

**CITY OF CLE ELUM
Planning Department
STAFF REPORT**

Habitat for Humanity Right-of-Way Vacation (VAC-2026-001)

AGENDA DATE: May 12, 2026

ACTION REQUESTED: Public Hearing to consider a Right-of-Way Vacation in the vicinity of E Third and E Second Street, bisecting parcel 563134

BACKGROUND: On April 14, 2026, the City passed Resolution 2026-014, setting the date for a public hearing on a petition to vacate and reconfigure a segment of public right-of-way between E Third and E Second Streets to maintain north-south connectivity and provide access to the alley to the west.

There are no future City plans for development of the subject right-of-way, no recorded utility easements, and no improvements to the existing right-of-way. This right-of-way was established via Ordinance No. 1472, adopted in 2017.

On May 12, 2026, a public hearing is being conducted before the city council. Following the public hearing, the city council shall determine whether to proceed with the vacation as proposed, to modify the proposal, or deny the proposed vacation. If the city council decides to proceed with a vacation, city staff shall prepare an ordinance to vacate the right-of-way.

If approved, a certified copy of the ordinance shall be filed with the county assessor and recorded with the county auditor.

RECOMMENDATION: Planning recommends that the petition for the vacation of platted right-of-way adjacent to land owned by Habitat for Humanity Seattle-King & Kittitas Counties be approved, subject to conditions.

ATTACHMENTS: Staff Report; Petition; Dedication and Vacation Area Exhibit; Valuation; Quit Claim Deed; Resolution; Land Use Signs; Public Notice; Press Release; Parties Notified

LEAD STAFF: Colleda Monick, Planning Consultant, Senior Planner, HLA

City of Cle Elum
119 West First Street
Cle Elum, WA 98922



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CITY OF CLE ELUM

FINDINGS of FACT, CONCLUSIONS, & RECOMMENDATION

for

PETITION FOR RIGHT-OF-WAY VACATION

Application File: VAC-2026-001

- PETITIONER:** Skylar Bisom-Rapp on behalf of Floral Avenue LLC, c/o Habitat for Humanity Seattle-King & Kittitas Counties
- REQUEST:** The applicant is petitioning to vacate and reconfigure a segment of public right-of-way between E Third and E Second Streets to maintain north-south connectivity and provide access to the alley to the west.
- PROJECT LOCATION:** The subject right-of-way is a north-south corridor extending between E Third Street and E Second Street, located between Floral Avenue and Columbia Avenue, and bisecting Parcel No. 563134
- PARCEL NUMBER(S):** 563134, 573134, and 583134
- DATE OF REQUEST:** March 20, 2026
- DATE OF HEARING:** May 12, 2026
- STAFF CONTACT:** Colleda Monick, Planning Consultant

I. DESCRIPTION OF REQUEST:

The applicant is requesting to vacate a portion of public right-of-way located between E Third Street and E Second Street, situated between Floral Avenue and Columbia Avenue, and bisecting Parcel No. 563134. The request includes reconfiguration of the existing north-south corridor through vacation and dedication of replacement right-of-way to maintain connectivity between E Third Street, E Second Street, and the alley to the west. The proposed right-of-way modifications are intended to facilitate future site development, including a planned subdivision of the subject property, while maintaining adequate access and circulation.

II. SUMMARY OF RECCOMENDATION:

From the review of the site, the matters contained in the application, and a review of the Cle Elum Comprehensive Plan 2037, the Cle Elum Urban Area Zoning Ordinance, and RCW 35.79, Planning Staff makes the following:

III. FINDINGS:

- A. Background:** On March 20, 2026, the City of Cle Elum received a petition from Skylar Bison-Rapp, on behalf of Floral Avenue LLC (c/o Habitat for Humanity Seattle–King & Kittitas Counties), requesting the vacation of a portion of right-of-way. The application was deemed complete and ready for processing on April 1, 2026.

The subject right-of-way is part of a relatively recent reconfiguration established by Ordinance No. 1472, adopted in 2017. That action vacated approximately 10,197 square feet of unimproved alley in exchange for the dedication of 12,991 square feet of new right-of-way intended for future street purposes, resulting in a net increase of just under 3,000 square feet of City-owned right-of-way. As part of that action, the City Council determined that the full width of the previously existing right-of-way was no longer necessary for public use and approved its vacation to the adjoining property owner, creating the current, somewhat irregular configuration. Ordinance No. 1472 became effective on September 17, 2017.

- B. Council Authority:** The Council has jurisdiction to conduct public hearings on petitions and resolutions to vacate streets and public right-of-way pursuant to CEMC 14.30.200.
- C. Zoning Ordinance:** Technically, street rights-of-way are not designated with an underlying zoning district. However, upon vacation they become zoned the same as the properties to which they are immediately contiguous. In this case, the contiguous zoning is Residential. The entire portion of right-of-way to be vacated will be zoned Residential, consistent with the zoning that is currently located adjacent to the right-of-way.
- D. Cle Elum Comprehensive Plan 2037:** Street rights-of-way do not contain an underlying Comprehensive Plan designation. Upon vacation they will obtain the same Comprehensive Plan designation as the properties to which they are immediately contiguous. The subject portions of right-of-way, once vacated, will have a Future Land Use Designation of Residential.
- E. Revised Code of Washington (RCW) 35.79:** This chapter of state law stipulates the state's requirements for the process of vacating street right-of-way. All requirements of this chapter that can be accomplished prior to the public hearing have been fulfilled. State law provides that the property within the limits to be vacated shall belong to the owners of the lots abutting each side of the vacated area, one-half to the owners on each side of the vacated area (RCW 35.79.040).

IV. ZONING AND LAND USE:

The property being vacated is considered public right-of-way and surrounding properties have the following characteristics:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	Residential	Single-Family Residences
South	General Commercial	Vacant Land
East	General Commercial	Commercial Development
West	Residential	Single-Family Residences

V. STAFF REVIEW:

A request for comments from city staff was made to identify any impacts of this vacation. The following comments were received from public agencies and private companies with an interest in development herein being reviewed:

- A. Traffic Engineering: No issue with the vacation. There are no future plans to develop this area or to extend utilities through the existing right-of-way.
- B. Public Works: Based on the applicant's commitment to enter into a formal maintenance agreement addressing ongoing access and maintenance responsibilities, Public Works supports the proposed right-of-way vacation, subject to execution and recording of the agreement.
- C. No public comments or agency comments were received.

VI. PUBLIC USE OF RIGHT-OF-WAY:

The subject portion of right-of-way to be vacated is completely unimproved on the surface. No curb, gutter, utilities or asphalt are located in this portion of right-of-way.

VII. CRITERIA FOR VACATION OF RIGHT-OF-WAY:

CEMC Ch. 14.30.200(E)(1) provides specific guidelines for right-of-way vacations. These guidelines include ten criteria that must be met in the granting of vacation petitions. There are as follows:

a. The need for the proposed vacation.

Staff Response: The property owner has stated the following as the reason to vacate; "The public benefits of the proposed right-of-way vacation include enabling the creation of more affordable housing lots for the City of Cle Elum and the establishment of a new public alley that aligns the layout of the subsequent development with the patterns of other blocks in the city. The area of the new alley exceeds that of the original alley vacated on September 12, 2017, measuring 10,197 square feet."

b. The current use of the street or alley.

Staff Response: There is no current use as it is undeveloped.

c. Easements within the right-of-way.

