paid
2015	Property Tax Principal	1,849.47
	Weed Control Principal	0.85
Total 2015		1,850.32
2014	Property Tax Principal	3,822.52
	Weed Control Principal	1.64
Total 2014		3,824.16
2013	Property Tax Principal	3,987.26
	Weed Control Principal	1.64
Total 2013		3,988.90
2012	Property Tax Principal	4,037.11
	Drainage District Principal	46.96
	Weed Control Principal	1.64
Total 2012		4,085.71
2011	Property Tax Principal	3,891.42
	Weed Control Principal	1.64
Total 2011		3,893.06
2010	Property Tax Principal	3,865.47
	Drainage District Principal	45.82
	Weed Control Principal	1.39
Total 2010		3,912.68
2009	Property Tax Principal	3,750.72
	Weed Control Principal	1.39
Total 2009		3,752.11
2008	Property Tax Principal	2,694.96

Exemptions
 No exemptions

Tax Year	TCA	Rate
2016	086	0.000000
2015	086	13.524460
2014	086	13.695869
2013	086	14.275933
2012	086	13.077788
2011	086	12.003162
2010	086	10.800423
2009	086	9.975316
2008	086	9.529544
2007	086	9.807034

Date	Number	Amount Applied
03/09/2015	8082319	1,850.32
01/14/2015	8063425	1,912.08
04/21/2014	7568890	1,912.08
04/18/2013	6976188	3,988.90
08/13/2012	6602653	2,042.86
05/03/2012	6568512	2,042.85
11/04/2011	6247859	1,946.53
05/04/2011	5966625	0.00
05/04/2011	5975224	1,946.53
10/26/2010	5510243	1,956.34
05/04/2010	5391197	1,956.34
11/05/2009	5084265	1,876.06
05/04/2009	4797546	1,876.05
10/30/2008	4439777	1,348.18
04/10/2008	3976791	1,348.17
11/01/2007	3865052	1,090.75
04/16/2007	3410715	1,090.75
10/23/2006	3227792	791.86
05/04/2006	3044931	791.86
11/07/2005	2752624	813.47
04/30/2005	2449359	813.47
11/02/2004	2171857	790.03

Assessor-Treasurer electronic Property Information Profile

Land Characteristics for 0420013052

08/05/2015 03:17 PM



Property Details Parcel Number: 0420013052 Site Address: 1151 VALENTINE AV SE Account Type: Real Property Category: Land and Improvements Use Code: 6600-CONTRACTOR SERVICES		Taxpayer Details Taxpayer Name: PACIFIC MARKET PLACE LLC Mailing Address: 12213 SE 260TH PL KENT WA 98030	
Location: LEA: 2054 RTSQQ: 04-20-01-32		Size SF: 27,250 Acres: 0.63 Front Ft: 222	
Amenities WF Type: n/a View Quality: n/a Street Type: Paved		Utilities Electric: Power Available Sewer: Sewer/Septic Installed Water: Water Available	

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Assessor-Treasurer electronic Property Information Profile

Taxes / Values for 4495400451

08/05/2015 03:16 PM



Property Details		Taxpayer Details	
Parcel Number:	4495400451	Taxpayer Name:	BEATTY CLIFFORD M & SHARON R
Site Address:	242 STEWART RD SE	Mailing Address:	216 27TH AVE NW GIG HARBOR WA 98335-7809
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	3400-FAB METAL PRODUCTS		

Value Year	Tax Year	Taxable Value	Assessed Total	Assessed Land	Assessed Improvements	Current Use Land	Personal Property	Notice of Value Mailing Date
2015	2016	2,522,200	2,522,200	1,317,800	1,204,400		0	0 07/06/2015
2014	2015	2,357,200	2,357,200	1,317,800	1,039,400		0	0 06/27/2014
2013	2014	2,357,200	2,357,200	1,317,800	1,039,400		0	0 06/24/2013
2012	2013	2,280,200	2,280,200	1,317,800	962,400		0	0 06/22/2012
2011	2012	2,308,600	2,308,600	1,460,200	848,400		0	0 06/27/2011
2010	2011	2,509,200	2,509,200	1,531,500	977,700		0	0 06/21/2010
2009	2010	2,541,200	2,541,200	1,691,700	849,500		0	0 07/17/2009
2008	2009	2,559,000	2,559,000	1,780,800	778,200		0	0 06/13/2008
2007	2008	2,541,400	2,541,400	1,372,000	1,169,400		0	0 06/22/2007
2006	2007	1,990,900	1,990,900	1,055,400	935,500		0	0 06/12/2006

Current Charges [Recalculate](#)
 Property tax interest and/or penalty charges are calculated on the 1st of each month. Your payment must be paid or postmarked prior to the 1st to avoid accrual of those additional charges. If the last day of the month falls on a holiday or weekend, you will have the following business day to pay or postmark without additional interest and/or penalty. If necessary, you can [recalculate](#) charges for a future date.

Pay with credit card, Visa debit card or E-check				Payment Mailing Address		Exemptions		
Balance Due: 19,442.46				Minimum Due: 19,442.46		No exemptions		
				as of 08/05/2015		Tax Code Areas		
Tax Year	Charge Type	Amount Charged	Minimum Due	Balance Due	Due Date	Tax Year	TCA	Rate
2015	Property Tax Principal	31,879.86	15,939.93	15,939.93	10/31/15	2016	086	0.000000
	Weed Control Principal	2.24	1.12	1.12	10/31/15	2015	086	13.524460
	Fire Benefit Charge Principal	7,002.81	3,501.41	3,501.41	10/31/15	2014	086	13.695869
Total 2015		38,884.91	19,442.46	19,442.46		2013	086	14.275933
						2012	086	13.077788
						2011	086	12.003162
						2010	086	10.800423
						2009	086	9.975316
						2008	086	9.529544
						2007	086	9.807034

Paid Charges
 For questions regarding any electronic payments you may have made, please contact **Point & Pay at 1-877-765-4112**

Tax Year	Charge Type	Amount Paid	Date	Number	Amount Applied
2015	Property Tax Principal	15,939.93			
	Weed Control Principal	1.12			
	Fire Benefit Charge Principal	3,501.40	04/30/2015	8332951	19,442.45
Total 2015		19,442.45	10/22/2014	7870631	19,429.15
2014	Property Tax Principal	32,283.90	04/22/2014	7576091	19,429.14
	Weed Control Principal	2.00	10/30/2013	7410558	19,624.00
	Fire Benefit Charge Principal	6,572.39	04/24/2013	7018970	19,623.99
Total 2014		38,858.29	10/23/2012	6681655	18,591.78
2013	Property Tax Principal	32,551.99	04/24/2012	6434995	18,591.77
	Weed Control Principal	2.00	11/01/2011	6235065	18,166.18
	Fire Benefit Charge Principal	6,694.00	04/25/2011	5805594	18,166.18
Total 2013		39,247.99	10/25/2010	5502577	16,909.50
2012	Property Tax Principal	30,191.38	04/26/2010	5251408	16,909.50
	Drainage District Principal	338.25	10/19/2009	4870803	15,647.56
	Weed Control Principal	2.00	04/21/2009	4592854	15,647.55
	Fire Benefit Charge Principal	6,651.92	10/29/2008	4435611	14,862.80
Total 2012		37,183.55	04/24/2008	4066528	14,862.79
2011	Property Tax Principal	30,118.33	10/23/2007	3717848	9,763.26
	Weed Control Principal	2.00	04/26/2007	3556258	9,763.25
	Fire Benefit Charge Principal	6,212.03	11/02/2006	3293086	8,951.50
Total 2011		36,332.36	05/03/2006	3042267	8,951.50
2010	Property Tax Principal	27,446.03	10/25/2005	2669594	8,959.07
	Drainage District Principal	313.13	03/29/2005	2246633	8,959.06
			10/13/2004	1991134	8,555.11

Assessor-Treasurer electronic Property Information Profile

Land Characteristics for 4495400451

08/05/2015 03:16 PM



Property Details Parcel Number: 4495400451 Site Address: 242 STEWART RD SE Account Type: Real Property Category: Land and Improvements Use Code: 3400-FAB METAL PRODUCTS		Taxpayer Details Taxpayer Name: BEATTY CLIFFORD M & SHARON R Mailing Address: 216 27TH AVE NW GIG HARBOR WA 98335-7809	
Location: LEA: 2054 RTSQQ: 04-20-01-32		Size SF: 156,332 Acres: 3.59 Front Ft: 253	
Amenities WF Type: n/a View Quality: n/a Street Type: Paved		Utilities Electric: Power Installed Sewer: Sewer/Septic Installed Water: Water Installed	

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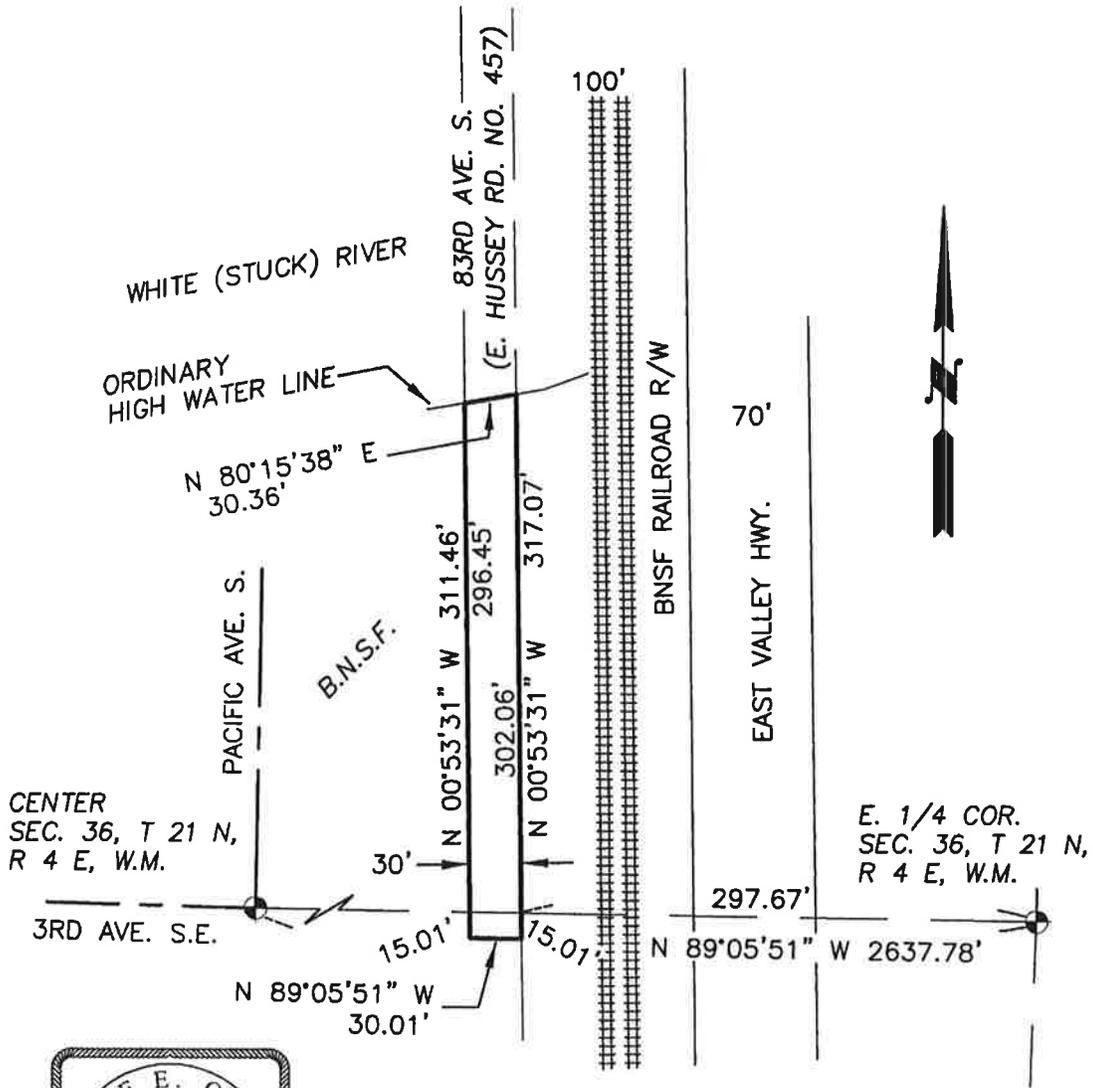
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EXHIBIT B

EXHIBIT DRAWING



AREA
9,428 SQ. FT.
0.22 ACRES

LEGEND

-  MONUMENT
-  RAIL ROAD TRACKS



SADLER BARNARD & ASSOC., INC.
717 W. STEWART, PUYALLUP, WA 98371
253-848-5170

Legal Description:

That portion of East Hussey Road No. 457 (83rd Ave. S.), being a 30.00 foot wide road established in 1899, lying south of the ordinary high water mark along the southerly side of the Stuck River and north of the south line of the southeast quarter of the northeast quarter of Section 36, Township 21, Range 4 East of the Willamette Meridian;

Together with the west 30.00 feet of that portion of said East Hussey Road No. 457 lying within the northeast quarter of the southeast quarter of Section 36, Township 21, Range 4 East of the Willamette Meridian;



EXHIBIT C

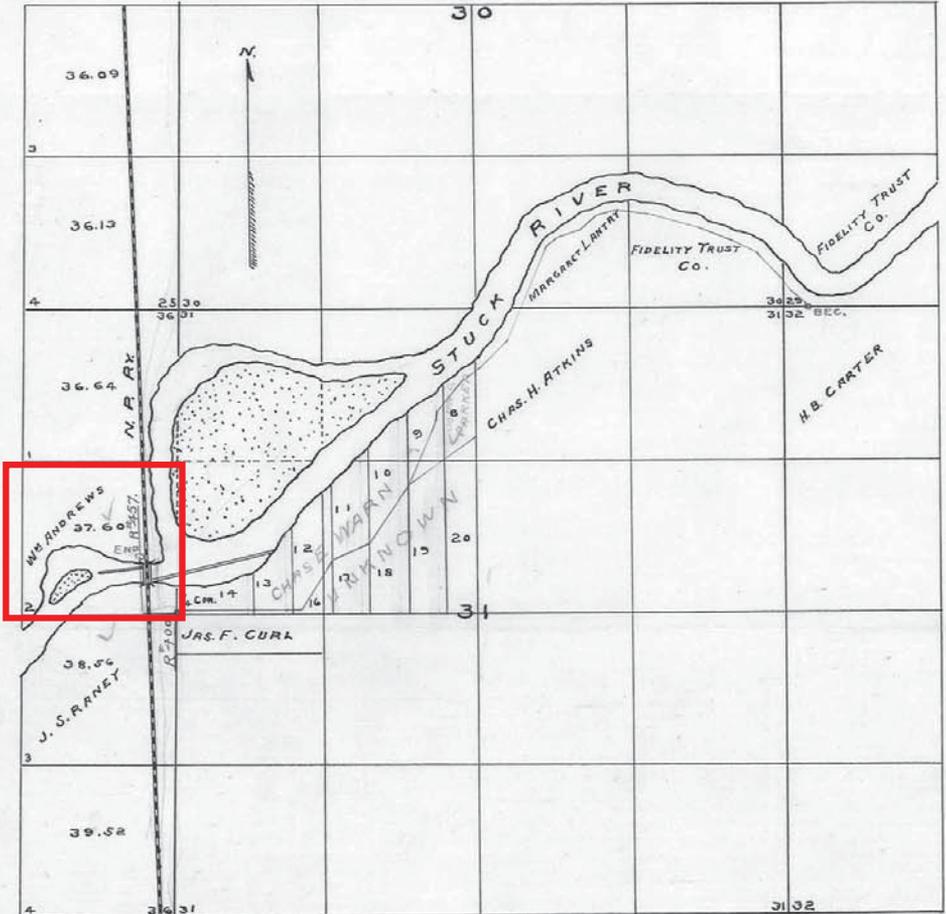
B. H. CARTER ROAD

1N

TP. 21 N. Rgs. 4th & 5 E. W. M.

