

PROJECT#: 19-26000389 Couch Street Vacation

FROM: Jay Higgins

DATE: 1/2/2020

Transportation Planning Comments

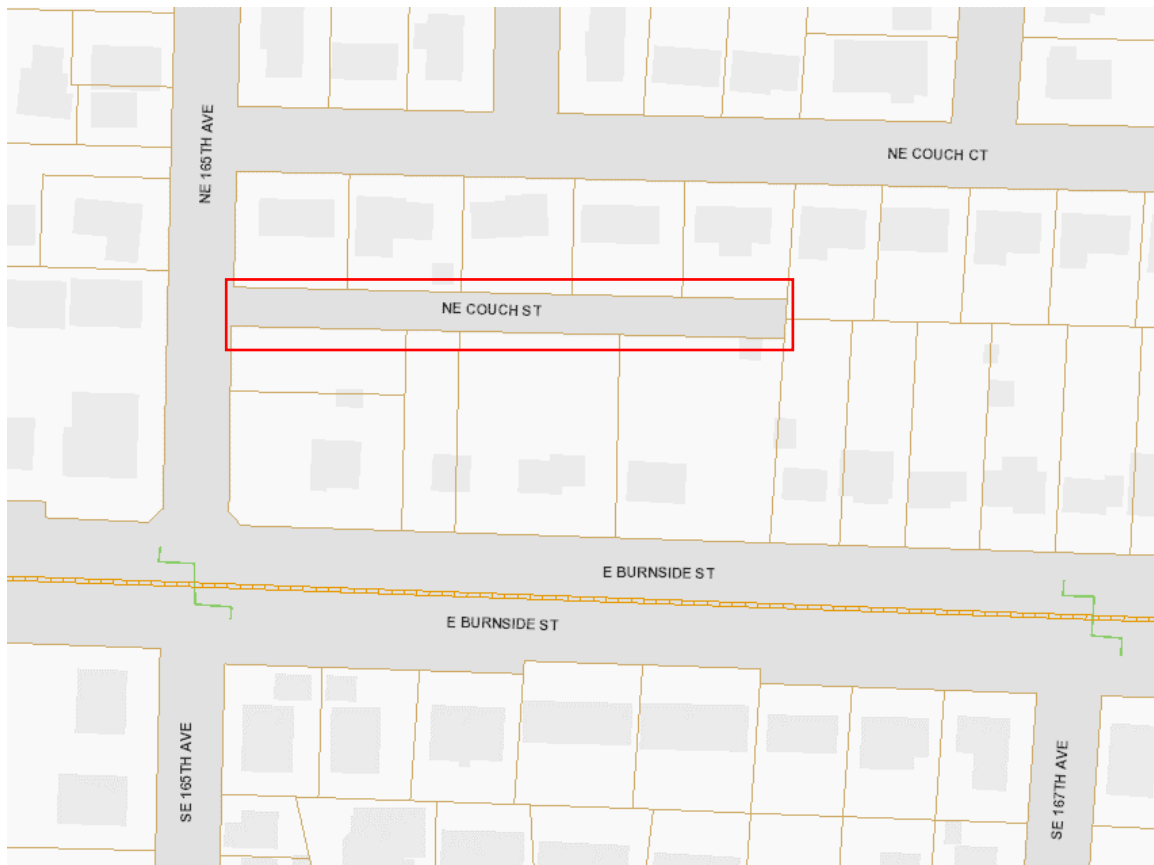
Project Description: Couch Street Vacation

A Council initiated street vacation of a 424.56 foot dead end segment of NE Couch Street east of NE 165th Avenue. This segment of Couch Street is unimproved and is 30 feet wide.

Vacation Reason

The vacation was requested of City Council by an adjacent property owner, Dichter, who owns and plans to develop the five parcels adjacent to E Burnside & NE 165th Avenue. Dichter pursued a street vacation with cooperation of adjacent property owners, but was unable to get the 100% of the required signatures.

1: Proposed NE Couch Street Vacation Area



Vacation Criteria

Vacations of street right of way are covered by Gresham Development Code Appendix 7.000. Criteria A., B., C. are covered in A7.003.

A7.003 A. Whether the proposal is consistent with the Gresham Community Development Plan.

NE Couch Street is a local street in the Transportation System Plan. Local streets provide circulation and direct access to property. All properties that are adjacent to this segment of NE Couch Street have frontage on and access to another public street, either E Burnside Street or NE Couch Court. NE Couch Street is not needed for other transportation circulation, as the immediate area is already served by NE Couch Court, E Burnside and NE 165th Avenue. The only access purpose the existing NE Couch Street provides is if the adjacent property owner at 16635 E Burnside Street (1N3E31CD - 01900) desires to develop the back half of their property using the existing NE Couch Street access. This access can be retained through an access easement provided by the Dichters.

B. Whether the vacation will substantially reduce the market value of abutting property. This criterion need not be considered if the owners of the property affected consent to the vacation or provisions have been made to pay damages.

With a street vacation the property is returned to the original property(ies) that dedicated the right of way. The vacated right of way will be split down the middle of the 30-foot right of way, providing 15 feet to the previous Lot 17 of Beaver Acres Subdivision, which includes all five adjacent property owners on the north side of the existing segment of NE Couch Street. It will also provide 15 feet to the previous Lot 16 of Beaver Acres Subdivision, which includes all adjacent property on the south side of the existing segment of NE Couch Street, which is owned by the Dichters. Since each property owner adjacent to the vacation area will receive additional property there will be an increase in property value for each property owner adjacent to the proposed street vacation.