Staff Response: There are no recorded easements through the right-of-way.

d. Whether the proposed vacation is consistent with the goals and policies of the comprehensive plan.

Staff Response: The City's Comprehensive Plan has the following policies regarding the right-of-way vacations. In each instance, this vacation meets these requirements.

Transportation Policy #11: Street and alley vacations should be supported when: a) The right of way to be vacated is not needed for future public use; b) The right of way to be vacated is not needed for the interconnection of the roadway system; c) The adjoining property owners have demonstrated a need for the vacation; and d) The resulting configuration of the street and/or alley, conforms with the adopted City plans, ordinances, and development regulations.

Transportation Policy #12: Street vacations should only be supported in Downtown and in neighborhoods that have been developed around a traditional grid system when the resulting configuration will not significantly interrupt the function of the overall grid system.

e. Whether the street or alley abuts a body of water (See RCW 35.79.035).

Staff Response: N/A

f. The impact of the proposed vacation on neighboring properties.

Staff Response: The portion of right-of-way proposed for vacation is currently unimproved and does not function as part of the City's developed transportation network. The subject segment does not provide through-access or connectivity consistent with the City's grid system and instead terminates in a manner that interrupts the established block pattern.

The proposed reconfiguration retains necessary access and does not eliminate any existing vehicular or pedestrian connections serving adjacent properties. As a result, no properties are rendered landlocked, and no changes to existing access points are required.

Given the lack of existing improvements, absence of functional connectivity, and continued provision of access, staff does not anticipate adverse impacts to neighboring properties. Instead, the vacation removes a remnant right-of-way segment that does not contribute to circulation while allowing for a more logical and efficient property configuration.

g. Potential environmental impacts

Staff Response: The site is adjacent to two fish-bearing streams; however, the proposed vacation and revised layout have been designed to avoid impacts or encroachment on these sensitive areas. Staff finds no environmental concerns associated with the request.

h. Potential impacts on the public health, safety, and welfare.

Staff Response: The proposed vacation poses no adverse effects on public health, safety, or welfare. By facilitating development by Habitat for Humanity,

the project supports the community by providing additional affordable housing opportunities.

i. The public benefit of the proposed vacation.

Staff Response: The vacation enables reconfiguration of the right-of-way to improve connectivity while supporting community goals, including affordable housing and effective use of land, providing a tangible public benefit.

j. The recommended methodology for determining the value of the street or alley to be vacated.

Staff Response: The valuation method was conducted by Private Valuations, Inc.. Based on the research of the surrounding parcels, the value was based on the rate of increase consistent with surrounding parcels for size in relation to value. The estimated value of the additional lot square footage is \$12,000.

VIII. COMPENSATION:

A. CEMC 14.30.200(G)(1) states, “The owner(s) of the property abutting the street or alley to be vacated shall pay to the city an amount not to exceed one-half of the full appraised or assessed value of the area to be vacated as determined by the city.”

B. CEMC 14.30.200(G)(1)(a) states, “If the street or alley has been part of a dedicated public right-of-way for twenty-five years or more, or if the subject property or portions thereof were acquired at public expense, the city may require the owners of the property abutting the street or alley to compensate the city in an amount that does not exceed the full appraised or assessed value of the area vacated.”

The appraised value, as provided by the Petitioner, is reported as \$12,000 as determined by Private Valuations, Inc. (Half is \$6,000)

Staff Response: The Petitioner is proposing to dedicate replacement right-of-way to the City as part of the overall reconfiguration associated with this vacation request. The area to be dedicated is intended to provide equal or greater functional utility and comparable value to the area proposed for vacation, resulting in no net loss of public right-of-way.

Consistent with CEMC 14.30.200(G)(1), which establishes a maximum compensation amount but does not prescribe the form such compensation must take, staff finds that the proposed dedication of replacement right-of-way constitutes in-kind compensation. Based on the information provided, the value of the land to be dedicated is reasonably equivalent to, or exceeds, the value of the area to be vacated.

Staff also notes that a similar approach was utilized in this same location under Ordinance No. 1472, adopted in 2017, which vacated approximately 10,197 square feet of unimproved alley in exchange for the dedication of 12,991 square feet of new right-of-way, resulting in a net increase in City-owned right-of-way. That action established the current configuration and reflects a precedent of using right-of-way exchange, rather than monetary compensation, to achieve a more functional and efficient public street layout.

Accordingly, staff finds that the compensation requirement of CEMC 14.30.200(G) is satisfied through the proposed land exchange, and no additional monetary compensation is necessary. The City retains the discretion under CEMC 14.30.200(G)(1)(a) to require compensation up to the full appraised value; however, given the proposed dedication, prior precedent, and resulting public benefit, staff does not recommend requiring additional payment.

IX. TRAFFIC STUDY:

The City of Cle Elum's Engineer has determined that a traffic study is not required for this right-of-way vacation.

X. ENVIRONMENTAL REVIEW:

Street vacations are categorically exempt from SEPA review (WAC 197-11-800(2)(i)).

XI. PUBLIC NOTICE:

The Cle Elum City Council set the date of this public hearing for street vacation on April 14, 2026, by Resolution NO. 2026-014, in accordance with RCW 35.79.010.

Other notices of this hearing were provided for in the following manner:

Posting of the property	April 16, 2026
Adjoining property owners notified	April 16, 2026
Legal ad published	April 16, 2026
Posting in three public places (City Hall, Library, UKC Senior Center)	April 16, 2026

XII. CONCLUSION:

1. Petition signatures for this vacation were obtained from the necessary two-thirds of the property owners fronting the right-of-way.
2. If approved, the vacated right-of-way will be incorporated into the adjoining parcel and zoned consistent with the underlying Residential designation.
3. The proposal includes dedication of replacement right-of-way to maintain north-south connectivity and access to the alley to the west, ensuring no properties are denied access to the public street system.
4. The proposed vacation and reconfiguration do not conflict with any planned street improvements or other adopted plans or projects of the City of Cle Elum.
5. The vacation facilitates a revised site layout that supports development of affordable housing, providing a benefit to both the applicant and the community.
6. A traffic study was not required for this proposal, as the unimproved right-of-way does not currently serve vehicular traffic and connectivity is maintained through the revised layout.
7. All applicable requirements for street vacations under RCW 35.79 have been satisfied.

8. Compensation to the City is at the discretion of the City Council per CEMC 14.30.200; however, the applicant proposes dedication of replacement right-of-way of equal or greater value, which may be considered in lieu of monetary compensation.
9. No significant adverse impacts to surrounding properties, critical areas, or public health, safety, and welfare have been identified.
10. No letters were received during the public comment period, which closed on May 5, 2026.

XIII. RECOMMENDATION:

Planning recommends that the petition for the vacation of platted right-of-way adjacent to land owned by Habitat for Humanity Seattle-King & Kittitas Counties be approved, subject to the following conditions:

1. Prior to adoption of the Ordinance vacating the right-of-way, the applicant shall dedicate replacement right-of-way acceptable to the City to maintain north–south connectivity and access to the alley to the west.
2. The location, width, and design of the replacement right-of-way shall be subject to review and approval by the City Engineer and Public Works Director.
3. All necessary easements shall be granted to ensure no parcel is denied access to the public street system.
4. Prior to recording, all required right-of-way dedications, easements, and associated documents shall be prepared, reviewed, and recorded in a form acceptable to the City.
5. Any applicable environmental regulations, including protections for fish-bearing streams and associated buffers, shall be met at the time of development.
6. Compensation to the City for the vacation shall be determined by the City Council; however, the dedication of replacement right-of-way may be considered in lieu of monetary compensation.
7. Prior to recording the Ordinance, all outstanding fees and invoices owed to the City shall be paid in full.
8. The vacated right-of-way shall be zoned Residential.