JUNE 1899

P. D. HAMLIN
COUNTY SURVEYOR



Viewers' Report.

IN THE MATTER OF THE PETITION OF

B. H. Carten et al
for the View, Location and Establishment of
a County Road in King County, Washington.

Viewers' Report.

We the undersigned, residents of the County of King and State of Washington,
duly appointed Viewers by the Board of County Commissioners of said County on the
2nd day of May A. D. 1899
to view, survey and lay out a certain road designated in the petition of B. H. Carten
and others, and to estimate the damages to owners of land
over which the proposed road runs, in obedience to the order and directions of the
Board and to the law, did on the 7th 8th & 9th days of June A. D. 1899

189.....

view, lay out, survey and mark the course of the road proposed in said petition, and
report as follows, viz:

FIRST

Said Road as surveyed and marked commences at a point on the Section
line between Sections 29 & 32 T₁P. 21 N. R. 5 E. W. M.
195 feet east of the corner to Sections ^{30, 29} 31, 32. Thence westerly
and southwesterly on the south side of Truck River about
5000 feet to an intersection with the roadway as laid off in
The Darkey Homestead Plat. Thence along said platted
road southerly and westerly to a point fifteen (15) feet
north of the 7th Sec. Cor. on the West boundary line of Section
31. Said T₁P. and R₅. Thence South fifteen (15) feet to the said
7th Sec. Cor. Thence West along the East & West Center line of
Section 36 T₁P. 21 N. R. 4 E. W. M. to a point sixty five (65) feet
west of the center line of the N. P. Ry track, measured at
right angles to said railway center line. Thence northwesterly
parallel to and sixty five (65) feet from the said railway center
line to a point north of Truck River and junction with the
terminal point of County Road # 457. The total length
being one mile and 3116²/₃ feet

and ends at

the total length being

SECOND

Said road passes over, across and through the following described tracts of land of which we give the names and addresses of owners, lessees or incumbancers and the area taken by the road from each tract, viz:

DESCRIPTION OF LAND				Name of Owner, Lessee or Incumbancer	ADDRESS	AREA Taken for Road	
Part of Section	Sec.	Tp.	Rg.	State if Unknown		Acres	Tenths
S.W. 1/4 of N.W. 1/4	31	21	5E	Subdivided into The Parker Homestead tracts			
S.E. 1/4 of N.W. 1/4	31	21	5E				
N.E. 1/4 of N.W. 1/4	31	21	5E		SEE Below		
N.W. 1/4 of N.E. 1/4	31	21	5E	CHAS E ATKINS		0	50
S.W. 1/4 of S.E. 1/4	30	21	5E	MARGARET LANTRY		0	91
S.E. 1/4 of S.E. 1/4	30	21	5E	FIDELITY TRUST Co		1	04
S.W. 1/4 of S.W. 1/4	29	21	5E	FIDELITY TRUST Co		0	23
LOT 3	36	21	4E	J.S. PARKER		0	70
LOT 2	36	21	4E	W.M. ANDREWS		0	35
THE PARKER HOMESTEAD TRACTS	LOT	8		JNO. G. PARKER		0	31
" " " "	"	9		CHAS. E. PARKER		0	46
" " " "	"	10		" " "		0	21
" " " "	"	11		" " "		0	17
" " " "	"	12		" " "		0	24
" " " "	"	13		" " "		0	23
" " " "	"	14		" " "		0	46
" " " "	"	15		" " "		0	23
" " " "	"	16		" " "		0	18
" " " "	"	17		Unknown		0	13
" " " "	"	18		Unknown		0	21
" " " "	"	19				5	67
" " " "	"	20					

QUIT - CLAIM DEED .

The grantors, William Andrews and Amanda J. Andrews, husband and wife, both residents of Stuck, King County, Washington, for the consideration of One Dollar lawful money of the United States of America, in hand paid, convey and quit-claim to King County, one of the Counties of the State of Washington, for road purposes, all interest in the following described real estate:-----

-----A portion of the north-east quarter of Section Thirty-Six, Township Twenty-One north of Range Four east W.M., particularly bounded as follows, to-wit: Beginning at the south-east corner of the north-east quarter of said Section 36, running thence westerly along the quarter section line to a point thirty feet west of the west line of the right of way of the Northern Pacific Railway Company, thence in a northerly direction and on a line parallel with the west line of said right of way to the north bank of Stuck River, thence in an easterly direction and along the north bank of Stuck River to the west line of said right of way, thence in a southerly direction and along the west line of said right of way to a point fifteen feet north of the south line of the south-east quarter of the north-east quarter of said Section 36, thence in an easterly direction on a line parallel with the south line of the north-east quarter of said Section 36 and fifteen feet distant therefrom to the east line of said Section 36, thence southerly to the point of beginning.

Situated in the County of King, State of Washington.

Dated this 27th day of April, A.D. 1899.

Signed, sealed and delivered) W. Andrews (Seal)

in presence of) Amanda J. Andrews (Seal)

) J. S. Raney

State of Washington,
SS.

County of King.

I, I. B. Knickerbocker, a Notary Public in and for the State of Washington, duly commissioned and sworn, do hereby certify that on this 27th day of April, A.D. 1899, personally appeared before me William Andrews and Amanda J. Andrews, his wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 27th day of April, A.D. 1899.

I. B. Knickerbocker
Notary Public in and for the State of Washington, residing at Auburn in said State.

QUIT - CLAIM DEED .

The grantors, J.S.Raney and Mary L.Raney, both residents of Stuck, King County, Washington, for the consideration of One Dollar lawful money of the United States of America, in hand paid, convey and quit-claim to King County, one of the Counties in the State of Washington, for road purposes, all interest in the following described real estate:-----

-----Beginning at the north-east corner of the south-east quarter of Section Thirty-Six in Township Twenty-One north of Range Four east of the Willamette Meridian, running thence westerly along the quarter section line to a point thirty feet west of the west line of the right of way of the Northern Pacific Railway Company, thence south fifteen feet, thence easterly on a line parallel with the north line of the south-east quarter of said Section Thirty-Six and fifteen feet distant therefrom to the east line of said Section Thirty-Six, thence northerly to the point of beginning; containing more or less of land.

Situated in the County of King, State of Washington.

Dated this 25th day of April, A.D. 1899.

Signed, sealed and delivered) J.S.Raney (Seal)
in presence of)
Mary L. Raney (Seal)
Caranda J. Andrews)
I.B. Knickerbocker)

State of Washington,
SS.
County of King.

I, I.B. Knickerbocker, a Notary Public in and for the State of Washington, duly commissioned and sworn, do hereby certify that on this 27th day of April, A.D. 1899, personally appeared before me J.S.Raney and Mary L.Raney, his wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 27th day of April, A.D. 1899.
I.B. Knickerbocker,
Notary Public in and for the State of Washington, residing at Auburn in said State.

C. D. HILLMAN'S Pacific City Addition TO THE CITY OF SEATTLE

DIVISION NO. 2

Goffmill and Whitworth.



Approved by the Board of County Commissioners of King County this 14 day of June A.D. 1906.

F. J. Smith
Chairman.

Attest: J. P. Agnew
Secretary of the Board of County Commissioners.

Road to be vacared

DESCRIPTION

This Plat of "C. D. Hillman's Pacific City Addition to the City of Seattle, Division No. 2" covers the Southeast Quarter of Northwest Quarter (S.E. 1/4 of N.W. 1/4) and the Northeast Quarter (N.E. 1/4) of Section Thirty-six (36) of Township Twenty-one (21) North of Range Four (4) East of the Willamette Meridian, reserving and excluding therefrom all rights of way for railroad purposes or public highways heretofore acquired, appropriated, or conveyed also excepting therefrom the portion of the N.E. 1/4 of the N.E. 1/4 of said Section 36, lying east of the Northern Pacific Railroad, as heretofore conveyed by T.N. Berlin and Frances Berlin his wife, to Harry B. Kinkade. The easterly tenfeet of the land included in this plat, lying south of said Kinkade Tract, is subject to an easement granted thereon for a pole line, wires, etc., heretofore granted by said Berlin and wife to the Snoqualmie Falls Power Company.

The existing County Road along the north bank of Stuck River is hereby widened from 30 feet to 40 feet and the northerly margin thereof indicated and established by courses and distances upon this plat. The southerly margin is not indicated but is hereby established as 40 feet distant from and parallel to the said north margin. Tract "D" includes so much of the broken and overflowed area within this plat as may now or hereafter be reclaimed and protected between the southerly margin of said County Road and the north bank of Stuck River as the same may now or hereafter be fixed, defined and maintained. West from Stuck River, the existing County Road along the south boundary of this plat, is widened by adding 5 feet to the north side thereof taking 20 feet from this tract instead of 15 feet as heretofore. All other County Roads remain as now established. Other streets and lanes are established as shown and located by this plat. The dimensions and location of all the numbered Tracts are clearly indicated upon the face of the plat. Tract "A" includes all land within this plat lying west of the County Road and south of the southerly bank of Stuck River, as the same may now or hereafter be fixed, defined and maintained. Tract "B" includes all land within this plat lying east of the Northern Pacific Railroad Right of Way, north of the County Road, and south of the southerly bank of Stuck River as the same may now or hereafter be fixed, defined and maintained. Tract "C" includes all land within this plat lying east of the Northern Pacific Railroad Right of Way, and north of the northerly bank of Stuck River as the same may now or hereafter be fixed, defined and maintained. Tract "D" is heretofore described.

DEDICATION

Know all men by these presents that we H.T. Bredes and Ella M. Bredes his wife owners in fee simple of the lands included in this Plat of C. D. Hillman's Pacific City Addition to the City of Seattle Division No. 2 do hereby declare this plat and dedicate to the use of the Public forever all the roads, streets and lanes shown hereon.

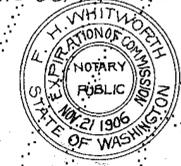
In witness whereof we have hereunto set our hand and seals this 13th day Feb. A.D. 1906.

Witnesses:
A. T. Thompson
F. H. Whitworth
H. T. Bredes
Ella M. Bredes

ACKNOWLEDGMENT

State of Washington)
County of King) s.s.
This is to certify that on this 13th day of Feb. A.D. 1906, before me, the undersigned, personally appeared H. T. Bredes and Ella M. Bredes his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



F. H. Whitworth
Notary Public in and for the State of Washington residing at Seattle.

Examined and approved this 14 day of June A.D. 1906.

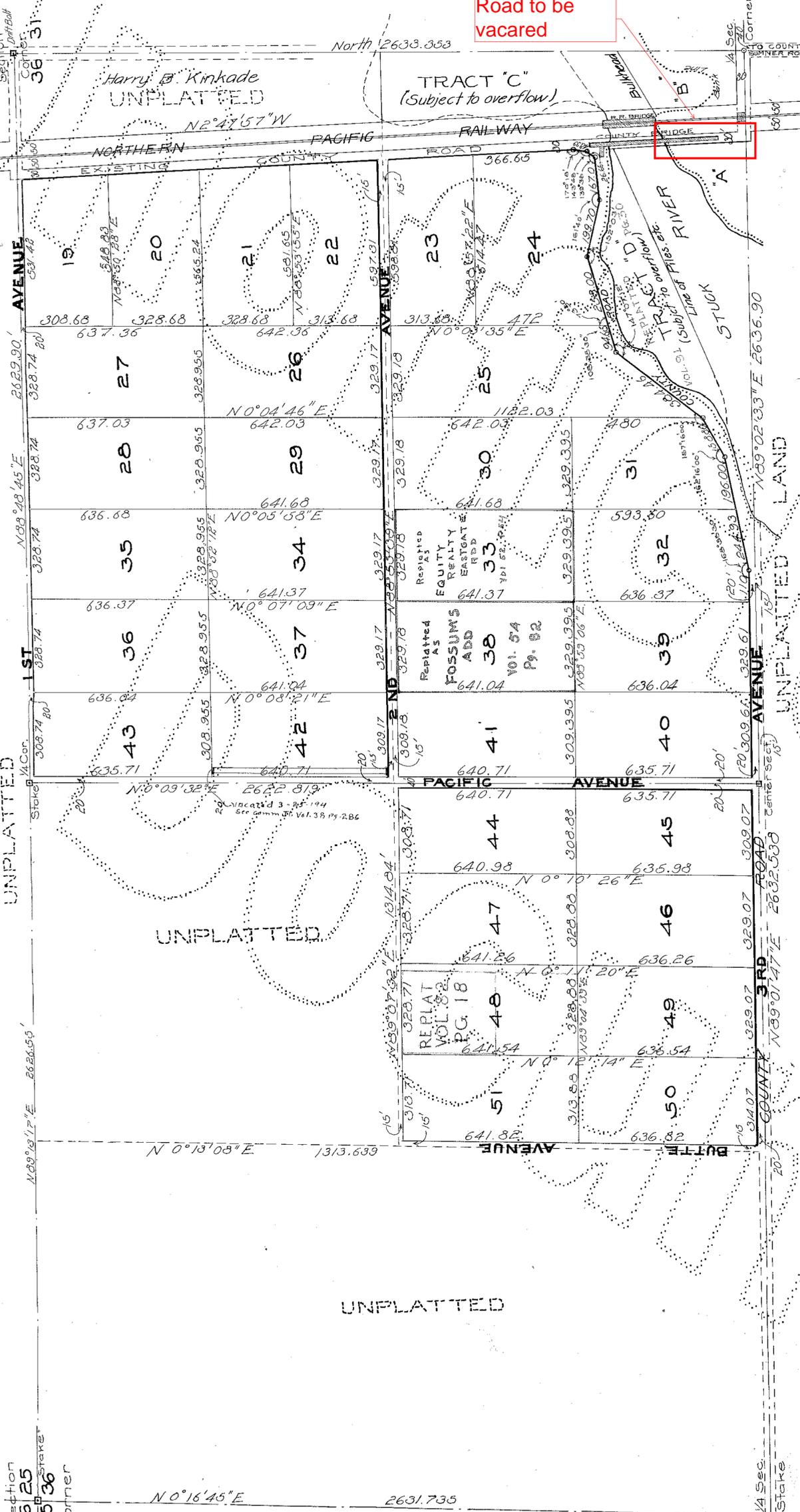
A. L. Valentine
County Surveyor

405531

Filed for Record at Request of C. D. Hillman July 11, 1906 at 55 min. past 11 A.M. and Recorded in Vol. 13 of Plats page 49. Records of King County Wash.

J. P. Agnew
County Auditor

By H. L. Thompson
Recorder



Scale 1 in = 300 Ft.

Section 26 25 35 36

N 0° 16' 46" E 2631.735





CITY OF PACIFIC
100 3RD AVENUE SOUTHEAST
PACIFIC, WASHINGTON 98047
CITY HALL (253) 929-1100
FAX (253) 939-6026

COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

TO: Mayor and City Council
FROM: Public Works
Community Development
DATE: 12/16/2015
SUBJECT: Vacation of a portion of Skinner Road SE lying adjacent to the Burlington Northern Santa Fe (BNSF) railroad right-of-way and south of the White (Stuck) River

This memo provides the City staff's recommendation on the above-referenced street vacation petition. To assist the Council's review of this memo, we have inserted the applicable code section (**bolded type**) and our response (*in italics*).

13.16.010 Petition for Vacation.

13.16.010.A Petitions. The owners of an interest in real estate abutting upon any street, alley, public place or portion thereof created by easement may petition the City Council for a vacation of such area. The petition shall include a description of the property to be vacated, as prepared by a licensed surveyor. In addition, the petitioners shall provide evidence that the public has an easement upon such street or alley (and that the property is not owned in fee by the City). The petition shall be filed with the City Clerk.