C. Whether the public interest will be prejudiced by the vacation.

The public interest in the vacation is primarily in the ability to connect to needed destinations and provide needed circulation to vehicle, pedestrian or bicycle traffic. NE Couch Street is currently a dead end, but could be extended to create connectivity and circulation. Due to existing development to the east the most likely extension of is a north/south leg to intersect with E Burnside Street. This would continue to serve local access and not provide a circulation benefit to vehicle, pedestrian or bicycle traffic. The local circulation function is currently provided by the nearby streets of NE 165th Avenue, E Burnside Street and NE Couch Court and would be after a vacation of this segment of NE Couch Street. As this segment of NE Couch Street does not provide a circulation function in the local street network and would not provide a circulation function if improved, the public interest is not prejudiced by the vacation.

Recommendation

This application can be approved with the following conditions:

- Provision of an access easement across the Dichter's property to the parcel at 16635 E Burnside Street (1N3E31CD -01900).

Ricardo Banuelos

From: Robert Stahle
Sent: Monday, January 06, 2020 9:50 AM
To: Ricardo Banuelos
Subject: RE: Couch Street Vacation (VAC 19-26000389)

Ricardo,

There's no public stormwater infrastructure at this location.

Rob

From: Ricardo Banuelos <ricardo.banuelos@greshamoregon.gov>
Sent: Tuesday, December 31, 2019 4:37 PM
To: Jay Higgins <jay.higgins@greshamoregon.gov>; Jim Gelhar <jim.gelhar@greshamoregon.gov>; Jeff Shelley <jeff.shelley@greshamoregon.gov>; Ken Koblitz <ken.koblitz@greshamoregon.gov>; Heather Byers <heather.byers@greshamoregon.gov>; Scott Lewis <scott.lewis@greshamoregon.gov>; Shawn Durham <shawn.durham@greshamoregon.gov>; Brian Stahl <bstahl@rwpud.org>; Katherine Kelly <katherine.kelly@greshamoregon.gov>
Cc: Jeff Loftin <jeff.loftin@greshamoregon.gov>; Mike Plummer <mike.plummer@greshamoregon.gov>; Robert Stahle <robert.stahle@greshamoregon.gov>; Amanda Lunsford <amanda.lunsford@greshamoregon.gov>; Jennifer McGinnis <jennifer.mcginis@greshamoregon.gov>; Joshua Williams <joshua.williams@greshamoregon.gov>; Jim Wheeler <jim.wheeler@greshamoregon.gov>
Subject: Couch Street Vacation (VAC 19-26000389)
Importance: High

Hello all,

On January 13, Gresham Planning Commission will be hearing a Council initiated proposal to vacate the 30-foot by 425-foot unimproved right of way identified as NE Couch Street east of NE 165th Avenue. The right of way consists of a barricade to restrict entry, a 200-foot stretch of unmaintained gravel, dirt/mud, and grass. It just came to my attention that the proposal has not yet been routed for comment.

Please take an initial look and submit comment by 5:00pm on Friday, January 10th.

Proposal information is attached. Confirmation of the following is critical:

- Any existing public utility lines present in the unimproved ROW (Water, Sewer, stormwater lines)
- Any substantial adverse impact to the public interest or provision of public safety services that would result from the vacation

Additional comment or clarification can be submitted as needed prior to the City Council hearing to be scheduled later this winter.

My apologies for the short notice,

Ricardo Banuelos | City of Gresham Associate Planner
503-618-2532 | Ricardo.Banuelos@GreshamOregon.gov | www.greshamoregon.gov
1333 N.W. Eastman Parkway | Gresham, OR 97030-3813

Ricardo Banuelos

From: Jeff Loftin
Sent: Friday, January 03, 2020 11:34 AM
To: Ricardo Banuelos
Cc: Jim Montgomery; Andrew Thorne
Subject: RE: Couch Street Vacation (VAC 19-26000389)

GIS shows no wastewater utilities in this section of Couch Street. All the adjoining lots get their sewer service off of Burnside or Couch Court.

Wastewater has no concerns with this vacation.

Jeff

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To: Jay Higgins <jay.higgins@greshamoregon.gov>; Jim Gelhar <jim.gelhar@greshamoregon.gov>; Jeff Shelley <jeff.shelley@greshamoregon.gov>; Ken Koblitz <ken.koblitz@greshamoregon.gov>; Heather Byers <heather.byers@greshamoregon.gov>; Scott Lewis <scott.lewis@greshamoregon.gov>; Shawn Durham <shawn.durham@greshamoregon.gov>; Brian Stahl <bstahl@rwpud.org>; Katherine Kelly <katherine.kelly@greshamoregon.gov>
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Ricardo Banuelos

From: Shawn Durham
Sent: Thursday, January 02, 2020 3:33 PM
To: Ricardo Banuelos
Cc: Scott Lewis
Subject: RE: Couch Street Vacation (VAC 19-26000389)

Ricardo,

I drove by and evaluated this location earlier today. With the present configuration of existing single-family homes, we would be okay with the street vacation. However, if in the future any of the properties apply to add flag lots, we will need to review those for access prior to the application being approved. Flag lots in this location would most likely cause concern on our part.

Thanks.

Shawn Durham

Battalion Chief | Fire Marshal
Gresham Fire & Emergency Services
Direct: (503) 618-2347
Fax: (503) 666-8330
Shawn.Durham@GreshamOregon.gov

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