Council Actions, Options and Potential Motions:

Approval as Recommended

Move to approve the right-of-way vacation as presented in the staff report, adopting the findings, conclusions, and recommended conditions of approval therein, and determining that the proposed dedication of replacement right-of-way satisfies the compensation requirements of CEMC 14.30.200(G), and direct staff to prepare the necessary ordinance.

Approval with Modified Conditions

Move to approve the right-of-way vacation, adopting the findings and conclusions in the staff report, with modifications to the conditions of approval as discussed, and direct staff to prepare the necessary ordinance reflecting those modifications.

Approval with Monetary Compensation

Move to approve the right-of-way vacation, adopting the findings and conclusions in the staff report, but requiring monetary compensation in the amount of \$_____, consistent with CEMC 14.30.200(G), in addition to or in lieu of the proposed right-of-way dedication, and direct staff to prepare the necessary ordinance.

Continue the Public Hearing

Move to close the public hearing and continue the item to a date certain of _____ to allow for additional information and/or revisions to the proposal.

Denial

Move to deny the proposed right-of-way vacation based on the findings discussed.

HABITAT FOR HUMANITY VAC_2026_001

EXHIBIT LIST

Petition for Right-of-Way Vacation
Dedication and Vacation Area
Valuation
Quit Claim Deed
Resolution for Set Date (Resolution No. RES 2026-014)
Land Use Action Signs
Notice of Petition & Public Hearing
Press Release
Parties Notified



City of Cle Elum

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

Application Packet

City of Cle Elum, Planning Division
119 West First Street, Cle Elum, WA 98922
Phone#: (509) 674-2262 Email: planning@cleelum.gov

STREET OR ALLEY VACATIONS

Vacating an unused or unnecessary public street or alley can create areas for commercial development or neighborhood improvements and place property back on the tax rolls. The decision to vacate the street or alley is made by the City Council. Procedures for processing Right-of-Way Vacations are outlined in CEMC 14.30.200, which are in compliance with the provisions of Washington State law (RCW 35.79).

Petition: Persons or parties wishing to vacate a public street, alley or right-of-way (for access) must first submit a petition on a form prescribed by the Administrative Official and shall be signed by the owners of more than two-thirds of linear frontage of the property abutting the portion of the public right-of-way sought to be vacated. Every petition shall be accompanied by the following: A) a title report for all properties adjacent to the proposed vacated right-of-way; B) a vicinity map showing the general area of the proposed vacation; C) a legal description of the property to be vacated; D) a copy of the record of survey, if available, for the subject right-of-way proposed for vacation, and abutting properties, streets and alleys within 100 feet on all sides of the proposed vacation; E) written evidence of any and all utility easements, or reservations, whether public or private, pertaining to the public right-of-way proposed for vacation, and, if the subject right-of-way encompasses any private utilities, a letter from all utility companies within the right-of-way consenting to the vacation shall be required and submitted to the City of Cle Elum; and F) a written narrative describing the reasons for the proposed vacation, the physical limits of the proposed vacation and the public benefit of the proposed vacation. Every petition for the vacation of any public right-of-way or any part thereof shall be accompanied by an application fee.

Talk to the City Planner: Before preparing your application, you may wish to have the City Planner review your proposal. The City offers "Pre-Application" meetings in which you can gain a better understanding of the review process and potential requirements for your project from various City departments before you formally submit your land use application and pay the application fee. More information and instructions for applying for a Pre-Application meeting can be found online: <https://cityofcleelum.com/wp-content/uploads/2023/03/PREAP-Final-2022.pdf>

Submit Your Application: Once you have submitted an application with the items listed above, a Planner will assist you in the review. To expedite the process, be sure that all parts of the application package are completed.

Compensation: The Applicant shall compensate the City in an amount which does not exceed one-half the appraised value of the area so vacated. If a public right-of-way has been part of a dedicated public right-of-way for twenty-five years or more, or if the subject property or portions thereof were acquired at public expense, the City may require the owners of the property abutting the public right-of-way to compensate the City in an amount that does not exceed the full appraised value of the area vacated. The value of the vacated property shall be determined by an independent appraisal of the vacated property, paid for by the Applicant. All appraisals shall take into consideration the public improvements within the right of way to be vacated, according to their original or depreciated value as may be appropriate in the judgment of the appraiser.

Public Notice: Public notice requirements for right-of-way vacations include: posting the property, publishing a legal notice in a newspaper of general circulation, and posting a notice in three public places, as well as notice to all property owners within 300 feet of the proposed right-of-way vacation by postcard or paper notice. You are encouraged to discuss your proposal with your neighbors. While this is not a requirement, it is often helpful to both the neighborhood in answering questions and concerns.

Public Hearing: The City Council will conduct a public hearing to review the staff recommendation and take public testimony from those both for and against the vacation. You must attend this public hearing.

Appeal the Decision?: For right-of-way vacation decisions, City Council's Decision is final unless appealed to Superior Court. If you are not satisfied with the decision, discuss your concerns with the Planner.



LAND USE APPLICATION
CITY OF CLE ELUM, PLANNING DEVELOPMENT

119 WEST FIRST STREET, CLE ELUM, WA 98922
 PHONE: (509) 674-2262 EMAIL: planning@cleelum.gov

INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable. *Consulting fees may apply.*
 This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV – CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	Skylar Bisom-Rapp, MAPD - Manastash Architecture Planning & Development						
	Mailing Address:	421 N Pearl St, Ste 100						
	City:	Ellensburg	St:	WA	Zip:	98926	Phone:	(509) 304-2335
	E-Mail:	skylar@mapd.co						
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____			
3. Property Owner's Information (If other than Applicant):	Name:	Floral Avenue LLC, C/O Habitat for Humanity Seattle-King & Kittitas Counties						
	Mailing Address:	ATTN: John Gillilan, 500 Naches Ave S, Suite 200						
	City:	Renton	St:	WA	Zip:	98057	Phone:	(206) 225-8909
	E-Mail:	John.Gillilan@habitatskc.org						
4. Subject Property's Assessor's Parcel Number(s): 563134, 573134, 583134								
5. Legal Description of Property. (if lengthy, please attach it on a separate document) CLE ELUM; HAZELWOOD ADD., PTN LOTS 6 THRU 15, BLK 23; PTN VAC ALLEY; SEC 25, TWP 20, RGE 15; TWN CLE ELUM; HAZELWOOD ADD., PTN OF LOTS 16-17, BLK 23 AND PTN VAC ALLEY; SEC 25, TWP 20, RGE 15; TWN CLE ELUM; HAZELWOOD ADD., PTN OF LOTS 16-17, BLK 23 AND PTN VAC ALLEY; SEC 25, TWP 20, RGE 15								
6. Property Address: 903 E 2nd St, Cle Elum, WA 98922								
7. Property's Existing Zoning: Single Family Residential								
8. Type Of Application: (Check All That Apply)								
<input checked="" type="checkbox"/> Right-of-Way Vacation <input type="checkbox"/> Other _____								

PART II – SUPPLEMENTAL APPLICATION, PART III – REQUIRED ATTACHMENTS, & PART IV – NARRATIVE

SEE ATTACHED SHEETS

PART V – CERTIFICATION

I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

<i>John Gillilan</i>	03/19/26
Property Owner's Signature	Date
<i>S-R</i>	03/18/2026
Applicant's Signature	Date

FILE/APPLICATION(S)#

DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:



Supplemental Application For:
RIGHT-OF-WAY VACATION

PART II - LOCATION

1. VICINITY - LOCATION OF RIGHT-OF-WAY TO BE VACATED: Proposing the vacation of 12,991 square feet in Block 23 of the Hazelwood Addition (per Ordinance No. 1472), and the dedication of 11,603 square feet to the City for a new alley right-of-way.