BNSF, through their agent Cinnabar Southwest, has petitioned the City to vacate a 30.01-foot wide extension of 83rd Avenue South (Skinner Road / E Hussey Rd No. 457) lying south of the White (Stuck) River a length of approximately 314 feet. Cinnabar has provided the City with numerous historical documents from the King County archives that indicate that in 1897 multiple property owners petitioned the County Commissioners to develop Road 457 (Skinner Road). BNSF is the owner of the properties abutting the proposed vacation area on three sides.

Attached are the following

- *Exhibit A the petition request for vacation*

- *Exhibit B the legal description of the area to be vacated*
- *Exhibit C the historical documents showing dedications and ownership*
- *Exhibit D Public Notification*
- *Exhibit E Public Comments*

13.16.010.C. Notice of Proposed Vacation. If the petition is signed by the owners of more than two-thirds of the property abutting upon the part of the street or alley sought to be vacated, or after the City Council's own motion and Resolution for a vacation, the City Council shall adopt a Resolution fixing a time when the petition will be heard and determined. The time set for hearing shall not be more than 60 days nor less than 20 days after the date of the passage of the Resolution.

BNSF is the owner of properties on three side of the area to be vacated. The fourth side is the White River Shoreline. The shore line is only 30 feet long. Therefore, the petition is signed by two-thirds of the property owners.

Resolution No. 300, setting the hearing was approved on November 23, 2015 for a hearing to be held on December 21, 2015. Twenty-eight days have elapsed from the date of the passage of the Resolution until the hearing. The public notification was published on Friday November 27, 2015. The time between site posting and hearing is 26 days. The time between publication and hearing is 24 days.

13.16.020 Petition fees.

13.16.020.A. Prehearing fee. Every petition for the vacation of any street, alley or public place, or any portion thereof, shall be accompanied by a nonrefundable fee, as established by the City Council in its fee resolution. This fee is for the purpose of defraying the administrative costs associated with the processing of the vacation petitions.

The City received a \$500 non-refundable application fee from the petitioner on September 29, 2015.

13.16.020.B. Appraisal fee. If the City Council passes a Resolution as described in Section 13.16.010(C) setting the date for a public hearing, the petitioner shall deposit sufficient funds to cover the City's estimated cost of a full appraisal of the subject street, alley, public place or portion thereof to be vacated. In the event that the appraisal cost is less than the amount deposited, the vacation compensation paid by the petitioner to the City shall be reduced by the difference between the deposit and the actual cost, or, in the alternative, such difference shall be refunded. In the event the actual cost of the appraisal is more than the amount deposited, the vacation compensation payable to the City by the petitioner shall be increased by the difference between the deposit and the actual appraisal cost.

The City received a deposit of \$2,000 from the petitioner on September 29, 2015.

13.16.030 Appraisals.

13.16.030.A. If the City Council passes the Resolution described in Section 13.16.010(C), the public works director is authorized to obtain appraisals from qualified, independent appraisers for the fair market value of such streets, alleys or public places. The director is also authorized to obtain appraisals from qualified, independent real estate appraisers for the fair market value of alternate right-of-way land proposed to be granted or dedicated to the City in lieu of a cash payment, as described in Section 13.16.060. For appraisals of alternate right-of-way land, an additional appraisal deposit fee shall be paid for the appraisal of such property.

City staff solicited proposals from qualified appraisal firms on the Municipal Research Service Center roster to provide appraisal services. A scope and budget was negotiated with the selected appraiser. After passage of the Resolution establishing the public hearing, the appraiser was given notice to proceed with the appraisal.

13.16.030.B. After the appraisal has been performed, the public works director shall notify the petitioner of the amount of compensation required, based on the criteria in Section 13.16.060, deducting therefrom any remaining appraisal fee deposit. The payment shall be delivered by the property owner(s) to the Finance Director for deposit.

The appraisal was completed on December 15, 2015. The cost of the appraisal was \$4,000. The appraiser provided an appraisal of the property, showing of valuation of \$1,400.00, on December 15, 2015, BNSF was notified that they must deposit with the City \$1,400.00 prior to the adoption of the ordinance vacating the Skinner Road right-of-way.

13.16.040 Notice of Hearing.

13.16.040.A. Notice to be Provided. Upon the passage of the Resolution described in Section 13.16.010, the City Clerk shall give 20 days' notice of the pendency of the petition by a written notice posted in three of the most public places in the City (Algona-Pacific Library, City Hall Notice Board and City website), and a like notice in a conspicuous place on the street, alley or public place sought to be vacated and City website.

A resolution scheduling the Public Hearing for December 21, 2015 at 6:30 pm was on the Council Workshop on November 16, and approved by Council on November 23, 2015. The Notice for the Hearing was be posted on the website, the Algona Pacific Library, City Hall, and at the site of the right-of-way vacation, as well as across the river from the area of the right-of-way vacation. The Hearing notification included the additional information required per PMC 13.16.040.B and 13.16.070.A.2. Please see Exhibit D.

13.16.040.B. Elements of Notice when Petition Initiated by Abutters. The notice shall contain a statement that a petition has been filed to vacate the street or alley described in the notice, together with a statement of the time and place fixed by the City Council for the hearing on the petition. The notice will state that the Council shall hold a public hearing on the proposed vacation in the manner required by this Chapter. In addition, the notice posted on the alley or street proposed to be vacated shall indicate that such area is public access, that it is proposed to be vacated, and that anyone objecting to the proposed vacation

should attend the public hearing or submit written testimony to the City Council indicating his or her objection prior to such hearing.

A resolution scheduling the Public Hearing for December 21, 2015 at 6:30 pm was on the Council Workshop on November 16, and approved by Council on November 23, 2015. The Notice for the Hearing was posted on the website, the Algona Pacific Library, City Hall, and at the site of the right-of-way vacation, as well as across the river from the area of the right-of-way vacation. The Hearing notification included the additional information required per PMC 13.16.040.B and 13.16.070.A.2. Please see Exhibit D.

13.16.040.C. Elements of Notice when Petition initiated by City Council. When the proceeding is initiated by Resolution of the City Council without a petition having been signed by the abutting property owners of more than two-thirds of the abutting property owners, the City Clerk shall provide by mail, the notice described in Section 13.16.004(B) above, at least fifteen days before the date fixed for the hearing, to the owners or reputed owners of all lots, tracts or parcels of land or other property abutting upon any street, alley or any part thereof sought to be vacated, as shown on the rolls of the county treasurer, directed to the address thereon shown.

This petition was not initiated by Council.

13.16.050 Hearing.

13.16.050.A. Objections- Council Prohibited from Proceeding. If fifty (50) percent of the owners of property abutting the street, alley, public place or portion thereof subject to the vacation petition or Council Resolution for vacation file written objections to the proposed vacation with the City Clerk, prior to the time of the public hearing, the City shall be prohibited from proceeding with the vacation.

The properties on three sides of the right-of-way to be vacated, are owned by the petitioner. The fourth side is the short water front section owned by the City.

13.16.050.B.1 The history of private and public use of the area sought to be vacated, including the type of use (pedestrian, vehicular, etc.) and length of time such use has occurred;

Based upon the limited written records, the land appears to have been homesteaded in the late 1890's. In 1906, C.D. Hillman recorded a plat entitled Pacific City Addition No. 2. The plat document indicates that there is a bridge crossing the White (Stuck) River at the location of E. Hussey Road. After the road crosses the river, it turns easterly crossing the Northern Pacific Railway (Now BNSF) becoming Road No. 507 (C.W. Matson). There are 1914 photos with the bridge still in place. The King County aerial for 1931 shows the area undeveloped with moderate to thick vegetation and the bridge no longer present. The 1998 County aerial photo shows the area undeveloped with thick vegetation. The 2015 Google Earth images show no change from the County aerial images. Based on a limited review of City records, the City has not used this property for streets, utilities, or any other purposes since the 1930's.

13.16.050.B.2 A description of the manner in which the area sought to be vacated was acquired (whether by dedication, public expense, etc.);

In 1897, several property owners in the area, now known as Pacific, petitioned the King County Commissioners to have a public hearing on the matter to create a road that “would be a public benefit”. The County Surveyor established a list of benefited property owners for the petitioned road westerly and adjacent to the Northern Pacific Railway (Now BNSF). Mr. Andrews and Mr. Hussey, the property owners according to County surveyors records, quit claimed a portion of their property to the County for the establishment of Road No. 457 E. Hussey (Skinner) Road.

13.16.050.B.3 A description of all utilities or other public services that currently utilize the area sought to be vacated, whether by easement or otherwise;

This portion of City right of way has not been used for street purposes since before 1931 and the City has no plans to develop this land into a public road now or in the future. There are no water or sanitary sewer utilities on the right of way. The right of way is landlocked and there is no direct access to this portion of the right-of-way except by water or trespassing over private land. There are no stakeholders or businesses in the area requiring utility services.

13.16.050.B.4 The staffs’ recommendation on the functionality of the area sought to be vacated for public purposes;

The property in the current condition is not accessible without watercraft or by trespassing on private property. The City evaluated the potential of constructing a pedestrian bridge to the area. The May 2015 cost estimate for a pre-engineered steel pedestrian bridge was \$1,060,000. This cost does not include the cost of surveying, engineering, permitting, or abutment construction.

The property has limited functionality in the current condition, as it is not safely accessible. The only access is over water; trespassing across a double set of train rails; or trespassing on private property. The river currents in the area are swift. This is a shoreline property so there are additional requirement of assessment per RCW 35.79.035 and PMC 13.16.070. Please see additional information regarding water front usability in Section 13.16.070 below.

13.16.050.B.5 References to any planning document, such as the City's Comprehensive Plan, the Transportation Element of the Comprehensive plan, the 6-Year Road Plan or the Capital Facilities Element of the Comprehensive Plan that mention the area sought to be vacated for any purpose;

The City of Pacific adopted the Parks, Open Space, Recreation, and Trails Element of the Comprehensive Plan (Ordinance 1794) on January 10, 2011. Section 4.6.1 indicates that the future plan is to develop a portion of the King County owned property on the east side of the river with a system of trails. However, the property between the City right-of-way and the King County land is now owned by BNSF. Additionally, there is no access to the property from the west side of the river without construction a bridge which is estimated to cost in excess of \$1.0M.

The transportation, utility, and capital improvement elements of the Comprehensive plan do not propose any future improvements in the area.

13.16.050.B.6 The staffs' recommendation whether the area sought to be vacated will be needed in the future as part of the City's transportation system (pedestrian, bicycle or vehicular)

The City of Pacific adopted the Parks, Open Space, Recreation, and Trails Element of the Comprehensive Plan (Ordinance 1794) on January 10, 2011. Section 4.6.1 indicates that the future plan is to develop a portion of the King County owned property on the east side of the river with a system of trails. However, the property between the City right-of-way and the King County land is now owned by BNSF. Additionally, there is no access to the property from the west side of the river without construction a bridge, which is estimated to cost in excess of \$1.0M.

The transportation, utility, and capital improvement elements of the Comprehensive plan do not propose any future improvements in the area.

13.16.050.C. Hearing. The City Council shall hold a public hearing on the proposed vacation and consider the written recommendations of staff, abutters, the public and all testimony provided at the hearing. The City Council shall whether the public interest is served by such vacation and either grant the vacation or deny it. Written findings and conclusions shall be adopted by the Council to support its decision.

This staff report and attachments address each element of PMC 13.16. Public comments are attached in Exhibit E.

13.16.050.D. Ordinance. If the City Council decides to grant a vacation petition, the Ordinance granting such vacation may provide that it shall not become effective until the owners of property abutting upon the street or alley, or part thereof so vacated, shall compensate the City for such vacation as provided in Section 13.16.060. The Ordinance may be conditioned on the retention of easements by the City or other public service/utility providers, as described in Section 13.16.060(E)

The petitioners were informed on December 16, 2015 to deposit \$1,400.00 with the City, the appraised value of the right-of-way to be vacated.

13.16.060 Compensation

13.16.060.A. If the street, alley, public place or portion thereof has not been part of a dedicated public right-of-way for twenty-five years or more, or if the subject property to be vacated was not acquired at public expense, the owners of property abutting the street shall compensate the City in an amount that does not exceed one-half of the appraised value of the street.

The right-of-way was not acquired at public expense. It was dedicated to the County in 1897. The right-of-way vacation petitioner owns the property on three sides of the right-of-way. The

petitioners were sent an invoice on December 16, 2015 for the cost of the appraisal and other city costs and the required deposit of \$1,400.00 to be left with the City, the appraised value of the right-of-way to be vacated. The monies will be placed in an account for the purposes listed in this Code.

13.16.060.B. If the street, alley, public place or portion thereof has been part of a dedicated public right-of-way for twenty-five years or more, or if the subject property to be vacated was acquired at public expense, the City may require the owners of the property abutting the street to compensate the City in an amount that does not exceed the full appraised value of the area vacated.

The property to be vacated was not acquired at public expense. It has been part of the dedicated right-of-way for more than 100 years.

13.16.060.C. The full fair market value, as shown on the appraisal, shall be paid upon vacation of any streets, alleys or public places abutting upon bodies of water.

The right-of-way vacation petitioner owns the property on three sides of the right-of-way. The petitioners were informed on December 16, 2015 to deposit \$1,400.00 with the City, the appraised value of the right-of-way to be vacated. The monies will be placed in an account for the purposes listed in this Code.

13.16.060.D. In-Lieu Transfers of Property. Conveyances of other property acceptable to the City may be made in lieu of the payment required by this Section, whether required to mitigate adverse impacts of the vacation or otherwise. When such a transfer is proposed for street purposes, the value of the property (as determined in subsections A, B or C above shall be credited to the required payment. When the value of the in-lieu parcel is less than the payment required by subsection A, B or C of this Section, the petition shall pay the difference to the City. When the value of the in-lieu parcel exceeds the payment required by subsections A, B or C of this Section, the City shall pay the difference to the petitioner. In addition, the petitioner shall be responsible for all costs associated with this transfer, in the same manner as a property purchase, including but not limited to, title insurance, attorney review of the title, hazardous materials/waste testing, etc.

The petitioner has not requested an in-lieu of payment transfer of property for this vacation.

13.16.060.F. The ordinance may provide that the City shall retain an easement or the right to exercise and grant easements with respect to the vacated land for the construction, repair, and maintenance of public utilities and services.

There are no utility lines located within this street right-of-way that would have to be relocated prior to any building construction if the street vacation is approved. The City has no utilities in the vicinity nor are there any plans or need to extend utilities in this area.

13.16.060.G. Use of Proceeds. One-half of the revenue received by the City as compensation for the area vacated must be dedicated to the acquisition, improvement, development and

related maintenance of public open space or transportation capital improvements in the City.

The 9,428 square feet of land requested to be vacated is classified as waterfront. Therefore, the funds are to be used as shown in PMC 13.16.070.C.

13.16.070 Vacation of waterfront streets.

13.16.070.A. The City shall not vacate any street or alley if any portion of the street or alley abuts a body of fresh or salt water unless:

13.16.070.A. 1. The vacation is sought to enable the City to acquire the property for port purposes, beach or water access purposes, boat moorage or launching sites, park, public view, recreation, or educational purposes, or other public uses;

The street vacation is for a private development and not for the uses listed. The right-of-way will be filled by BNSF to construct an embankment for the construction of a third set of rails and for King County to construct a setback levee to reduce flood impacts to the City of Pacific residences and businesses.

13.16.070.A.2. The City Council adopts a Resolution which declares that the street or alley is not presently being used as a street or alley and that the street or alley is not suitable for any of the following purposes: Port, beach or water access, boat moorage, launching sites, park, public view, recreation or education;

The right-of-way for Skinner Road area south of the White River is not being used as a street and is not paved. There are no utility lines located within this street right-of-way that would have to be relocated prior to any building construction if the street vacation is approved. The site is not suitable or planned for port, beach or water access, boat moorage, launching sites, or park. The site contains a narrow section of water, and is not conducive to these types of uses. The public view in this location is not of unusual or exceptional quality, and there is no recreational or educational value to this location along the river. Please see Section 13.16.070.2.

