

# NW NORTH STREET

**Petition to Vacate  
Right-of-Way**

***August 26, 2019***

# HISTORY OF NW NORTH STREET

Originally established as a 60' ROW

Southern 15' abutting Wildhaber's location was vacated in 1989, reducing the ROW width to 45'.

- ❖ All three adjacent property owner's objected to the 1989 vacation.
- ❖ Building constructed that abuts, or potentially encroaches, on to the new ROW line.
- ❖ Dumpsters are currently located at the railroad ROW line at the end of NW North Street.
- ❖ There is no turn-around location without encroaching onto railroad ROW.







- The existing ROW width is 45' due to the previous vacation approval.
- The current proposal to vacate the northern 15' of NW North Street that abuts the petitioner's property would further reduce the ROW width to 30'.

# OPTION 1: GRANT THE REQUEST AS WRITTEN

## PROS:

- Current petitioner would be afforded the same privileges as the previous petitioner.
- A one time fiscal gain would benefit the city as the petitioner is required to purchase the vacated ROW.

## CONS:

- Parking is allowed along both sides of a 30' ROW. Each parking area is approximately 8' wide; reducing the vehicle travel lane to approximately 14'.
- Essentially creating a one-lane, dead-end road with no turn-around.







# OPTION 2: GRANT THE REQUEST AND CREATE NO PARKING ZONES ON BOTH SIDES

## PROS:

- Current petitioner would be afforded the same privileges as the previous petitioner.
- A one time fiscal gain.
- Clear vehicular lane that's 30' in width.

## CONS:

- Loss of parking spaces along the building on the south side of NW North Street.



BNSF  
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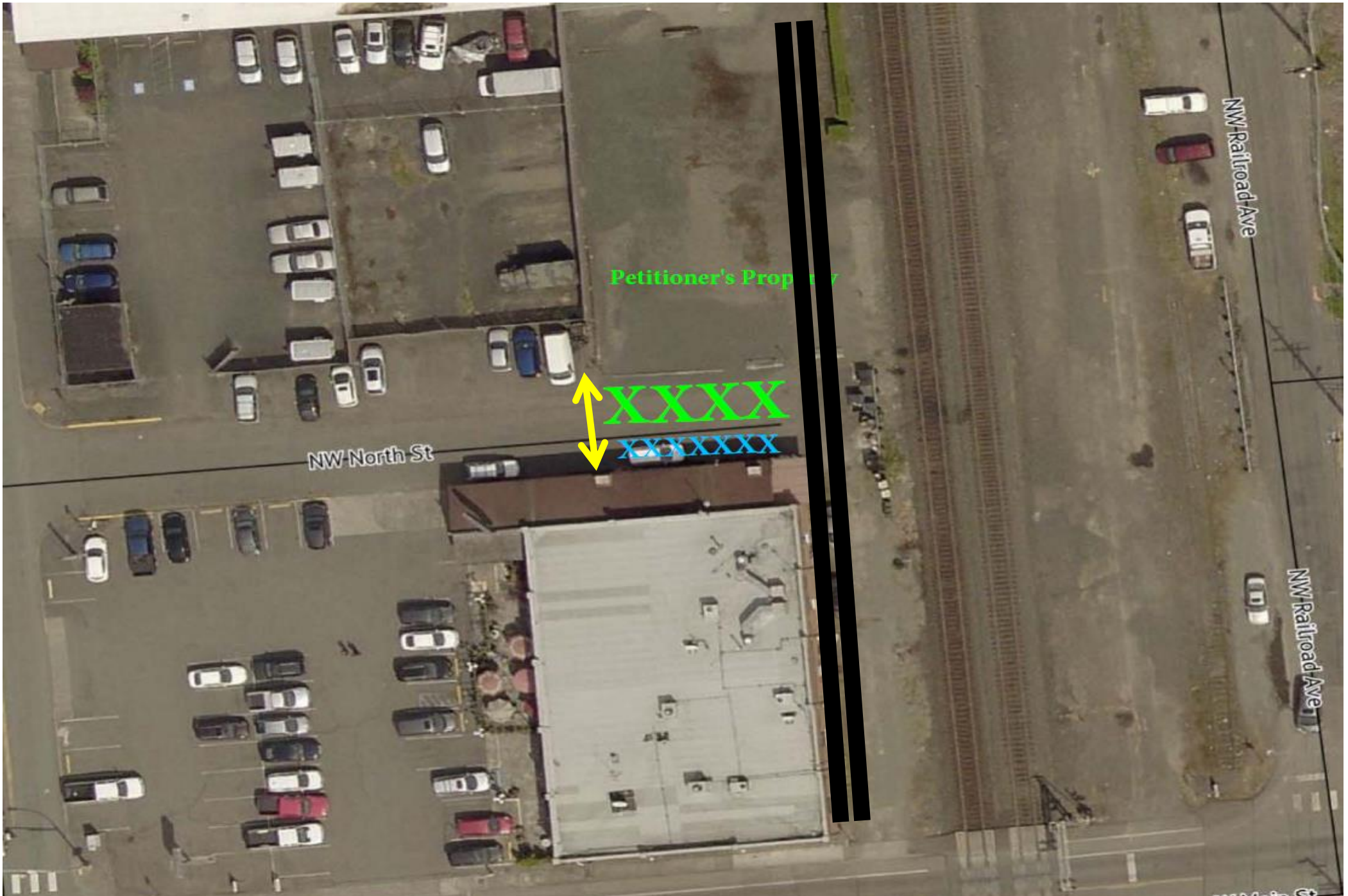
# OPTION 3: VACATE THE ENTIRE WIDTH OF 45'

## PROS:

- New application would be required. Most likely generated by the City.
- Fiscal gain by purchase of entire ROW width.

## CONS:

- Potentially wouldn't have enough maneuvering room for larger vehicles, trailers, etc. to access lots on either side.
- This is the least viable option as adjacent property owner's participation is required.



Petitioner's Property

NW North St

NW Railroad Ave

NW Railroad Ave

NW Main St



# OPTION 4: DENY THE REQUEST

## PROS:

- All areas remain as currently exist.

## CONS:

- Existing parking and right-of-way use issues will continue requiring staff time from several different departments.





# OPTION 5: DENY THE REQUEST AND CREATE NO PARKING ZONE

**This option would grant privileges and impose hinderances on both adjacent property owner's.**

## PROS:

- Allows as wide of an access approach as possible to the Graham's property.
- Creates a clear, unobstructed 45' ROW.
- Creates a small turn-round area that may be utilized by compact vehicles.

## CONS:

- If the barricades placed on the Graham's property encroach into the ROW, they must be removed.
- Loss of approximately 4 parking spaces along Wildhaber's building.

# SUMMARY OF OPTIONS

Option	Description
1	Grant the vacation as proposed and leave parking open on both sides of the remaining NW North Street.
2	Grant the 15' vacation and create no parking along both sides of NW North Street.
3	Vacate the entire 45' ROW for the last 50' of the street and give each abutting property owners the opportunity to purchase half.
4	Deny the vacation and the situation remains status quo.
5	Deny the vacation and create no parking zones along both sides of NW North Street from the Grahams property to the BNSF railroad ROW and from the Wildhaber's building to the BNSF railroad ROW. (Staff recommendation)



# Staff recommends approval of Option #5

❖ Because option 5 does not create and/or adopt a change in the right-of-way dimension as it currently exists, once the Council vote is documented, no further action is necessary. An ordinance would only be required if the ROW vacation were to be granted and transferred to private ownership.

❖ Upon Council direction, the Police Chief will direct Public Works staff to post “No Parking” signs along the last 50’ of NW North Street.

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