2. LEGAL DESCRIPTION OF THE RIGHT-OF-WAY TO BE VACATED: (Attach if lengthy)

See attached Exhibit A

PART III - APPLICATION INFORMATION

1. A WRITTEN NARRATIVE: (Please submit a written response to the following questions)

A. What is the public benefit, reason for, and limitations of the proposed right-of-way vacation?

The public benefits of the proposed right-of-way vacation include enabling the creation of more affordable housing lots for the City of Cle Elum and the establishment of a new public alley that aligns the layout of the subsequent development with the patterns of other blocks in the city. The area of the new alley exceeds that of the original alley vacated on September 12, 2017, measuring 10,197 square feet.

B. Does the vacation deny sole access to a public street for any property?

No

C. Is the proposal consistent with existing plans of the City? (Petitions should be consistent the Urban Area Comprehensive Plan and other official City Plans and policies)

Yes, the proposal is consistent with existing plans in the city, showing substantial similarity to the alleys proposed in the original Hazelwood Addition plat from 1888, as well as with other existing alleys in Cle Elum. New alleys will be constructed to city standards.

D. Is the vacation appropriate with existing zoning and land use? (Vacation of Right-of-Ways should be appropriate with existing and anticipated development in the area, based upon zoning, current use and long-range plans)

Yes, the vacation is appropriate with existing zoning to allow for residential access to proposed lots, similar to other typical residential development in Cle Elum.

E. Are there any public or franchised utilities in the right-of-way to be vacated and if so, will they be relocated?

No, the existing mapped right-of-way has not been developed. New utilities will be coordinated to the proposed alley rights-of-way.

PART IV - REQUIRED ATTACHMENTS

1. PETITION TO VACATE STREET OR ALLEY REQUIRED (attached)

2. TITLE REPORT FOR ALL ADJACENT PROPERTIES

3. SURVEY OF THE AREA TO BE VACATED

4. APPRAISAL OF THE PROPERTY (an appraisal is required)

5. ENGINEERING PLAN (may be required to indicate how the curb, gutter and other physical features will be treated after the vacation is enacted.)

6. TRAFFIC ANALYSIS (A traffic analysis prepared by a Certified Engineer, which describes the impact to the City transportation network of the closure of the right-of-way, may be required depending on the right-of-way being vacated. As a result of that analysis, a Traffic Study may also be required)

PETITION NO.

**CITY OF CLE ELUM,
WASHINGTON
PETITION TO VACATE STREET OR ALLEY**

To the City Council of the City of Cle Elum, Washington.

Comes now the undersigned petitioners and, pursuant to RCW Chapter 35.79, now respectfully show:

The undersigned petitioners request that the following described street, alley or portion thereof, located in the City of Cle Elum, be vacated pursuant to RCW 35.79 (***provide legal description below, or attach to petition if lengthy***).

Each of the undersigned petitioners is the owner of an interest in real estate abutting on the above-described area. The undersigned petitioners constitute owners of more than two-thirds of said abutting property.

Wherefore, petitioners pray that proceedings be heard hereon for the vacation of said area in the manner prescribed by RCW Ch. 35.79.

John Gillilan, Floral Avenue LLC	500 Naches Ave S, Suite 200, Renton, WA 98057	
Owner	Address	
<i>John Gillilan</i>	03/19/26	100%
Signature	Date	Ownership %

Owner	Address	
Signature	Date	Ownership %

Owner	Address	
Signature	Date	Ownership %

(If there are more property owners than what is room for please attach a separate list of property owners abutting the right-of-way to be vacated as well as their address, percentage of frontage on the right-of-way, and signature with date and the total ownership percentage of the property owners participating in this vacation)

**CITY OF CLE ELUM PLANNING DIVISION
PROCEDURAL GUIDELINES FOR RIGHT-OF-WAY VACATION PETITIONS**

Once a petition to vacate a right-of-way, application form and fee have been filed with the City of Cle Elum, the petition and application will be reviewed by the staff and determined to be complete or incomplete. When determined to be sufficient, the City Clerk will be notified and a petition number assigned to the petition.

The City Council must set the date of public hearing by Resolution during a regular meeting of the Cle Elum City Council. The City Council will conduct the public hearing. State statutes dictate that the public hearing be held no less than 20 and no more than 60 days from the date of "set date" by City Council.

The applicant is responsible for posting the site of the proposed vacation with a land use action sign provided to them by the City while the Planner is responsible for posting written notice of the pendency of the petition in three public places including: the City Hall Lobby, the Kittitas County Courthouse, and the Kittitas County Auditor's Office. The land use action sign should be visible from all affected public rights-of-way.

ALL POSTING MUST OCCUR 20 DAYS PRIOR TO THE PUBLIC HEARING. POSTING OF THE LAND USE ACTION SIGN MUST OCCUR PRIOR TO THE CITY SENDING THE NOTICE OF APPLICATION AND PUBLIC HEARING.

Prior to the public hearing the staff will conduct a technical review involving notification to all city departments and public agencies which may have an interest in the right-of-way. City staff will prepare a recommendation based upon the comments received by the Planning Department from various agencies and departments. The recommendation will consider the need to retain an easement through the subject area.

All property owners within 300 feet of the subject area will be notified by mail, using the records of the Kittitas County Assessor.

The City Council action is at a Public Meeting. The final action by the City Council requires a two-step process of set date for public meeting, and the actual public meeting to affirm or reject the recommendation of staff. If the recommendation from staff is for approval staff shall prepare an information packet for the City Council, and agenda sheet. City Legal and Planning Staff will prepare an Ordinance to enact the vacation which includes the terms and conditions of the vacation, including,

- The compensation required, as specified;
- Whether an easement will be retained, for what purpose, its location and width;
- The length of time the petitioners will be allotted to complete the required improvements and submit the compensation to the City of Cle Elum, after which time the Ordinance becomes null and void; and
- Other conditions specified in the staff's written recommendation.

If the Staff recommends denial of the petition to vacate a public right-of-way, staff shall forward to the City Council the recommendation and pertinent contents of the City right-of-way vacation file.

Planning staff shall notify the applicants of the City Council's final decision for the right-of-way vacation.

HES_09-2025_Right-of-Way-Vacation-Application

Final Audit Report

2026-03-19

Created:	2026-03-19
By:	Shannyn Towe (shannyn.towe@habitatskc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYe_YknCHAQuCYDgVQuMxEzW-kS4Enmj

"HES_09-2025_Right-of-Way-Vacation-Application" History

-  Document created by Shannyn Towe (shannyn.towe@habitatskc.org)
2026-03-19 - 6:29:38 PM GMT
-  Document emailed to John Gillilan (john.gillilan@habitatskc.org) for signature
2026-03-19 - 6:29:44 PM GMT
-  Email viewed by John Gillilan (john.gillilan@habitatskc.org)
2026-03-19 - 6:29:52 PM GMT
-  Document e-signed by John Gillilan (john.gillilan@habitatskc.org)
Signature Date: 2026-03-19 - 7:49:21 PM GMT - Time Source: server
-  Agreement completed.
2026-03-19 - 7:49:21 PM GMT



PRIVATE VALUATIONS, INC.