13.16.070.A.3. The vacation is sought to enable the City to implement a plan, adopted by resolution or ordinance, that provides a comparable or improved public access to the same shoreline area to which the streets or alleys sought to be vacated abut, had the properties included in the plan not been vacated.

The City of Pacific adopted the Parks, Open Space, Recreation, and Trails Element of the Comprehensive Plan (Ordinance 1794) on January 10, 2011. Section 4.6.1 indicates that the future plan is to develop a portion of the King County owned property on the east side of the river with a system of trails. However, the property between the City right-of-way and the King County land is now owned by BNSF. Additionally, there is no access to the property from the west side of the river without construction a bridge which is estimated to cost in excess of \$1.0M.

The vacation of the right-of-way will permit BNSF to construct a required embankment for future expansion, and permit King County to construct a proposed setback levee on the east bank of the White River alleviating some flooding potential for the stakeholders in the City of Pacific.

13.16.070.B. Before adopting a resolution vacating a street or alley under subsection PMC 13.16.070(A)(2), the City shall:

13.16.070.B.1. Compile an inventory of all rights-of-way within the City that abut the same body of water that is abutted by the street or alley sought to be vacated;

There are currently 2 locations within the City where public rights-of-ways, both partially improved and unimproved, have direct access to the White River and are listed and discussed below. (See Exhibit D for a map of these locations.)

Skinner Road (South of White River)—This is abandoned right-of-way where a bridge used to cross the river. It is a moderate bank location that would be difficult to traverse. This location is only accessible by water or through private property.

Skinner Road (North of White River)—The road intersects 3rd Avenue SE just north of this location. There is a small gravel turn-out adjacent to the White River. The shoreline to the east is obstructed by a BNSF railroad bridge pier. The shoreline to the west is obstructed by a temporary flood control setback levee.

13.16.070.B.2. Conduct a study to determine if the street or alley to be vacated is suitable for use by the City for any of the following purposes: Port, boat moorage, launching sites, beach or water access, park, public view, recreation or education;

The street to be vacated is not suitable for use by the city for any of the following purposes:

Port—A port is not a practical use along this section of the White River. There is no opportunity for commerce or a port or need for one. The White River is not maintained for commerce.

Boat Moorage—The White River is too narrow in this location for boat moorage and there is little demand for this type of use. There is no parking available nor is there public access except by water in this location nor is there room for other types of services. The river is swift moving in this area and is not amenable for boat moorage.

Launching Sites—The site is not conducive to a boat launch because there is no public access to this site except by water, and lack of turn around room for trailers, and parking. The Skinner Road right-of-way on the north side of the river would be better suited for a launching site.

Beach—At the present time, there is no beach or gravel bar access in this location due to the rapid flow of the river through the narrow channel created by the abutments for the railroad bridge to the east.

Water Access—This site is only accessible from the water. This location of the river can be very fast moving due to the river narrowing at this point to cross under the railroad bridge to the east.

Park—The City’s Parks and Open Space plan does show a park in this location with the adjacent property. However, King County has sold the immediate adjacent property to BNSF reducing any public park space to the right-of-way. There currently is no public access to this site, except by water. The Park Plan is scheduled to be revised eliminating this area as a park.

Public View—There are no significant or exceptional views from this location. The street is located adjacent to a high railroad embankment to the east, wetlands to the west, and private property to the south.

Recreation—This location along the river does not provide any significant recreational value. Other sites along the White River in adjacent jurisdictions provide far more recreational potential and value in terms of access, boat launching, parking, and trails. The site is also located adjacent to railroad tracks that are less conducive and compatible with recreational uses because of noise. However, if the right-of-way is vacated, King County will be able to construct a river setback levee producing passive recreation areas for stakeholders of the region.

Education—There are no exceptional educational opportunities in this location as the area does not contain unique natural or man-made features. Educational opportunity would be better focused at parks, pedestrian bridges, and other locations.

13.16.070.B.3. Hold a public hearing on the proposed vacation in the manner required by this Chapter, where in addition to the normal requirements for publishing notice, notice of the public hearing is posted conspicuously on the street or alley sought to be vacated, which posted notice indicates that the area is public access, it is proposed to be vacated, and that anyone objecting to the proposed vacation should attend the public hearing or send a letter to a particular official prior to the hearing, indicating his or her objection; and

A Public Hearing for the vacation of the right-of-way is scheduled for December 21, 2015. Notice for the public hearing was provided to all property owners abutting this street right-of-way, posted at City Hall, and posted conspicuously near the site with special indication that it does not provide public access to the river The notice included the contact information for the Public Works Manager for anyone wanting to raise an objection to the vacation.

13.16.070.B.4. Make a finding that the street or alley sought to be vacated is not suitable for any of the purposes listed under B(2) of this subsection, and that the vacation is in the public interest.

The Skinner Road area south of the White River is not being used as a street and is not paved. There are no utility lines located within this street right-of-way that would have to be relocated prior to any building construction if the street vacation is approved. The site is not suitable or planned for port, beach or water access, boat moorage, launching sites, or park. The site contains a narrow section of water, and is not conducive to these types of uses. The public view in this location is not of unusual or exceptional quality, and there is no recreational or educational value to this location along the river.

Additionally, the vacation of the right-of-way will permit BNSF to construct a required embankment for future expansion, and permit King County to construct a setback levee on the east bank of the White River alleviating some flooding potential for the stakeholders in the City of Pacific.

13.16.070.C. No vacation shall be effective until the fair market value has been paid for the street or alley or portion thereof to be vacated. Monies received from the vacation may be used by the City only for acquiring additional beach or water access, acquiring additional public view sites to a body of water, or acquiring additional moorage or launching sites.

Upon completion of the appraisal, the right-of-way vacation petitioner will deposit with the City the value of the land as determined by the appraiser. This will occur prior to the adoption of the Ordinance vacating this portion of the right-of-way. The monies will be placed in an account for the purposes listed in this Code.

Conclusion and Recommendation

The right-of-way petitioned to be vacated is not currently used for streets, pedestrian access, or utilities. The property could only be used for these purposes through the construction of a bridge, which is cost prohibitive, and would not provide access to any property other than the relatively small proposed vacation area, because it is surrounded by the White River and privately-owned property.

It is recommended to vacate the property to BNSF for the appraised value and the monies used per PMC 13.16.070C.

EXHIBIT A



7/31/2015

City of Pacific
100 3rd Ave SE
Pacific, WA 98047-1349

To: Community Development Department

Please see the enclosed Petition For the Vacation of a Public Right-of-Way from BNSF Railway. The packet of information is accompanied by two separate checks for \$500.00 application fee and \$2,000.00 deposit.

Please contact me if you have any questions with regards to the contents of information and I can be reached at 480-447-2505 or by email at josh@cinnabarsw.com.

Regards,

A handwritten signature in dark ink that reads "Josh Freegard". The signature is fluid and cursive, with the first name being particularly prominent.

Josh Freegard
Cinnabar Southwest
14500 N. Northsight Blvd. Ste 313
Scottsdale, AZ 85260
Phone: (480) 447-2505
Email: josh@cinnabarsw.com



100 3rd Avenue SE Pacific,
 WA 98047 Telephone:
 (253) 929-1110 Fax:
 (253)887-9910

PETITION FOR THE VACATION OF A PUBLIC RIGHT-OF-WAY

TO: Community Development Department, City of Pacific, 100 - 3rd Avenue SE, Pacific, WA 98047

We, the undersigned, being the owners according to the records of the King County Auditor of the property described in Exhibit A (legal description and map), attached hereto and by this reference incorporated herein, petition the City Council of the City of Pacific, Washington to vacate the portion of the public right-of-way known as East Hussey Rd. No. 457 (83rd Ave., S) south of White River described in Exhibit B, attached hereto and by this reference incorporated herein, in accordance with Chapter 13.16 Pacific Municipal Code, which we have read.

This petition is accompanied by:

- (1) \$500 application fee, \$2,000 deposit to be applied to engineering fee and any additional costs incurred;
- (2) A survey;
- (3) An explanation of why the public right-of-way sought to be vacated is no longer of public benefit;
- (4) A legal description of the public right-of-way proposed to be vacated;
- (5) A vicinity map showing the general area of the public right-of-way proposed to be vacated; and
- (6) A map prepared by a professional land surveyor, registered in the State of Washington, indicating the specific parcels abutting the public right-of-way proposed to be vacated.
- (7) Fee Obligation Form signed by owner/applicant.

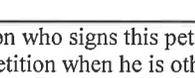
An appraisal of the subject property by a licensed appraiser will be obtained by the City and is also required to be paid by the applicant(s). In accordance with city regulations and State Statutes the property owner is required to pay the full appraised value of the land prior to street vacation. The payment of the assessed valuation shall be accomplished prior to formal Council Ordinance adoption.

This petition may consist of more than one page. Each person signing this petition consents to the filing of other pages to be considered as part of a single petition. Each signature shall be executed in ink.

PETITIONERS' SIGNATURES

Petitioners' Representative: Charles Keltner

Address / Phone Number: 14500 N. Northsight Blvd. Ste. 313 Scottsdale, AZ 85260 | P: (480) 447-2505

No.	Date	Printed/Typed Name	Signature	Address or Legal Description	Parcel No.
1	7/7/15	Charles Keltner		See Attached	335440-0661
2	7/7/15	Charles Keltner		See Attached	362104-9020
3	7/7/15	Charles Keltner		See Attached	362104-9107
4					

Attached Legal Descriptions Where Necessary. Each person who signs this petition with any other than his true name, or knowingly signs more than one of these petition, or signs a petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor. RCW 35A.01.040.

PROCEDURES

1. *Petition/Application*

- a. Petition/Application forms are provided by the City of Pacific Public Works office.
- b. A vacation may be initiated by a Petition signed by the owners of more than two thirds of the lineal frontage of the property abutting the street or alley to be vacated, or in the case of an easement, more than two-thirds of the property underlying the portion of the easement to be vacated. If any Petitioner is purchasing abutting or underlying property under a real estate contract, the seller of that property must also sign the vacation Petition.
- c. The Petition must contain a statement of why the proposed vacation is in the public interest or for a public purpose.
- d. The Petition must contain a statement explaining how no property will be denied direct access as a result of the vacation.
- e. The Petition must contain a legal description of the street, alley, or easement to be vacated; together with a statement certifying the validity of the legal description, signed by a licensed surveyor or registered engineer. In the event that the Pacific City Public Works Department determines that they can adequately consider the Petition without a full legal description, they may defer this requirement until after the Council has rendered its decision on the Petition; however, in no event shall a vacation be final until the requirements of this subsection have been met.
- f. Each Petitioner must provide proof of ownership. An affidavit, title report, copy of a deed of conveyance, or tax statement must be submitted for each signature as evidence of ownership. Any proof of ownership must contain a legal description of the property owned by the Petitioner.

2. *Valuation:*

Unless an abutting property owner objects, compensation as required under RCW 35.79.030 shall be established based on the Pierce/King County Assessor's assessed value of all abutting property. This compensation shall be determined as follows:

- a. The Pierce/King County Assessor's assessed value for each lot adjacent to the proposed vacation shall be divided by the number of square feet in that lot in order to obtain a "value per square foot" for each adjacent lot;
- b. The "value per square foot" for each adjacent lot shall be added together and divided by the total number of adjacent lots in order to obtain an average price per square foot for all adjacent property; and
- c. The compensation required of each abutting property owner shall consist of the average price per square foot obtained under subsection 2, above, multiplied by the number of square feet each abutting property owner will be receiving through the property vacation. The valuation

required under this section shall be prepared under the direction of the City Public Works Department. Any costs of the valuation, including time spent by the City staff in preparing or assisting with preparing the valuation, shall be borne by the Petitioner(s). The valuation shall be documented, complete, and added to the Petition before a vacation will be considered final. In the event a Petitioner or abutting property owner objects to the calculation of compensation under this section, the compensation required under RCW 35.79.030 shall be established as required under section 3, below.

3. Appraisals:

Determination of appraised value shall be made by appraisal of the portion of the street, alley, or easement to be vacated with value determination based on highest and best use. The appraisal shall be prepared at the discretion of the Public Works Manager or designee. Any easement or other public rights retained by the City or dedicated to the City shall be considered in the appraisal. The appraisal cost shall be borne by the applicant. The appraisal must be complete and added to the Petition before a vacation will be considered final.

4. Fees:

All fees and costs required by Pacific Municipal Code, resolution of the Pacific City Council, or these written procedures must be paid before the Pacific City Council will set a date to hear the Petition.

5. Maps:

Each Petition must be accompanied by a scale map showing the street, alley, easement, or part thereof, to be vacated, and showing all properties with subdivisions, blocks, lots, and specifying open and unopened rights-of-way in the vicinity of the proposed vacation.



CITY OF PACIFIC
COMMUNITY DEVELOPMENT DEPARTMENT/ PUBLIC WORKS

100 3RD AVENUE SE
PACIFIC, WA 98047
Telephone (253) 929-1110 Fax (253) 887-9910

Project Name _____ Project Number _____

FEE OBLIGATION

I, the undersigned, affirm and acknowledge that I am the responsible person or authorized agent for the applicant and I or the party I represent, hereby agree to pay to the City of Pacific the costs incurred in the processing of the applications for the above referenced project.

I understand that the City of Pacific charges on a time and materials basis for external and internal professional and administrative support staff time and for materials, noticing, and other miscellaneous project related requirements. Periodic billings are issued specifying services that have been provided and requiring payment. Payment is due within 30 days of the billing notice. Payments not received within 30 days of the billing notice shall accrue interest and penalties as prescribed by the latest adopted fee schedules. I, or the party I represent, agree to pay all such invoices within 30 days of the billing notice. I, or the party I represent, agree to pay all attorney's fees and costs incurred by the City in collecting said fees.

I understand that invoices that are unpaid for more than 45 days shall be sufficient reason to have the City of Pacific terminate all work processing of the applications for the above referenced project.

I understand that the deposit that I am required to pay will be held in a non- interest bearing account and shall only be applied in the event of my failure to pay invoices I, or the party I represent, will be entitled to a full refund of my deposit upon written request, final project approvals and payment of all final City of Pacific invoices.

Charles Keltner / Senior Manager Real-Estate
Printed Name and Title

Joshua Freegard
Designated Contact Person Print Name

2301 Lou Menk Drive, GOB-3W
Fort Worth, TX 76131
Address of Owner

14500 N. Northsight Blvd. # 313
Scottsdale, AZ 85260
Address

Address of Owner

480-447-2505
Phone

480-447-2505
Phone

BNSF Railway Company's Petition for the Vacation of a Public Right-of-Way

Supporting Materials

The following provides the information required by the City of Pacific's Procedures for requesting vacation of a City right of way.

Description of property to be vacated

Petitioner BNSF Railway Company requests vacation of that portion of the City of Pacific right of way that lies to the south of the White (Stuck) River, and to the west of the BNSF right of way. That portion of the City right of way is 30' in width and approximately 315' in length. A survey and formal legal description for the portion of right of way to be vacated are provided as attachments.

Ownership interests of petitioner

Petitioner owns all private lands abutting the right of way to be vacated. Specifically, Petitioner owns all lands on three sides of the right of way: King County parcel 335440-0661, which abuts the entire west side of the right of way; King County parcel 362104-9107, which abuts the entire south side of the right of way; and King County parcel 362104-9020, which abuts the entire east side of the right of way. The only abutting property not owned by Petitioner is the north side, which is abutted by the White River.

The right of way sought to be vacated is no longer of public benefit

The portion of the right of way to be vacated is isolated from other rights of way, roads and City lands. It is surrounded on three sides by private property that is not open to the public. It is not paved or otherwise developed, and is not used as a right of way. It is adjacent to BNSF's active mainline railroad tracks carrying traffic through King and Pierce Counties. Due to its limited size, isolated location and surrounding land uses, it is not suitable for beach use or other public access.