2841 – 275th Avenue SE, Sammamish, WA 98075 | T 425.688.1700 | www.PrivateValuations.com

November 6, 2025

Habitat for Humanity Seattle, King County and Kittitas County

c/o Daniel McCune

Director of Construction

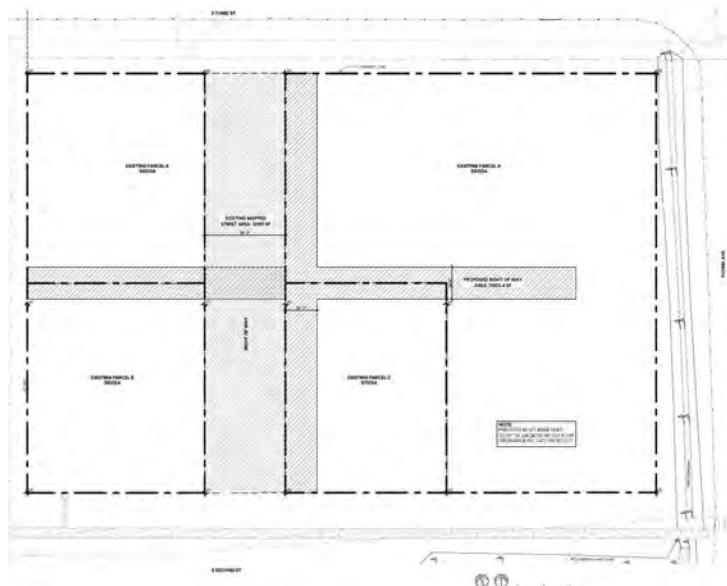
500 Naches Avenue SW, Ste. 200

Renton, WA 98057

At your request, we have attached this addendum letter to our appraisal completed February 27, 2024, of the currently vacant residential parcels located at 903 East Second Street in Cle Elum, Washington, (hereinafter referred to as “the Subject”). The effective date of that appraisal was February 23, 2024, and is hereby included within this addendum of value.

The scope of this letter is for the purpose of a boundary (lot) line adjustment to allow to vacate a city right of way by the City of Cle Elum. It is to allow for the modification of common property lines between two adjacent parcels in order to accommodate a minor transfer of land. The adjustment or elimination process shall not create any additional lots, tracts or parcels, nor shall it create a buildable lot from a parcel not originally intended to be buildable. The two lots shall contain sufficient area and dimension to meet minimum current requirements for zoning and building purposes.

The proposed Quit Claim consists of the shifting of portions of tax parcels 573134 & 583134 as illustrated in the following site plan for right of way. The area of the right-of-way will be reduced by 1,388 square feet.



QUIT CLAIM DEED

Reference Number: N/A

Grantor: Cle Elum Partners, LLC a Washington limited liability company

Grantee: City of Cle Elum, a political subdivision of the State of Washington

Legal Description: Exhibit A

Abbreviated Legal: Lots 16, 17, 18, 19 and 20, Block 23, HAZELWOOD ADDITION, TO THE TOWN (NOW CITY) OF CLE ELUM, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 2 of Plats, page 23, records of said County.

Assessor's Tax Parcel Number(s): 573134 and 583134

A full copy of the Quit Claim Deed and plat maps can be found at the end of this letter.

A search for comparables that may indicate a value change to the Subject from the date of our original appraisal was completed. No strong comparables were found that would alter our conclusion as of February 23, 2024. We completed a site visit to the Subject property on October 16, 2025, and the property for all intents and purposes is the same as it was on February 23, 2025.

In addition to our analysis, we have completed an appraisal of two parcels located in the Subject area within the past several months. This appraisal, in addition to our prior appraisal indicates that the value conclusion arrived at in February of 2024 is still reasonable and the most likely value of the Subject property should it be put on the market again.

Considering our concluded value of \$12.50 per square foot, the alteration of the square foot area of the Subject and our adjustments as presented in our appraisal the difference in value for the Subject property, is \$12,000, rounded.

	\$/SF Avg	Concluded \$/SF	Value
Prior to Alteration	\$12.37	\$12.50	\$1,105,000
After Alteration	\$12.31	\$12.44	\$1,116,963
Value Difference	\$0.06	\$0.06	\$11,963

Concluded As Is Value

Based upon our investigation and analysis, the as is market value of the alteration of the right of way as of October 16, 2025, is reasonably represented as **\$12,000 (TWELVE THOUSAND DOLLARS)**.

This and the attached appraisal is intended to comply with the Uniform Standards of Professional Appraisal Practice as adopted by the Appraisal Foundation, and the requirements of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA): Office of the Comptroller of the Currency, 12 CFR Part 323, Subpart C-Appraisal.

Our investigation included a visit to the Subject site, and consideration of other factors that were deemed necessary. We also reviewed information concerning the economy and market in which the Subject competes. Pertinent information provided by the Client was accepted without further verification as correctly reflecting the history and nature of the Subject property.

Restrictions and Limitations

The opinion of value expressed herein is valid only for the stated purpose, intended use, and effective date of the appraisal. Furthermore, it is only intended to be used by the Client and the intended users as defined above and should not be relied upon by any other party.

No part of this report shall be conveyed to the public through advertising, public relations, news, sales, mail, direct transmittal, or other media, without the prior written consent and approval of Private Valuations, Inc. (PVI).

Future services regarding the subject matter of this report, including but not limited to testimony or attendance in court shall not be required of PVI unless previous arrangements have been made in writing.

No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

The information furnished by others is believed to be reliable and has been confirmed with public records or a knowledgeable party when possible. However, no warranty is given for its accuracy.

It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

Certificate of Appraiser

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- George R. Naumann has made a personal site visit to the property that is the subject of this report.
- Private Valuations, Inc. and the appraiser signing this report has performed a previous appraisal of this property with an effective date of February 23, 2024.

- No one provided significant real property appraisal assistance to the people signing this certification.

Washington State has a mandatory re-certification program for all of its certified real estate appraisers. Each certified appraiser signing below is in compliance with that program.

Respectfully Submitted,
PRIVATE VALUATIONS, INC.



GEORGE R. NAUMANN
President
State-Certified General
Real Estate Appraiser #1101020

Property Identification

The Subject is three vacant parcels located at 903 East Second Street, Cle Elum, Washington. It has frontage on all sides and in essence is an entire city block in the City of Cle Elum, a small rural town. The site and improvements are more thoroughly described in the Site Data and Improvements sections, respectively.

Legal Description

The legal description of the Subject property is as follows:

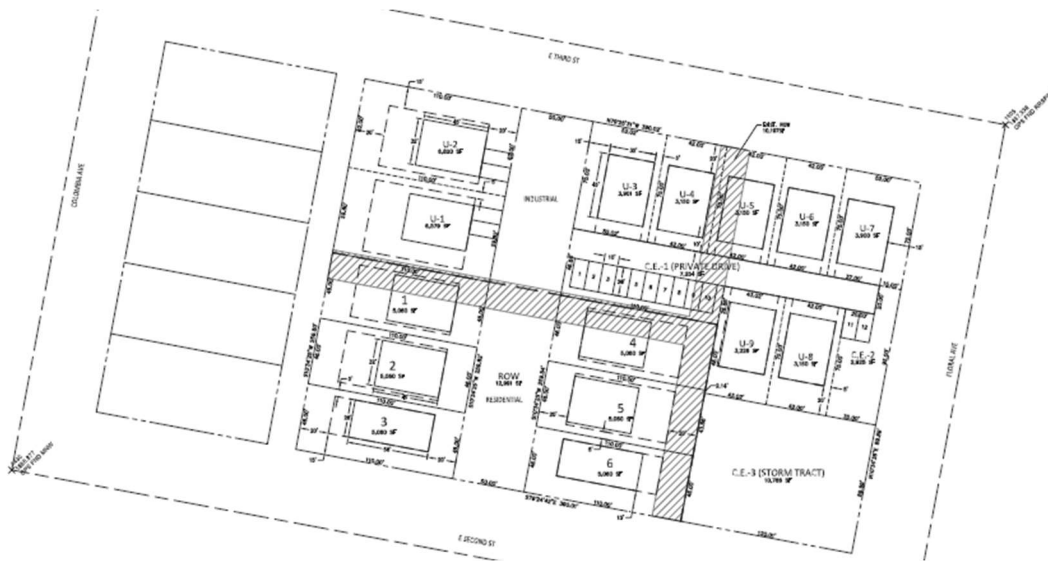
Parcel #583134: Twn Cle Elum; Hazelwood Add; Ptn Lots 18-20; Block 23; Ptn Vac Alley

Parcel #573134: Twn Cle Elum; Hazelwood Add; Ptn Lots 16-17; Block 23; Ptn Vac Alley

Parcel #563134: Twn Cle Elum; Hazelwood Add; Ptn Lots 6-15; Block 23; Ptn Vac Alley

Ownership

According to public records, Floral Avenue, LLC owns the fee simple in the Subject real property.



Definitions

The term “**market value**,” as used in this appraisal, is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and acting in what they consider their own best interest;
- a reasonable time is allowed for exposure in the open market;

- payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- the price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Appraisal Institute, Appraisal of Real Estate, 15th Edition, (2020), Identifying the Type of Value and Its Definition, page 49. ISBN 97819353228780.

A “**fee simple interest**” is defined as a fee without limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power, and taxation; an inheritable estate.

Appraisal Institute, Appraisal of Real Estate, 15th Edition, (2020), Identifying the Type of Value and Its Definition, page 60-62,. ISBN 97819353228780.

Purpose, Use and Date of this Addendum to the Appraisal

The purpose of this appraisal is to determine the market value, as defined herein, of the fee simple in the Subject real property, as is, as of August 12, 2025, for consideration in support of financing. A site visit was completed on August 12, 2025

Property History

The Subject was purchased by the current owner via a Warranty Deed on May 23, 2024 for \$1,100,000.

The previous owner purchased the Subject land and improvements through a Statutory Warranty Deed on February 28, 2017, for \$372,790 from the Bator Family, LLC. A transaction with the City of Cle Elum occurred on two of the parcels on January 17, 2018, in regard to vacating an alley and portions of the parcels dedicated to the city road right away.

The Subject was listed for sale with an asking price of \$1,250,000 prior to the current offer that has been accepted.

Extraordinary Assumptions & Hypothetical Conditions

An extraordinary assumption is made that the proposed right-of-way will be completed as described to us in the site plan expeditiously executed in a timely fashion.

Neither a Phase I or Phase II environmental study was provided. We are not qualified environmental inspectors capable of making any determination of environmental contamination. We have made the extraordinary assumption that there are no significant environmental issues located on the property. Should it be deemed that there is an environmental issue, we reserve the right to amend our value conclusion based on the cost of remediation or risk associated with it.

The appraiser’s opinions, conclusions, and assignment results are based upon the extraordinary assumption that public records, as well as real estate specialist’s and salesperson’s published electronic data relied upon, are consistent and true with the actual conditions of the Subject or comparable property. If the conditions of the Subject or comparable property are different from those associated with the extraordinary assumption, the opinions, conclusions, and assignment results of this report may be affected.

In addition, we make the extraordinary assumption that any and all data collected directly through the Client, buyer, seller, tenant and/or lessor, presented either verbally, electronically, or via physical documents, are true and correct and reflect the actual state of the financial history of the Subject, are the true agreed upon lease terms, if any, the actual purchase and sales agreement terms are presented and any other pertinent documents given are accurate.

We are not aware of negative easements, covenants or restrictions affecting the marketability of the Subject, nor any apparent encroachments.

There have not been any hypothetical assumptions made within this appraisal.

Exhibit A – Description of Private Valuations, Inc.

Private Valuations, Inc. is a full-service valuation firm. We appraise businesses, controlling and non-controlling business interests, intangible business assets, commercial and investment real estate, and fractional interests in real estate. In addition, we provide related services, including value-based strategic planning assistance for businesses and real estate development services.

Our clients and their other professional advisors use our valuation services in a wide variety of contexts, including:

- **Estate planning and valuation** - controlling interests and non-controlling interests in family limited partnerships & LLCs; corporations; real estate;
- **Mergers, Acquisitions, and Divestitures** - valuations for determining offering prices and meeting lenders' requirements; fairness opinions; solvency opinions; allocation of acquisition price for financial and tax reporting purposes; due diligence investigations;
- **Corporate Strategic Planning** - identification of productive and non-productive assets; establishment and/or refinement of company goals; and development & implementation of plans to achieve goals;
- **Employee Stock Ownership Plans** - preliminary stock values in feasibility studies; fully documented stock values in support of initial transfers; periodic updates as required;
- **Real Estate Financing** - hotels and motels; commercial; industrial; multi-family residential; proposed developments; raw land;
- **Ad Valorem Property Tax Appeals** – specializing in industrial plants; preliminary analysis to determine potential savings; fully documented appraisals; participation in negotiations with taxing authorities; and testimony before tax appeal bodies at all levels;
- **Cost Segregation (Component Depreciation)** – new properties and property transfers;
- **Real Estate Development** – preliminary and final economic feasibility analyses; market analysis; assistance in securing land use approvals; liaison with city or county planning staff; and
- **Litigation Support** - preliminary consulting on value issues; fully documented appraisals; and experienced, expert testimony, both pre-trial and at trial.

We tailor our engagements to meet each client's needs. Engagements can range from brief consulting assignments to detailed, fully documented written reports or action plans.

We carry out engagements with a seasoned professional staff. Our staff members hold undergraduate degrees in economics, agricultural economics, business administration, forestry, journalism and engineering. In addition, several hold advanced degrees in business administration, law and economics. All of our staff members have specialized continuing education in business valuation and/or real estate appraisal, and several are state-certified general real estate appraisers.

State Unified Business ID # 601-603-229

Federal Tax ID # 91-1674946

Exhibit B – Qualifications of Valuation Consultants

George R. Naumann

George Naumann appraises real estate for a variety of purposes, including financing, estate planning, and litigation. He has appraised a wide range of existing and proposed properties, including:

- Hotels, motels and resorts;
- Convenience stores, with and without gasoline service;
- Restaurants and fast food properties;
- Multi-family properties;
- Condominium projects, both residential and commercial, including conversions;
- Office properties;
- Single- and multi-tenant retail properties;
- Industrial properties, including cold storage and food processing facilities;
- Marina's, including tidelands;
- Vacant commercial and industrial land;
- Vineyards and wineries;
- Special use properties;
- Timberlands; and
- Proposed subdivisions.