The proposed vacation is in the public interest

As discussed above, the right of way to be vacated is small, isolated and not used for public purposes. Petitioner requests the vacation in order to implement protective measures along Petitioner's railroad embankment, e.g., placement of fill, that are associated with and necessitated by King County's construction of the Countyline Levee Setback Project. The Countyline Project will provide substantial flood protection benefit to the City of Pacific. Upon acquisition of the City right of way, and as part of the Countyline Project, Petitioner has agreed

to provide an easement to King County for its resurfacing and maintenance of the existing levee where it crosses the right of way property and connects to Petitioner's embankment. Vacation of the right of way is therefore in the public interest in that it is necessary to implementation of the Countyline Project.

No property will be denied direct access as a result of the vacation.

The right of way to be vacated is geographically isolated from any public roads. Further, Petitioner owns all private lands abutting the right of way. Accordingly, the right of way is not used to access any private property, and its vacation will not deny access to any property.

Proof of ownership

Attached are King County Assessor reports for Petitioner's parcels that document Petitioner's ownership of all private lands abutting the right of way.

Attachments

As required by the City's Procedures, the petition includes and is supported by the following attachments:

- \$500 application fee and \$2,000 deposit to be applied to engineering fee and additional costs
- Survey
- Legal description of the right of way to be vacated
- Vicinity map showing the general area of the right of way to be vacated and all parcels abutting the right of way
- King County assessor reports for abutting properties
- Fee obligation form

**City of Pacific
Property .22 Acres or
9,428 square feet.**



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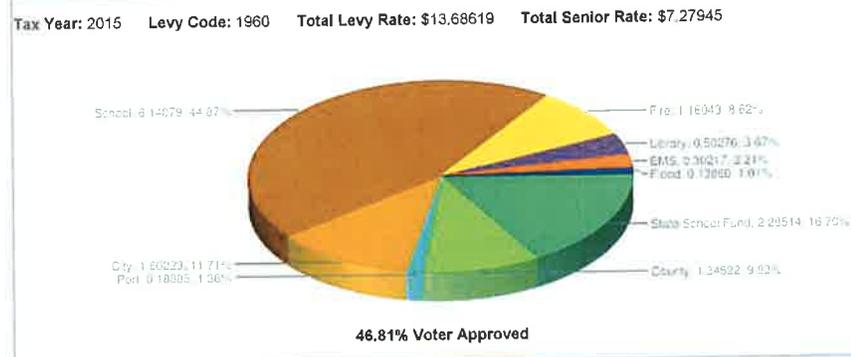
PARCEL

Parcel Number	362104-9107
Name	BNSF RAILWAY CO
Site Address	
Legal	E 50 FT OF POR OF NE 1/4 OF SE 1/4 OF SEC 36-21-4 LY WLY OF BNSF RR R/W TGW E 16.5 FT OF POR OF SE 1/4 OF SE 1/4 OF SD SEC LY WLY OF SD RR R/W

BUILDING 1

Year Built	
Total Square Footage	
Number Of Bedrooms	
Number Of Baths	
Grade	
Condition	
Lot Size	84610
Views	No
Waterfront	

TOTAL LEVY RATE DISTRIBUTION



Click here to see levy distribution comparison by year.

TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total (\$)
2014	2015	1,000	0	1,000	0	0	0

Updated: April 22, 2015

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Reference Links:

King County Taxing Districts Codes and Levies (.PDF)

King County Tax Links

Property Tax Advisor

Washington State Department of Revenue (External link)

Washington State Board of Tax Appeals (External link)

Board of Appeals/Equalization

Districts Report

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Recorder's Office

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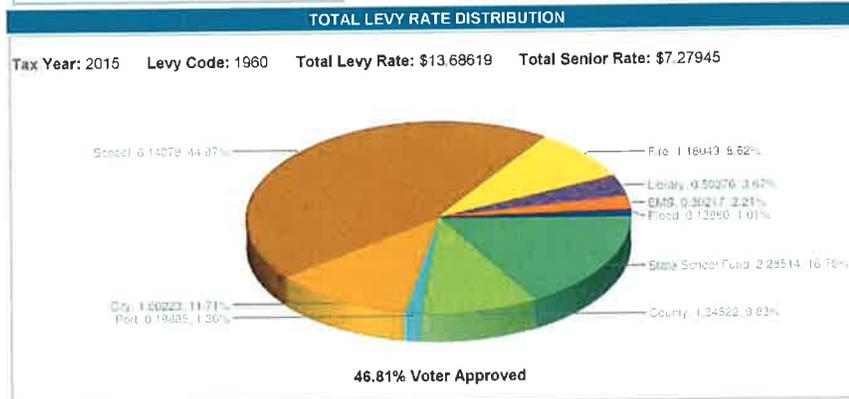
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- Area Report
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PARCEL	
Parcel Number	362104-9020
Name	BNSF RAILWAY COMPANY
Site Address	5925 A ST SE 98002
Legal	R/W THRU NE 1/4 OF NE 1/4 R/W THRU SE 1/4 OF NE 1/4 R/W THRU NE 1/4 OF SE 1/4 R/W THRU SE 1/4 OF SE 1/4

BUILDING 1	
Year Built	
Building Net Square Footage	
Construction Class	
Building Quality	
Lot Size	527335
Present Use	Right of Way/Utility, Road
Views	No
Waterfront	



Click here to see levy distribution comparison by year.

TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total (\$)
2014	2015	791,000	0	791,000	0	0	0
2013	2014	791,000	0	791,000	0	0	0
2012	2013	791,000	0	791,000	0	0	0
2011	2012	791,000	0	791,000	0	0	0
2010	2011	791,000	0	791,000	0	0	0
2009	2010	791,000	0	791,000	0	0	0
2008	2009	791,000	0	791,000	0	0	0
2007	2008	791,000	0	791,000	0	0	0
2006	2007	791,000	0	791,000	0	0	0
2005	2006	791,000	0	791,000	0	0	0
2004	2005	791,000	0	791,000	0	0	0
2003	2004	791,000	0	791,000	0	0	0
2002	2003	791,000	0	791,000	0	0	0
2001	2002	791,000	0	791,000	0	0	0
2000	2001	791,000	0	791,000	0	0	0
1999	2000	791,000	0	791,000	0	0	0

Reference Links:

King County Taxing Districts Codes and Levies (.PDF)

King County Tax Links

Property Tax Advisor

Washington State Department of Revenue (External link)

Washington State Board of Tax Appeals (External link)

Board of Appeals/Equalization

Districts Report

iMap

Recorder's Office

Scanned images of surveys and other map documents

1997	1998	0	0	0	791,000	0	791,000
1996	1997	0	0	0	791,000	0	791,000
1994	1995	0	0	0	791,000	0	791,000
1992	1993	0	0	0	791,000	0	791,000
1990	1991	0	0	0	527,300	0	527,300
1988	1989	0	0	0	558,400	0	558,400
1986	1987	0	0	0	558,400	0	558,400
1984	1985	0	0	0	484,800	0	484,800
1982	1983	0	0	0	27,000	0	27,000

Updated: April 22, 2015

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- Property Detail

PARCEL

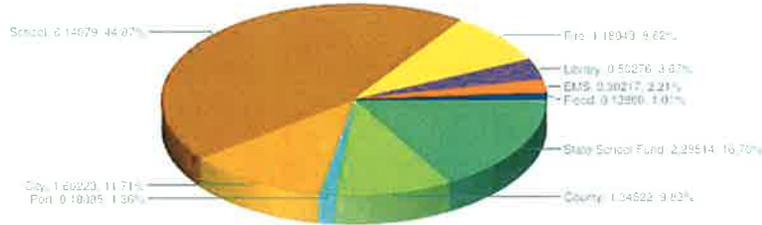
Parcel Number	335440-0661
Name	BNSF RAILROAD COMPANY
Site Address	
Legal	HILLMANS C D PACIFIC CITY DIV #2 POR OF TR A LY ELY OF LN LY 200 FT WLY OF C/L OF BNSF RR R/W

BUILDING 1

Year Built	
Total Square Footage	
Number Of Bedrooms	
Number Of Baths	
Grade	
Condition	
Lot Size	32345
Views	Yes
Waterfront	

TOTAL LEVY RATE DISTRIBUTION

Tax Year: 2015 Levy Code: 1960 Total Levy Rate: \$13.68619 Total Senior Rate: \$7.27945



46.81% Voter Approved

[Click here to see levy distribution comparison by year.](#)

TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total (\$)
2014	2015	42,000	0	42,000	0	0	0
2013	2014	76,000	0	76,000	0	0	0
2012	2013	76,000	0	76,000	0	0	0
2011	2012	77,000	0	77,000	0	0	0
2010	2011	19,300	0	19,300	0	0	0

Updated: April 22, 2015

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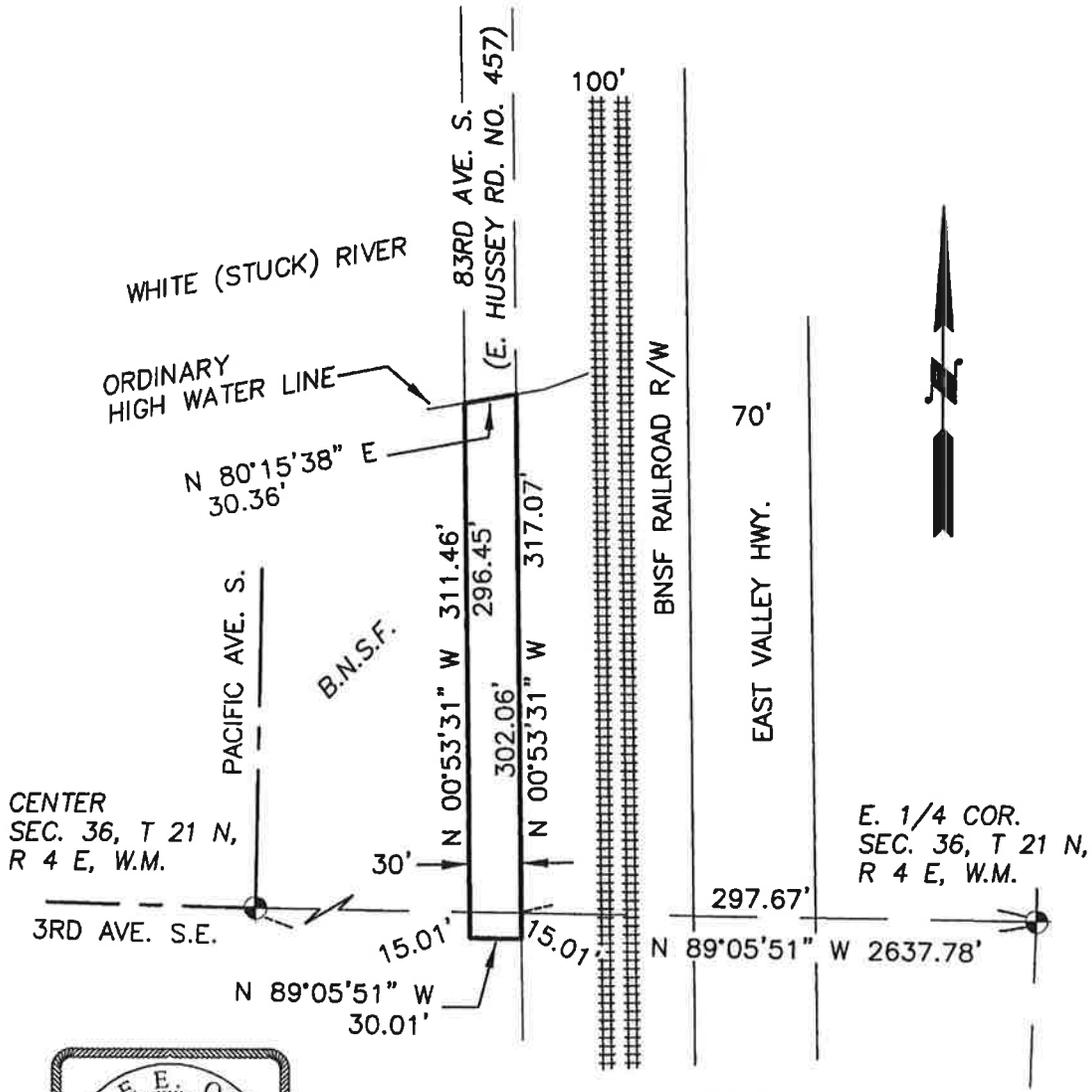


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EXHIBIT DRAWING



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9,428 SQ. FT.
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LEGEND

-  MONUMENT
-  RAIL ROAD TRACKS



SADLER BARNARD & ASSOC., INC.
717 W. STEWART, PUYALLUP, WA 98371
253-848-5170

Legal Description:

That portion of East Hussey Road No. 457 (83rd Ave. S.), being a 30.00 foot wide road established in 1899, lying south of the ordinary high water mark along the southerly side of the Stuck River and north of the south line of the southeast quarter of the northeast quarter of Section 36, Township 21, Range 4 East of the Willamette Meridian;

Together with the west 30.00 feet of that portion of said East Hussey Road No. 457 lying within the northeast quarter of the southeast quarter of Section 36, Township 21, Range 4 East of the Willamette Meridian;



Assessor-Treasurer electronic Property Information Profile

Taxes / Values for 0420013046

08/05/2015 03:09 PM



Property Details Parcel Number: 0420013046 Site Address: XXX STEWART RD SE Account Type: Real Property Category: Land and Improvements Use Code: 5400-FOOD RETAIL TRADE	Taxpayer Details Taxpayer Name: CITY OF PACIFIC Mailing Address: 100 3RD AVE SE PACIFIC WA 98047
--	--

Value Year	Tax Year	Taxable Value	Assessed Total	Assessed Land	Assessed Improvements	Current Use Land	Personal Property	Notice of Value Mailing Date
2015	2016	0	145,400	109,100	36,300	0	0	07/06/2015
2014	2015	0	138,500	109,100	29,400	0	0	06/27/2014
2013	2014	0	138,500	109,100	29,400	0	0	06/24/2013
2012	2013	0	138,500	109,100	29,400	0	0	06/22/2012
2011	2012	0	150,300	120,900	29,400	0	0	06/27/2011
2010	2011	0	161,300	126,800	34,500	0	0	06/21/2010
2009	2010	0	181,600	140,000	41,600	0	0	07/17/2009
2008	2009	0	194,100	147,400	46,700	0	0	06/13/2008
2007	2008	0	163,700	117,000	46,700	0	0	06/22/2007
2006	2007	0	125,900	89,900	36,000	0	0	09/29/2006

Current Charges
Balance Due: 0.00 Minimum Due: 0.00 as of 08/05/2015

Tax Year	Exemption
2016	Municipal Corp and Misc Taxing Districts
2015	Municipal Corp and Misc Taxing Districts
2014	Municipal Corp and Misc Taxing Districts
2013	Municipal Corp and Misc Taxing Districts
2012	Municipal Corp and Misc Taxing Districts
2011	Municipal Corp and Misc Taxing Districts
2010	Municipal Corp and Misc Taxing Districts
2009	Municipal Corp and Misc Taxing Districts
2008	Municipal Corp and Misc Taxing Districts
2007	Municipal Corp and Misc Taxing Districts

Paid Charges		
Tax Year	Charge Type	Amount Paid
For questions regarding any electronic payments you may have made, please contact Point & Pay at 1-877-765-4112		
2015	Weed Control Principal	1.70
	Total 2015	1.70
2014	Weed Control Principal	1.64
	Total 2014	1.64
2013	Weed Control Principal	1.64
	Total 2013	1.64
2012	Drainage District Principal	23.89
	Weed Control Principal	1.64
	Total 2012	25.53
2011	Weed Control Principal	1.64
	Total 2011	1.64
2010	Drainage District Principal	24.23
	Total 2010	24.23

Tax Year	TCA	Rate
2016	086	0.000000
2015	086	13.524460
2014	086	13.695869
2013	086	14.275933
2012	086	13.077788
2011	086	12.003162
2010	086	10.800423
2009	086	9.975316
2008	086	9.529544
2007	086	9.807034