Mr. Naumann has researched and appraised contaminated properties. He has also had experience in the analysis of state and local land use restrictions and estimating the impacts of such restrictions on value.

AFFILIATIONS

- ❖ Current President, American Society of Appraising, Pacific Northwest Chapter
- ❖ Candidate to the American Society of Farm Managers and Rural Appraisers (ARA)
- ❖ Past President, Risk Management Association (RMA)
- ❖ Developing Professionals Mentor, RMA
- ❖ Past Vice President, RMA
- ❖ Past Vice President and Treasurer – Downtown Issaquah Association
- ❖ Past Co-Chairman and former Chairman – Fenders on Front Street Car Show
- ❖ Member ASA, American Sailing Association

PROFESSIONAL PROGRESSION

2000 – Present

Private Valuations, Inc.

Principal Real Estate Analyst

Responsible for conducting appraisals of a wide variety of commercial and industrial properties; consulting with clients on development issues; and business development.

1998 – 2000

Lamb, Hanson, Lamb Appraisal Associates, Inc.

Appraiser and Consultant

Responsible for conducting appraisals of a wide variety of commercial and industrial properties.

1997 – 1998

Baldwin Engineering

Site Inspector

Evaluated structural engineering details and determined if construction has been completed to the specifications provided by the structural engineer. Coordinated radiology crew for the x-raying of post-tensioned slab buildings. Wrote reports on all findings.

1995 – 1997

ITT Hartford

Claims Representative

Negotiated casualty claims, considering the corporation's guidelines and the desires of the claimants. Worked with the parties, their attorneys, witnesses, and officials and negotiated with repair service providers.

ACADEMIC BACKGROUND

B.A., Economics, University of Arizona, Tucson, Arizona

Economic regulation and antitrust law, public sector economics, resource and agricultural economics, international trade, economic analysis

B.A., Journalism, University of Arizona, Tucson, Arizona

Copy editing, investigative reporting, libel and tort law

CERTIFICATION

State of Washington Certified General Real Estate Appraiser #1101020

Exhibit C – Right-of-Way Alteration Documents

EXHIBIT A
GRANTOR'S REAL PROPERTY
LEGAL DESCRIPTION

LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 BLOCK 23, HAZELWOOD ADDITION TO THE TOWN OF CLE ELUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 45, RECORDS OF SAID COUNTY.

TOGETHER WITH VACATED ALLEYS, IF ANY AS ACCRUED BY OPERATION OF LAW PER ORDINANCE NO. 1472, RECORDED UNDER RECORDING NO. 201709190020.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EXHIBIT B

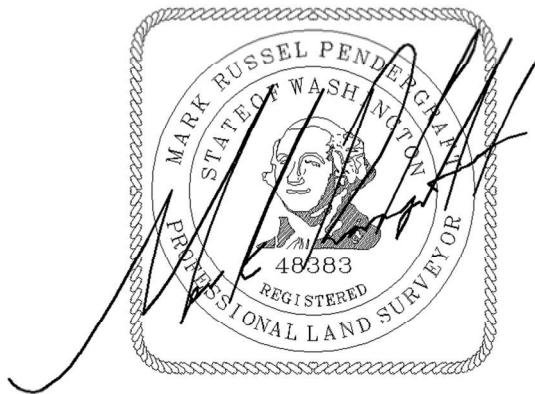
DEDICATION LEGAL DESCRIPTION

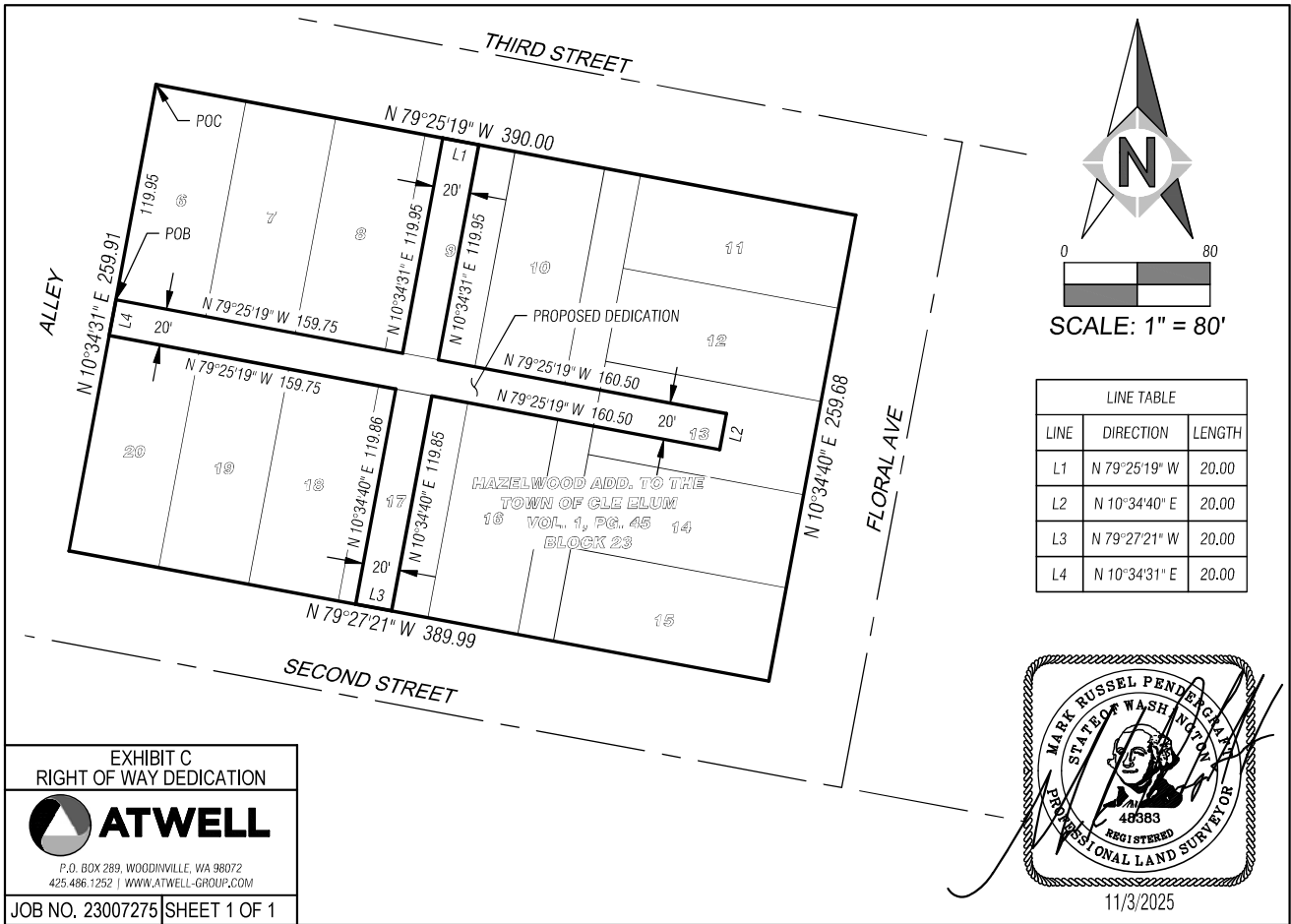
THOSE PORTIONS OF LOTS 6 THROUGH 20, BLOCK 23, HAZELWOOD ADDITION TO THE TOWN OF CLE ELUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 45, RECORDS OF SAID COUNTY, TOGETHER WITH VACATED ALLEYS, IF ANY AS ACCRUED BY OPERATION OF LAW PER ORDINANCE NO. 1472, RECORDED UNDER RECORDING NO. 201709190020, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6;
THENCE SOUTH 10°34'31" WEST, ALONG THE WEST LINE THEREOF, 119.95 FEET TO THE **POINT OF BEGINNING**;
THENCE SOUTH 79°25'19" EAST 159.75 FEET;
THENCE NORTH 10°34'31" EAST 119.95 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF THIRD STREET;
THENCE SOUTH 79°25'19" EAST, ALONG SAID SOUTHERLY MARGIN, 20.00 FEET;
THENCE SOUTH 10°34'31" WEST 119.95 FEET;
THENCE SOUTH 79°25'19" EAST 160.50 FEET;
THENCE SOUTH 10°34'40" WEST 20.00 FEET;
THENCE NORTH 79°25'19" WEST 160.50 FEET;
THENCE SOUTH 10°34'40" WEST 119.85 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF SECOND STREET;
THENCE NORTH 79°27'21" WEST, ALONG SAID NORTHERLY MARGIN, 20.00 FEET;
THENCE NORTH 10°34'40" EAST 119.86 FEET;
THENCE NORTH 79°25'19" WEST 159.75 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 6;
THENCE NORTH 10°34'31" EAST, ALONG SAID EXTENSION AND WEST LINE, 20.00 FEET TO THE **POINT OF BEGINNING**;