Date	Number	Amount Applied
03/16/2015	8089316	1.70
02/28/2014	7485816	1.64
03/29/2013	6939044	1.64

Assessor-Treasurer electronic Property Information Profile

Land Characteristics for 0420013046

08/05/2015 03:19 PM



Property Details Parcel Number: 0420013046 Site Address: XXX STEWART RD SE Account Type: Real Property Category: Land and Improvements Use Code: 5400-FOOD RETAIL TRADE		Taxpayer Details Taxpayer Name: CITY OF PACIFIC Mailing Address: 100 3RD AVE SE PACIFIC WA 98047	
Location: LEA: 2054 RTSQQ: 04-20-01-32		Size SF: 4,085 Acres: 0.09 Front Ft: 95	
Amenities WF Type: n/a View Quality: n/a Street Type: Paved		Utilities Electric: Power Installed Sewer: Sewer/Septic Installed Water: Water Installed	

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Taxes / Values for 0420013045

08/05/2015 03:11 PM



Property Details		Taxpayer Details	
Parcel Number:	0420013045	Taxpayer Name:	CITY OF PACIFIC
Site Address:	202 STEWART RD SE	Mailing Address:	100 3RD AVE SE PACIFIC WA 98047
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	1197-COMM LND WITH SFR		

Assessed Values								
Value Year	Tax Year	Taxable Value	Assessed Total	Assessed Land	Assessed Improvements	Current Use Land	Personal Property	Notice of Value Mailing Date
2015	2016	0	174,000	174,000	0	0	0	0 07/06/2015
2014	2015	0	174,000	174,000	0	0	0	0 06/27/2014
2013	2014	0	174,000	174,000	0	0	0	0 06/24/2013
2012	2013	0	174,000	174,000	0	0	0	0 06/22/2012
2011	2012	0	192,800	192,800	0	0	0	0 06/27/2011
2010	2011	0	202,200	202,200	0	0	0	0 06/21/2010
2009	2010	0	223,300	223,300	0	0	0	0 07/17/2009
2008	2009	0	235,100	235,100	0	0	0	0 09/19/2008
2007	2008	0	188,600	139,200	49,400	0	0	0 06/22/2007
2006	2007	34,155	152,000	107,100	44,900	0	0	0 06/12/2006

Current Charges	Exemptions
Balance Due: 0.00	Tax Year
Minimum Due: 0.00	Exemption
as of 08/05/2015	2016 Municipal Corp and Misc Taxing Districts

Paid Charges
For questions regarding any electronic payments you may have made, please contact **Point & Pay** at **1-877-765-4112**

Tax Year	Charge Type	Amount Paid
2015	Weed Control Principal	1.70
Total 2015		1.70
2014	Weed Control Principal	1.64
Total 2014		1.64
2013	Weed Control Principal	1.64
Total 2013		1.64
2012	Drainage District Principal	30.08
	Weed Control Principal	1.64
Total 2012		31.72
2011	Weed Control Principal	1.64
Total 2011		1.64
2010	Drainage District Principal	29.34
Total 2010		29.34
2007	Property Tax Principal	334.96
	Property Tax Interest	3.35
	Weed Control Principal	1.39
	Weed Control Interest	0.01
Total 2007		339.71

2015	Municipal Corp and Misc Taxing Districts
2014	Municipal Corp and Misc Taxing Districts
2013	Municipal Corp and Misc Taxing Districts
2012	Municipal Corp and Misc Taxing Districts
2011	Municipal Corp and Misc Taxing Districts
2010	Municipal Corp and Misc Taxing Districts
2009	Municipal Corp and Misc Taxing Districts
2008	Municipal Corp and Misc Taxing Districts
2007	Municipal Corp and Misc Taxing Districts

Tax Code Areas		
Tax Year	TCA	Rate
2016	086	0.000000
2015	086	13.524460
2014	086	13.695869
2013	086	14.275933
2012	086	13.077788
2011	086	12.003162
2010	086	10.800423
2009	086	9.975316
2008	086	9.529544
2007	086	9.807034

Receipts		
Date	Number	Amount Applied
03/16/2015	8089315	1.70
02/28/2014	7485816	1.64
03/29/2013	6939046	1.64

Assessor-Treasurer electronic Property Information Profile

Land Characteristics for 0420013045

08/05/2015 03:19 PM



Property Details Parcel Number: 0420013045 Site Address: 202 STEWART RD SE Account Type: Real Property Category: Land and Improvements Use Code: 1197-COMM LND WITH SFR		Taxpayer Details Taxpayer Name: CITY OF PACIFIC Mailing Address: 100 3RD AVE SE PACIFIC WA 98047	
Location: LEA: 2054 RTSQQ: 04-20-01-32		Size SF: 8,181 Acres: 0.19 Front Ft: 193	
Amenities WF Type: n/a View Quality: n/a Street Type: Paved		Utilities Electric: Power Installed Sewer: Sewer/Septic Installed Water: Water Installed	

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Taxes / Values for 0420013052

08/05/2015 03:15 PM



Property Details		Taxpayer Details	
Parcel Number:	0420013052	Taxpayer Name:	PACIFIC MARKET PLACE LLC
Site Address:	1151 VALENTINE AV SE	Mailing Address:	12213 SE 260TH PL KENT WA 98030
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	6600-CONTRACTOR SERVICES		

Assessed Values

Value Year	Tax Year	Taxable Value	Assessed Total	Assessed Land	Assessed Improvements	Current Use Land	Personal Property	Notice of Value Mailing Date
2015	2016	273,500	273,500	266,000	7,500		0	0 07/06/2015
2014	2015	273,500	273,500	266,000	7,500		0	0 06/27/2014
2013	2014	279,100	279,100	271,600	7,500		0	0 06/24/2013
2012	2013	279,300	279,300	271,600	7,700		0	0 06/22/2012
2011	2012	308,700	308,700	301,000	7,700		0	0 06/27/2011
2010	2011	324,200	324,200	315,700	8,500		0	0 06/21/2010
2009	2010	357,900	357,900	348,700	9,200		0	0 07/17/2009
2008	2009	376,000	376,000	367,100	8,900		0	0 06/13/2008
2007	2008	282,800	282,800	262,000	20,800		0	0 06/22/2007
2006	2007	222,300	222,300	201,500	20,800		0	0 06/12/2006

Current Charges [Recalculate](#)
 Property tax interest and/or penalty charges are calculated on the 1st of each month. Your payment must be paid or postmarked prior to the 1st to avoid accrual of those additional charges. If the last day of the month falls on a holiday or weekend, you will have the following business day to pay or postmark without additional interest and/or penalty. If necessary, you can [recalculate](#) charges for a future date.

Pay with credit card, Visa debit card or E-check [Payment Mailing Address](#)

Balance Due:	Minimum Due:	as of 08/05/2015			
Tax Year	Charge Type	Amount Charged	Minimum Due	Balance Due	Due Date
Balance Due: 1,850.33		Minimum Due: 1,850.33			
2015	Property Tax Principal	3,698.95	1,849.48	1,849.48	10/31/15
	Weed Control Principal	1.70	0.85	0.85	10/31/15
Total 2015		3,700.65	1,850.33	1,850.33	

Paid Charges
 For questions regarding any electronic payments you may have made, please contact **Point & Pay** at 1-877-765-4112

Tax Year	Charge Type	Amount Paid	
2015	Property Tax Principal	1,849.47	
	Weed Control Principal	0.85	
Total 2015		1,850.32	
2014	Property Tax Principal	3,822.52	
	Weed Control Principal	1.64	
Total 2014		3,824.16	
2013	Property Tax Principal	3,987.26	
	Weed Control Principal	1.64	
Total 2013		3,988.90	
2012	Property Tax Principal	4,037.11	
	Drainage District Principal	46.96	
	Weed Control Principal	1.64	
Total 2012		4,085.71	
2011	Property Tax Principal	3,891.42	
	Weed Control Principal	1.64	
Total 2011		3,893.06	
2010	Property Tax Principal	3,865.47	
	Drainage District Principal	45.82	
	Weed Control Principal	1.39	
Total 2010		3,912.68	
2009	Property Tax Principal	3,750.72	
	Weed Control Principal	1.39	
Total 2009		3,752.11	
2008	Property Tax Principal	2,694.96	

Exemptions
 No exemptions

Tax Code Areas

Tax Year	TCA	Rate
2016	086	0.000000
2015	086	13.524460
2014	086	13.695869
2013	086	14.275933
2012	086	13.077788
2011	086	12.003162
2010	086	10.800423
2009	086	9.975316
2008	086	9.529544
2007	086	9.807034

Receipts

Date	Number	Amount Applied
03/09/2015	8082319	1,850.32
01/14/2015	8063425	1,912.08
04/21/2014	7568890	1,912.08
04/18/2013	6976188	3,988.90
08/13/2012	6602653	2,042.86
05/03/2012	6568512	2,042.85
11/04/2011	6247859	1,946.53
05/04/2011	5966625	0.00
05/04/2011	5975224	1,946.53
10/26/2010	5510243	1,956.34
05/04/2010	5391197	1,956.34
11/05/2009	5084265	1,876.06
05/04/2009	4797546	1,876.05
10/30/2008	4439777	1,348.18
04/10/2008	3976791	1,348.17
11/01/2007	3865052	1,090.75
04/16/2007	3410715	1,090.75
10/23/2006	3227792	791.86
05/04/2006	3044931	791.86
11/07/2005	2752624	813.47
04/30/2005	2449359	813.47
11/02/2004	2171857	790.03

Assessor-Treasurer electronic Property Information Profile

Land Characteristics for 0420013052

08/05/2015 03:17 PM



Property Details Parcel Number: 0420013052 Site Address: 1151 VALENTINE AV SE Account Type: Real Property Category: Land and Improvements Use Code: 6600-CONTRACTOR SERVICES		Taxpayer Details Taxpayer Name: PACIFIC MARKET PLACE LLC Mailing Address: 12213 SE 260TH PL KENT WA 98030	
Location: LEA: 2054 RTSQQ: 04-20-01-32		Size SF: 27,250 Acres: 0.63 Front Ft: 222	
Amenities WF Type: n/a View Quality: n/a Street Type: Paved		Utilities Electric: Power Available Sewer: Sewer/Septic Installed Water: Water Available	

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Taxes / Values for 4495400451

08/05/2015 03:16 PM



Property Details		Taxpayer Details	
Parcel Number:	4495400451	Taxpayer Name:	BEATTY CLIFFORD M & SHARON R
Site Address:	242 STEWART RD SE	Mailing Address:	216 27TH AVE NW GIG HARBOR WA 98335-7809
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	3400-FAB METAL PRODUCTS		

Value Year	Tax Year	Taxable Value	Assessed Total	Assessed Land	Assessed Improvements	Current Use Land	Personal Property	Notice of Value Mailing Date
2015	2016	2,522,200	2,522,200	1,317,800	1,204,400		0	0 07/06/2015
2014	2015	2,357,200	2,357,200	1,317,800	1,039,400		0	0 06/27/2014
2013	2014	2,357,200	2,357,200	1,317,800	1,039,400		0	0 06/24/2013
2012	2013	2,280,200	2,280,200	1,317,800	962,400		0	0 06/22/2012
2011	2012	2,308,600	2,308,600	1,460,200	848,400		0	0 06/27/2011
2010	2011	2,509,200	2,509,200	1,531,500	977,700		0	0 06/21/2010
2009	2010	2,541,200	2,541,200	1,691,700	849,500		0	0 07/17/2009
2008	2009	2,559,000	2,559,000	1,780,800	778,200		0	0 06/13/2008
2007	2008	2,541,400	2,541,400	1,372,000	1,169,400		0	0 06/22/2007
2006	2007	1,990,900	1,990,900	1,055,400	935,500		0	0 06/12/2006

Current Charges [Recalculate](#)
 Property tax interest and/or penalty charges are calculated on the 1st of each month. Your payment must be paid or postmarked prior to the 1st to avoid accrual of those additional charges. If the last day of the month falls on a holiday or weekend, you will have the following business day to pay or postmark without additional interest and/or penalty. If necessary, you can [recalculate](#) charges for a future date.

Exemptions
 No exemptions

Pay with credit card, Visa debit card or E-check			Payment Mailing Address		
Balance Due: 19,442.46	Minimum Due: 19,442.46	as of 08/05/2015	Tax Year	TCA	Rate
Tax Year	Charge Type	Amount Charged	Minimum Due	Balance Due	Due Date
2015	Property Tax Principal	31,879.86	15,939.93	15,939.93	10/31/15
	Weed Control Principal	2.24	1.12	1.12	10/31/15
	Fire Benefit Charge Principal	7,002.81	3,501.41	3,501.41	10/31/15
Total 2015		38,884.91	19,442.46	19,442.46	

Tax Year	TCA	Rate
2016	086	0.000000
2015	086	13.524460
2014	086	13.695869
2013	086	14.275933
2012	086	13.077788
2011	086	12.003162
2010	086	10.800423
2009	086	9.975316
2008	086	9.529544
2007	086	9.807034

Paid Charges
 For questions regarding any electronic payments you may have made, please contact **Point & Pay at 1-877-765-4112**

Tax Year	Charge Type	Amount Paid	Date	Number	Amount Applied
2015	Property Tax Principal	15,939.93			
	Weed Control Principal	1.12			
	Fire Benefit Charge Principal	3,501.40	04/30/2015	8332951	19,442.45
Total 2015		19,442.45	10/22/2014	7870631	19,429.15
2014	Property Tax Principal	32,283.90	04/22/2014	7576091	19,429.14
	Weed Control Principal	2.00	10/30/2013	7410558	19,624.00
	Fire Benefit Charge Principal	6,572.39	04/24/2013	7018970	19,623.99
Total 2014		38,858.29	10/23/2012	6681655	18,591.78
2013	Property Tax Principal	32,551.99	04/24/2012	6434995	18,591.77
	Weed Control Principal	2.00	11/01/2011	6235065	18,166.18
	Fire Benefit Charge Principal	6,694.00	04/25/2011	5805594	18,166.18
Total 2013		39,247.99	10/25/2010	5502577	16,909.50
2012	Property Tax Principal	30,191.38	04/26/2010	5251408	16,909.50
	Drainage District Principal	338.25	10/19/2009	4870803	15,647.56
	Weed Control Principal	2.00	04/21/2009	4592854	15,647.55
	Fire Benefit Charge Principal	6,651.92	10/29/2008	4435611	14,862.80
Total 2012		37,183.55	04/24/2008	4066528	14,862.79
2011	Property Tax Principal	30,118.33	10/23/2007	3717848	9,763.26
	Weed Control Principal	2.00	04/26/2007	3556258	9,763.25
	Fire Benefit Charge Principal	6,212.03	11/02/2006	3293086	8,951.50
Total 2011		36,332.36	05/03/2006	3042267	8,951.50
2010	Property Tax Principal	27,446.03	10/25/2005	2669594	8,959.07
	Drainage District Principal	313.13	03/29/2005	2246633	8,959.06
			10/13/2004	1991134	8,555.11

Assessor-Treasurer electronic Property Information Profile

Land Characteristics for 4495400451

08/05/2015 03:16 PM



Property Details Parcel Number: 4495400451 Site Address: 242 STEWART RD SE Account Type: Real Property Category: Land and Improvements Use Code: 3400-FAB METAL PRODUCTS		Taxpayer Details Taxpayer Name: BEATTY CLIFFORD M & SHARON R Mailing Address: 216 27TH AVE NW GIG HARBOR WA 98335-7809	
Location: LEA: 2054 RTSQQ: 04-20-01-32		Size SF: 156,332 Acres: 3.59 Front Ft: 253	
Amenities WF Type: n/a View Quality: n/a Street Type: Paved		Utilities Electric: Power Installed Sewer: Sewer/Septic Installed Water: Water Installed	

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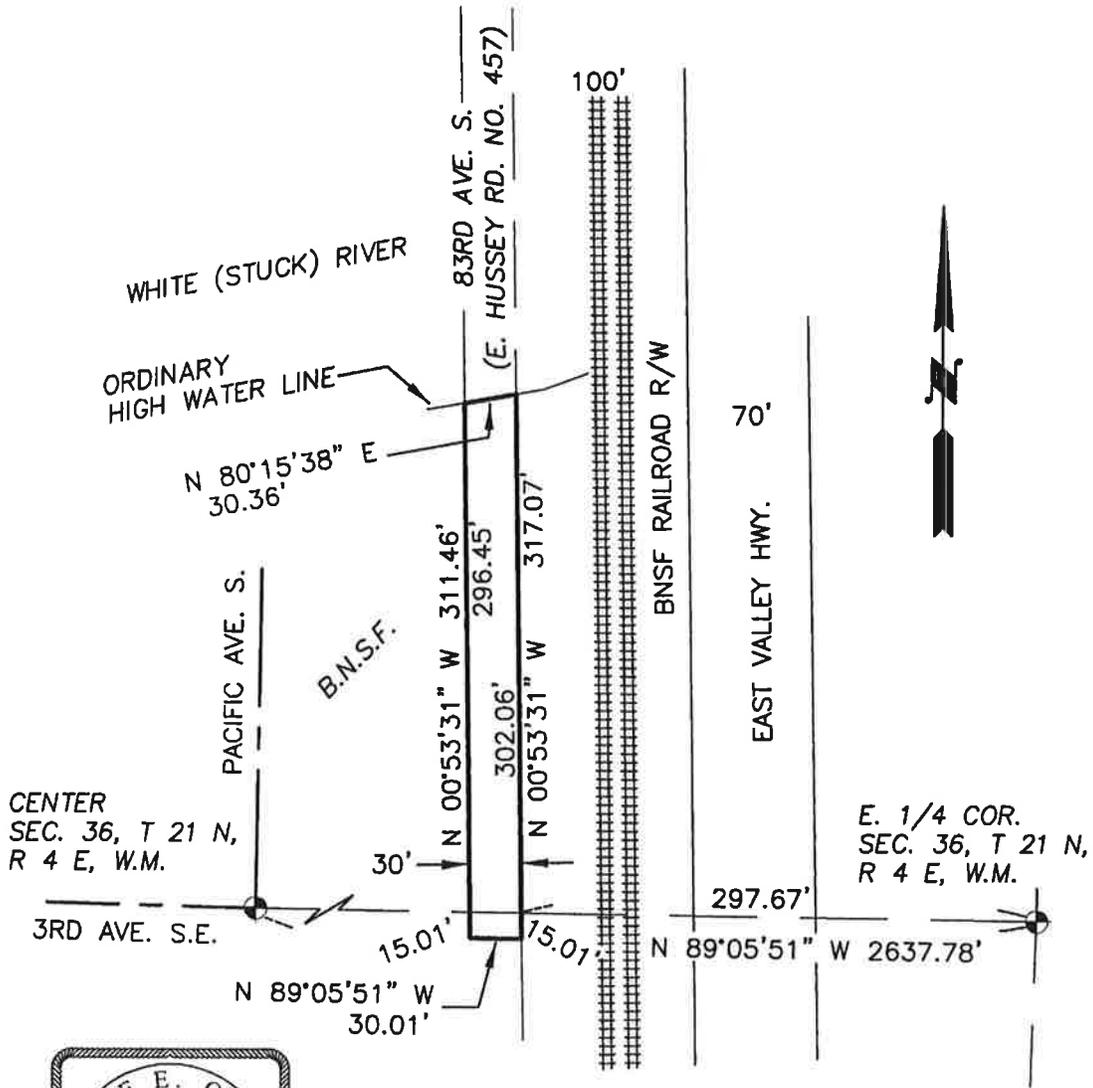
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EXHIBIT DRAWING



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253-848-5170

Legal Description:

That portion of East Hussey Road No. 457 (83rd Ave. S.), being a 30.00 foot wide road established in 1899, lying south of the ordinary high water mark along the southerly side of the Stuck River and north of the south line of the southeast quarter of the northeast quarter of Section 36, Township 21, Range 4 East of the Willamette Meridian;

Together with the west 30.00 feet of that portion of said East Hussey Road No. 457 lying within the northeast quarter of the southeast quarter of Section 36, Township 21, Range 4 East of the Willamette Meridian;



EXHIBIT C

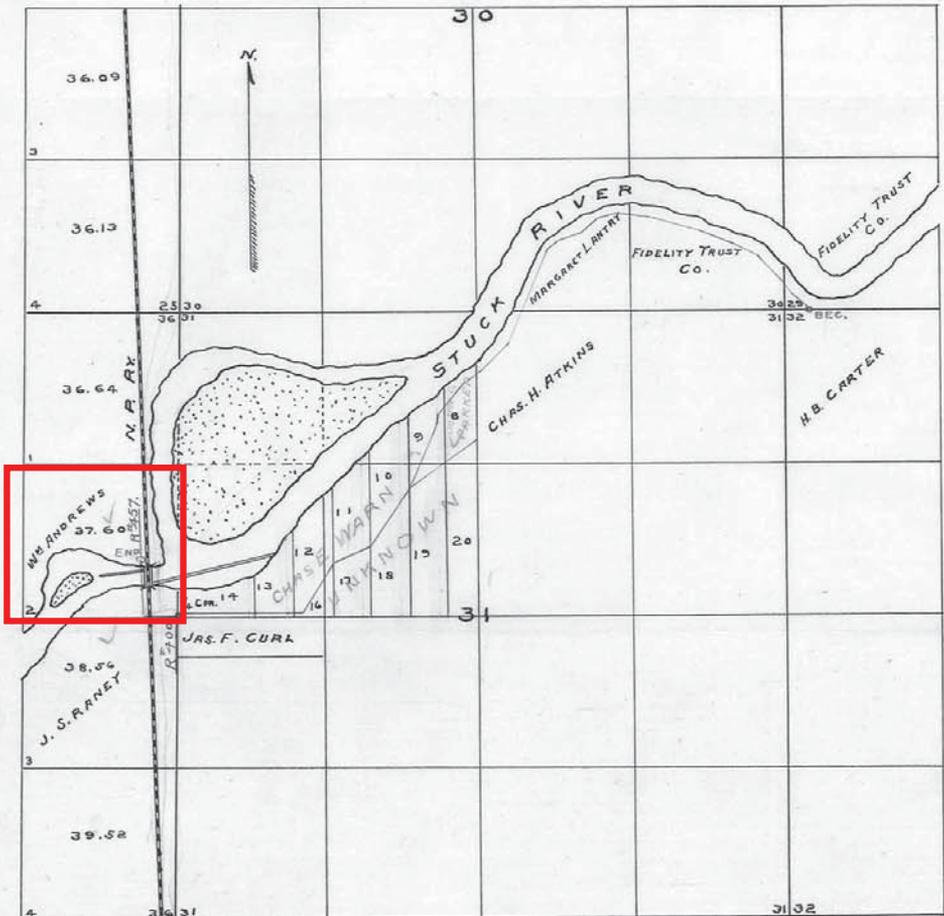
B. H. CARTER ROAD

1N

TP. 21 N. Rgs. 4th & 5 E. W. M.

JUNE 1899

P. D. HAMLIN
COUNTY SURVEYOR



Viewers' Report.

IN THE MATTER OF THE PETITION OF

B. H. Carten et al
for the View, Location and Establishment of
a County Road in King County, Washington.

Viewers' Report.

We the undersigned, residents of the County of King and State of Washington,
duly appointed Viewers by the Board of County Commissioners of said County on the
2nd day of May A. D. 1899
to view, survey and lay out a certain road designated in the petition of B. H. Carten
and others, and to estimate the damages to owners of land
over which the proposed road runs, in obedience to the order and directions of the
Board and to the law, did on the 7th 8th & 9th days of June A. D. 1899

189.....

view, lay out, survey and mark the course of the road proposed in said petition, and
report as follows, viz:

FIRST

Said Road as surveyed and marked commences at a point on the Section
line between Sections 29 & 32 T₁P. 21 N. R. 5 E. W. M.
195 feet east of the corner to Sections ^{30, 29} 31, 32. Thence westerly
and southwesterly on the south side of Truck River about
5000 feet to an intersection with the roadway as laid off in
The Darkey Homestead Plat. Thence along said platted
road southerly and westerly to a point fifteen (15) feet
north of the 7th Sec. Cor. on the West boundary line of Section
31. Said T₁P. and R₅. Thence South fifteen (15) feet to the said
7th Sec. Cor. Thence West along the East & West Reuben line of
Section 36 T₁P. 21 N. R. 4 E. W. M. to a point sixty five (65) feet
west of the center line of the N. P. Ry track, measured at
right angles to said railway center line. Thence northerly
parallel to and sixty five (65) feet from the said railway center
line to a point north of Truck River and junction with the
terminal point of County Road # 457. The total length
being one mile and 3116²/₃ feet

and ends at

the total length being

SECOND

Said road passes over, across and through the following described tracts of land of which we give the names and addresses of owners, lessees or incumbancers and the area taken by the road from each tract, viz:

DESCRIPTION OF LAND				Name of Owner, Lessee or Incumbancer	ADDRESS	AREA Taken for Road	
Part of Section	Sec.	Tp.	Rg.	State if Unknown		Acres	Tenths
S.W. 1/4 of N.W. 1/4	31	21	5E	Subdivided into The Parker Homestead tracts			
S.E. 1/4 of N.W. 1/4	31	21	5E				
N.E. 1/4 of N.W. 1/4	31	21	5E		SEE Below		
N.W. 1/4 of N.E. 1/4	31	21	5E	CHAS E ATKINS		0	50
S.W. 1/4 of S.E. 1/4	30	21	5E	MARGARET LANTRY		0	91
S.E. 1/4 of S.E. 1/4	30	21	5E	FIDELITY TRUST Co		1	04
S.W. 1/4 of S.W. 1/4	29	21	5E	FIDELITY TRUST Co		0	23
LOT 3	36	21	4E	J.S. PARKER		0	70
LOT 2	36	21	4E	W.M. ANDREWS		0	35
THE PARKER HOMESTEAD TRACTS	LOT	8		JNO. G. PARKER		0	31
" " " "	"	9		CHAS. E. WARNER		0	46
" " " "	"	10		" " "		0	21
" " " "	"	11		" " "		0	17
" " " "	"	12		" " "		0	24
" " " "	"	13		" " "		0	23
" " " "	"	14		" " "		0	46
" " " "	"	15		" " "		0	23
" " " "	"	16		" " "		0	18
" " " "	"	17		Unknown		0	13
" " " "	"	18		Unknown		0	21
" " " "	"	19				5	67
" " " "	"	20					

THIRD

We estimated the damage to the owners of land over which the proposed road will run, a description of which, the area, the names of owners and estimate of damages are as follows:

DO NOT LIST UNLESS DAMAGES ARE CLAIMED

DESCRIPTION OF LAND				AREA		NAME OF OWNER	Estimated Damage	
Part of Section	Sec.	Tp.	Rg.	Acres	10ths	State if Unknown	Dols.	Cents
<i>No Damages</i>								

FOURTH

The following are the names of the persons interested in lands through which said road passes who consent to the establishment of the Road and waive all claims for damages:

NAMES	NAMES	NAMES
<i>J. S. Parker</i>		
<i>L. Shaughnessy</i>		
<i>Wm. Andrews</i>		
<i>J. S. Ranney</i>		

QUIT - CLAIM DEED .

The grantors, William Andrews and Amanda J. Andrews, husband and wife, both residents of Stuck, King County, Washington, for the consideration of One Dollar lawful money of the United States of America, in hand paid, convey and quit-claim to King County, one of the Counties of the State of Washington, for road purposes, all interest in the following described real estate:-----

-----A portion of the north-east quarter of Section Thirty-Six, Township Twenty-One north of Range Four east W.M., particularly bounded as follows, to-wit: Beginning at the south-east corner of the north-east quarter of said Section 36, running thence westerly along the quarter section line to a point thirty feet west of the west line of the right of way of the Northern Pacific Railway Company, thence in a northerly direction and on a line parallel with the west line of said right of way to the north bank of Stuck River, thence in an easterly direction and along the north bank of Stuck River to the west line of said right of way, thence in a southerly direction and along the west line of said right of way to a point fifteen feet north of the south line of the south-east quarter of the north-east quarter of said Section 36, thence in an easterly direction on a line parallel with the south line of the north-east quarter of said Section 36 and fifteen feet distant therefrom to the east line of said Section 36, thence southerly to the point of beginning.

Situated in the County of King, State of Washington.

Dated this 27th day of April, A.D. 1899.

Signed, sealed and delivered) W. Andrews (Seal)

in presence of) Amanda J. Andrews (Seal)

) J. S. Raney

State of Washington,
SS.

County of King.

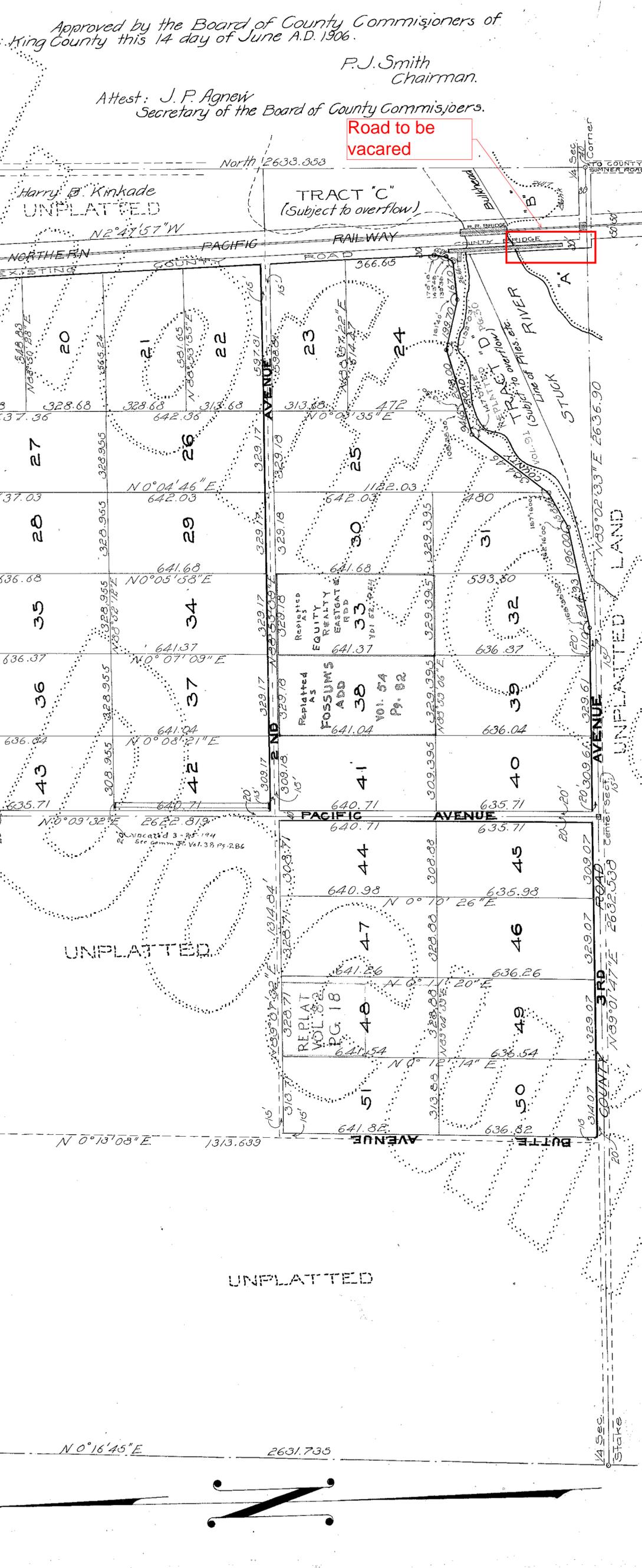
I, I. B. Knickerbocker, a Notary Public in and for the State of Washington, duly commissioned and sworn, do hereby certify that on this 27th day of April, A.D. 1899, personally appeared before me William Andrews and Amanda J. Andrews, his wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 27th day of April, A.D. 1899.

I. B. Knickerbocker
Notary Public in and for the State of Washington, residing at Auburn in said State.

C. D. HILLMAN'S
Pacific City Addition
 TO THE CITY OF SEATTLE
 DIVISION NO. 2

Scale 1 in = 300 Ft.
 Section 26 25
 35 36
 Corner



Approved by the Board of County Commissioners of King County this 14 day of June A.D. 1906.
 P.J. Smith
 Chairman.
 Attest: J. P. Agnew
 Secretary of the Board of County Commissioners.



DESCRIPTION

This Plat of "C.D. Hillman's Pacific City Addition to the City of Seattle, Division No. 2" covers the Southeast Quarter of Northwest Quarter (S.E. 1/4 of N.W. 1/4) and the Northeast Quarter (N.E. 1/4) of Section Thirty-six (36) of Township Twenty-one (21) North of Range Four (4) East of the Willamette Meridian, reserving and excluding therefrom all rights of way for railroad purposes or public highways heretofore acquired, appropriated, or conveyed also excepting therefrom the portion of the N.E. 1/4 of the N.E. 1/4 of said Section 36, lying east of the Northern Pacific Railroad, as heretofore conveyed by T.N. Berlin and Frances Berlin his wife, to Harry B. Kinkade. The easterly tenfeet of the land included in this plat, lying south of said Kinkade Tract, is subject to an easement granted thereon for a pole line, wires, etc., heretofore granted by said Berlin and wife to the Snoqualmie Falls Power Company.

The existing County Road along the north bank of Stuck River is hereby widened from 30 feet to 40 feet and the northerly margin thereof indicated and established by courses and distances upon this plat. The southerly margin is not indicated but is hereby established as 40 feet distant from and parallel with the said north margin. Tract "D" includes so much of the broken and overflowed area within this plat as may now or hereafter be reclaimed and protected between the southerly margin of said County Road and the north bank of Stuck River as the same may now or hereafter be fixed, defined and maintained. West from Stuck River, the existing County Road along the south boundary of this plat, is widened by adding 5 feet to the north side thereof taking 20 feet from this tract instead of 15 feet as heretofore. All other County Roads remain as now established. Other streets and lanes are established as shown and located by this plat. The dimensions and location of all the numbered Tracts are clearly indicated upon the face of the plat. Tract "A" includes all land within this plat lying west of the County Road and south of the southerly bank of Stuck River, as the same may now or hereafter be fixed, defined and maintained. Tract "B" includes all land within this plat lying east of the Northern Pacific Railroad Right of Way, north of the County Road, and south of the southerly bank of Stuck River as the same may now or hereafter be fixed, defined and maintained. Tract "C" includes all land within this plat lying east of the Northern Pacific Railroad Right of Way, and north of the northerly bank of Stuck River as the same may now or hereafter be fixed, defined and maintained. Tract "D" is heretofore described.

DEDICATION

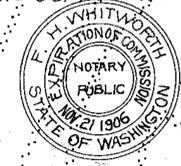
Know all men by these presents that we H.T. Bredes and Ella M. Bredes his wife owners in fee simple of the lands included in this Plat of C.D. Hillman's Pacific City Addition to the City of Seattle Division No. 2 do hereby declare this plat and dedicate to the use of the Public forever all the roads, streets and lanes shown hereon.

In witness whereof we have hereunto set our hand and seals this 13th day Feb. A.D. 1906.
 Witnesses:
 A.T. Thompson
 F. H. Whitworth
 H. T. Bredes
 Ella M. Bredes

ACKNOWLEDGMENT

State of Washington) s.s.
 County of King)
 This is to certify that on this 13th day of Feb. A.D. 1906, before me, the undersigned, personally appeared H. T. Bredes and Ella M. Bredes his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



F. H. Whitworth
 Notary Public in and for the State of Washington residing at Seattle.

Examined and approved this 14 day of June A.D. 1906.

A. L. Valentine
 County Surveyor

405531

Filed for Record at Request of C. D. Hillman July 11, 1906 at 55 min. past 11 A.M. and Recorded in Vol. 13 of Plats page 49. Records of King County Wash.

J. P. Agnew
 County Auditor
 By H. L. Thompson
 Recorder

EXHIBIT D



Public Notice

NOTICE OF PUBLIC HEARING FOR RIGHT OF WAY VACATION

NOTICE IS HEREBY GIVEN that on Monday, December 21, 2015, at 6:30 p.m., at City Hall, 100 3rd Avenue SE, Pacific, Washington, in the City Council Chambers, be the time and place set for the public hearing to take public comment or consider written objections in the manner required by chapter 13.16 of the Pacific Municipal Code to the proposed vacation and determination of the petition to vacate a portion of Skinner Road (E. Hussey Road No. 457) westerly of the Burlington Northern Santa Fe (BNSF) Railroad tracks, southerly of the White River a length of approximately 314 feet, which is public access, located in the City of Pacific, Washington.

Any persons desiring to appear at the above time and place may submit testimony on this petition. Written comments may be submitted prior to such hearing to: Pacific City Council, Attn: Lance Newkirk, 100 3rd Avenue SE, Pacific, WA 98047.

For More Information Contact:

Name: Lance Newkirk

Phone: 253.929.1113

Email: lnewkirk@ci.pacific.wa.us



City Council Minutes

Workshop
Monday, December 21, 2015
6:30 p.m.

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Council President Walker called the regularly-scheduled meeting to order at 6:30 p.m. and led the Pledge of Allegiance.

ROLL CALL

Present: Council Members Garberding, Garberding, Oliveira,
Mayor Pro Tem Putnam, Council President Walker, Mayor Guier

Absent: Council Members Kave and Steiger

STAFF PRESENT

Court Administrator Kelly Rydberg, Public Works Manager Lance Newkirk, City Attorney Carol Morris, City Administrator Richard Gould, and City Clerk Amy Stevenson-Ness

ADDITIONS TO/APPROVAL OF AGENDA

Mr. Gould added a discussion of appointment of new council member as item G. The agenda was approved unanimously by Council.

AGENDA ITEMS

A. Resolution No. 2015-306: Setting a public hearing regarding the creation of a Transportation Benefit District in the City of Pacific.

Mr. Gould provided information to Council regarding establishing a Transportation Benefit District (TBD). Carol Morris, City Attorney, has prepared all items for the TBD. A public hearing must be held before a TBD can be implemented.

Mr. Mark Bethune, City Administrator, City of Orting, discussed the TBD process and benefits in the city of Orting.

Ms. Morris advised she works with several cities that are working on creating a TBD. The TBD works in conjunction with two other pieces of the City's transportation code. This can be used to correct existing deficiencies. Once the TBD is formed and fees start to be collected, the City will not see any money for six months. The fees collected by the state are equal to one percent of the fees collected.

Direction by consensus of Council: Move forward to the meeting on December 28, 2015.

B. Ordinance No. 2015-1922: Amending the Pacific Municipal Code 2.24.010 by updating the referenced RCW's allowing a code city to establish a municipal court.

Ms. Morris stated Pacific hasn't always been a code city. When city became a code city, the codes were not updated to reflect the fact and our code references a statute that no longer existed. The new information references the correct RCW.

Direction by consensus of Council: After discussion, Council moved the item forward to the meeting on December 28, 2015.

C. Resolution No. 2015-307: Resolution regarding the vacation of a portion of the Skinner Road Right-of-Way, a waterfront street in the City of Pacific.

Mr. Newkirk advised that because this property is waterfront, this resolution must be done to evaluate the use of the property for water access and other potential waterfront uses.

Direction by consensus of Council: Move forward to the meeting on December 28, 2015.

D. Ordinance No. 2015-1921: Vacating a portion of Skinner Road and establishing the conditions of such vacation.

Mr. Newkirk advised this property was identified by BNSF as important to the left bank project. BNSF petitioned to vacate this property. A Public Hearing will be held on December 28. This affirms the city followed the code regarding the vacation of this property.

Direction by consensus of Council: Move forward to the meeting on December 28, 2015.

E. Resolution No. 2015-308: Authorizing the execution of an agreement with RH2 Engineering, Inc. for water system hydraulic modeling.

Mr. Newkirk stated this is part of the water system update plan that needs to be done every 6 years. Part of this is analyzing the fire flow and peak hourly flow throughout the day. To meet this component, this must be outsourced. \$20,194.

Direction by consensus of Council: Move forward to the meeting on December 28, 2015.

F. Ordinance No. 2015-1923: Amending the 2015 Budget, First Reading

Mr. Gould reviewed the proposed amendments to the 2015 budget. He advised the budget amendment is less than last year. A transfer will occur to cover funds that were under-budgeted, primarily to cover major project costs.

Direction by consensus of Council: Move forward to the meeting on December 28, 2015.

G. Discussion of the appointment of a new council member

Mayor Guier stated that as Council Member Walker is resigning his position in January, the search for a new council member will be conducted. The proposed timeframe would be to publish the ad on January 1 with applications due January 14. Council will hold interviews on January 19 with appointment of the new Council Member on January 25.

Council consensus was to proceed with the time table as outlined.

ADJOURN

Council President Walker adjourned the workshop at 7:22 p.m.

Amy Stevenson-Ness, City Clerk



Agenda Bill No. 16-006

TO: Mayor Guier and City Council Members
FROM: Amy Stevenson-Ness, City Clerk/Personnel Manager
MEETING DATE: January 11, 2016
SUBJECT: 2016 Membership Fees for Association of Washington Cities and South County Area Transportation Board

ATTACHMENTS:

- Letter and invoice from AWC
- Letter and invoice from SCATBd

Previous Council Review Date: N/A

Summary: The City has received an invoice in the amount of \$4314 from Association of Washington Cities for continued membership in the Association. AWC offers educational opportunities, member programs, including the Risk Management Service Agency and the Drug and Alcohol Consortium for the City has joined, and advocacy.

Additionally, the City received an invoice in the amount of \$100 for continued membership in the South County Area Transportation Board. The purpose of SCATBd is to serve as a South King County forum for information sharing, consensus building, and coordinating in order to resolve transportation issues and promote transportation programs that benefit the South King County area.

Per Council direction in 2015, these items have been placed on the Consent Agenda for approval.

Recommendation/Action: Continued membership in the Association of Washington Cities and South County Area Transportation Board is recommended.

Motion for Consideration:

Budget Impact: \$4,414.

Alternatives:

AWC Membership Fee Invoice

City of Pacific
100 - 3rd Avenue SE
Pacific, WA 98047

Invoice Date: December 30, 2015
Invoice Number: 39885
Amount Due: \$ 4,314

Amount Enclosed: \$ _____

Please remove top portion and return with payment

Mission

AWC's mission is to serve our members through advocacy, education and services.

Vision

AWC is a highly respected voice of cities and towns before the Legislature, Congress, government agencies and others. We are the leader in providing valuable services and continuing education for our membership. We are the catalyst for promoting communication between cities and towns and for developing a broad public understanding for the important role of cities and towns across the state.

The Association of Washington Cities is the official organization of cities and towns in the State of Washington. Each city paying the annual membership fee is a member and has an equal voice in the determination of the Association's policy.

The AWC membership fee reflects a modest rate increase of approximately one percent (1.0%). The increase is equal to the rate of increase in the state and local government component of the Implicit Price Deflator (IPD). The IPD, per longstanding AWC Board policy, is the index used for the computation of rate adjustments.

2016 membership fee \$ 4,314

Make checks payable to AWC. Send payment with a copy of this invoice by **February 1, 2016**.
Association of Washington Cities
1076 Franklin St SE
Olympia WA 98501

For questions on your invoice, contact April Petersen at aprilp@awcnet.org or 1-800-562-8981.

IRS #91-6000045

JAN 04 2016

CITY CLERK
PERSONNEL MANAGER

December 30, 2015

Leanne Guier, Mayor
City of Pacific
100 - 3rd Avenue SE
Pacific, WA 98047

Re: AWC Membership dues for 2016

Dear Mayor Guier,

As we ring in the New Year, I want to thank you for your city's AWC membership. We value your commitment to joining together with other city officials statewide as we support your efforts to build strong cities. I also want to extend a warm welcome to the nearly 300 newly-elected officials who recently took office.

Last year marked the longest legislative session in history, and cities saw signs of a renewed city-state partnership. We believe our success is a direct result of the thousands of city officials from throughout the state who rallied together to let policymakers know that our state is only as strong as its cities and towns.

Bringing cities and towns together to achieve greater results and deliver stronger services is at the heart of our *Strong Cities, Great State* campaign and influences everything we do. These efforts are supported by our Government Relations, Education, Research and Communications teams, as well as our exceptional Member Pooling Programs that serve more than 380 cities, towns, and other jurisdictions.

We are excited to work with you, others from your city, and our entire membership in 2016. A few things you can expect to see from us include:

- Keeping you informed and initiating action during the legislative session.
- Raising the profile of city issues during the 2016 election cycle by educating statewide and legislative candidates about city needs.
- Telling the city story through data on AWC's Open Data Portal and giving you well-rounded information that allows you to make fact-based decisions.
- Hosting conferences and issue-driven forums and eLearning opportunities to give new and seasoned city officials the tools they need.
- Providing member-driven programs with a particular focus on cost savings, prevention, and excellent customer service.



King County

South County Area Transportation Board

201 S. Jackson St.
KSC-TR-0814
Seattle, WA 98104
Phone: 206.477.3800 Fax: 206-684-2111

RECEIVED
CITY OF PACIFIC

DEC 28 2015

CITY CLERK
PERSONNEL MANAGER

INVOICE / STATEMENT

Invoice Date:	12/18/15
Invoice Number:	S-04
King County Tax ID No.	91-6001327
Due Date:	45 Days
Total Amount Due:	\$100.00

MAKE CHECK PAYABLE

TO: KING COUNTY

PLEASE REMIT TO:

Wes Edwards, Project Program Manager
King County DOT
201 S. Jackson St., KSC-TR-0814
Seattle, WA 98104

TO: The Honorable Leanne Guier
Mayor, City of Pacific
100 – 3rd Avenue SE
Pacific, WA 98047

MAIL THIS PORTION WITH YOUR PAYMENT

Detach and Retain This Portion

Invoice No. S-04		Period: 1/1/16 - 12/31/16	
Description	Rate Per Voting Member	No. of Voting Members	Total Amount Due
2016 South County Area Transportation Board Annual Dues	\$100.00	1	\$100.00

If you have questions, please call (206) 477-3812.



King County

Department of Transportation

Harold S. Taniguchi, *Director*

KSC-TR-0815
201 South Jackson Street
Seattle, WA 98104-3856

206.477.3800 TTY Relay: 711
www.kingcounty.gov/transportation/kcdot

December 18, 2015

The Honorable Leanne Guier
Mayor, City of Pacific
100 – 3rd Avenue SE
Pacific, WA 98047

Dear Mayor Guier:

Enclosed is the invoice for your city's 2016 SCATBd Transportation Forum membership dues. According to the SCATBd Agreement, full voting SCATBd members agreed to pay annual dues of \$100.00 per vote.

Please send your remittance, made payable to King County, at your earliest convenience. Please send this to the attention of Wes Edwards, Project Program Manager, King County DOT, 201 South Jackson Street, Mail Stop KSC-TR-0814, Seattle, WA 98104-3856.

If you have any questions regarding membership dues, please call Wes Edwards, at (206) 477-3812.

Sincerely,

Harold S. Taniguchi, Director
King County Department of Transportation

Enclosure

cc: **City Clerk, City of Pacific**
Wes Edwards, Project Program Manager, King County Department of Transportation
Linda Bruce, Finance and Business Operations, King County Executive Services