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

11/03/2025






LINE TABLE

LINE	DIRECTION	LENGTH
L1	N 79°25'19" W	20.00
L2	N 10°34'40" E	20.00
L3	N 79°27'21" W	20.00
L4	N 10°34'31" E	20.00

EXHIBIT C
RIGHT OF WAY DEDICATION



P.O. BOX 289, WOODINVILLE, WA 98072
425.486.1252 | WWW.ATWELL-GROUP.COM

JOB NO. 23007275 | SHEET 1 OF 1





After Recording return document to:
City of Cle Elum
119 West First Street
Cle Elum, WA 98922

Real Estate Excise Tax
Exempt
Kittitas County Treasurer
By OPA Rahml
Affidavit No. 2018-85
Date: 01-17-18

QUIT CLAIM DEED

Reference Number: N/A

Grantor: Cle Elum Partners, LLC a Washington limited liability company

Grantee: City of Cle Elum, a political subdivision of the State of Washington

Legal Description: Exhibit A

Abbreviated Legal: Lots 16, 17, 18, 19 and 20, Block 23, HAZELWOOD ADDITION, TO THE TOWN (NOW CITY) OF CLE ELUM, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 2 of Plats, page 23, records of said County.

Assessor's Tax Parcel Number(s): 573134 and 583134

THE GRANTOR, Cle Elum Partners, LLC, a Washington limited liability company, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration, hereby conveys and quitclaims to City of Cle Elum, a political subdivision of the State of Washington ("Grantee"), all of Grantor's interest in the following described real property in **Exhibit A** attached hereto, and any after acquired interest of the Grantor therein, situated in Kittitas County, in the State of Washington.

The Undersigned hereby agrees to surrender possession of the real property herein conveyed upon receipt of payment from the Grantee.

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon City of Cle Elum, State of Washington unless and until accepted and approved in writing by the City Council of Cle Elum, State of Washington.

EXHIBIT A
Legal Description

THAT PORTION OF THE FIRST ADDITION TO THE TOWN OF HAZELWOOD (CITY OF CLE ELUM), AS PER THE PLAT THEREOF RECORDED IN BOOK 2 OF PLATS, PAGE 23, SITUATED IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF COLUMBIA AVENUE AND THIRD STREET OF SAID PLAT; THENCE SOUTH $79^{\circ}25'31''$ EAST ALONG THE CENTERLINE OF SAID THIRD STREET OF SAID PLAT, 300.01 FEET;

THENCE SOUTH $10^{\circ}34'25''$ WEST, 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY BOUNDARY LINE OF SAID THIRD STREET AND THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE CONTINUING SOUTH $10^{\circ}34'25''$ WEST, 259.82 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SECOND STREET OF SAID PLAT;

THENCE SOUTH $79^{\circ}24'42''$ EAST ALONG SAID NORTHERLY BOUNDARY LINE OF SAID SECOND STREET, 50.00 FEET;

THENCE NORTH $10^{\circ}34'25''$ EAST, 259.84 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID THIRD STREET;

THENCE NORTH $79^{\circ}25'31''$ WEST ALONG SAID SOUTHERLY BOUNDARY LINE OF SAID THIRD STREET, 50.00 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

CITY OF CLE ELUM

Approval Memo

PROJECT: VAC-2017-001

DATE: December 13, 2017

To: VAC-2017-001 File

FROM: Lucy Temple, City Planner

RE: VAC-2017-001 Contingent VAC approval

MEMO: A letter of approval for VAC-2017-001 was issued on September 27, 2017, contingent upon filing of a Quit Claim Deed for right of way dedication. The required Quit Claim Deed was received on November 10, 2017. This condition has been sufficiently met, and the Vacation of right of way process for VAC-2017-001 is complete. The Quit Claim Deed will be recorded with the Campbell Corners Binding Site Plan (BSP-2017-001).



After Recording return document to:
City of Cle Elum
119 West First Street
Cle Elum, WA 98922

Real Estate Excise Tax
Exempt
Kittitas County Treasurer
By OPA Rahme
Affidavit No. 2018-85
Date: 01-17-18

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THENCE SOUTH $10^{\circ}34'25''$ WEST, 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY BOUNDARY LINE OF SAID THIRD STREET AND THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE CONTINUING SOUTH $10^{\circ}34'25''$ WEST, 259.82 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SECOND STREET OF SAID PLAT;

THENCE SOUTH $79^{\circ}24'42''$ EAST ALONG SAID NORTHERLY BOUNDARY LINE OF SAID SECOND STREET, 50.00 FEET;

THENCE NORTH $10^{\circ}34'25''$ EAST, 259.84 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID THIRD STREET;

THENCE NORTH $79^{\circ}25'31''$ WEST ALONG SAID SOUTHERLY BOUNDARY LINE OF SAID THIRD STREET, 50.00 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

CITY OF CLE ELUM

Approval Memo

PROJECT: VAC-2017-001

DATE: December 13, 2017

To: VAC-2017-001 File

FROM: Lucy Temple, City Planner

RE: VAC-2017-001 Contingent VAC approval

MEMO: A letter of approval for VAC-2017-001 was issued on September 27, 2017, contingent upon filing of a Quit Claim Deed for right of way dedication. The required Quit Claim Deed was received on November 10, 2017. This condition has been sufficiently met, and the Vacation of right of way process for VAC-2017-001 is complete. The Quit Claim Deed will be recorded with the Campbell Corners Binding Site Plan (BSP-2017-001).

**CITY OF CLE ELUM
WASHINGTON**

RESOLUTION NO. 2026-014

**A RESOLUTION OF THE CITY OF CLE ELUM,
WASHINGTON, TO CONSIDER A PETITION TO VACATE
CITY ROW AND SETTING A TIME AND PLACE FOR A
PUBLIC HEARING**

WHEREAS, the owners for more than two-thirds of the private property abutting upon the subject right-of-way have petitioned the City Council of the City of Cle Elum to vacate right-of-way contained between E Second Street and E Third Street, bisecting parcel 563134; and

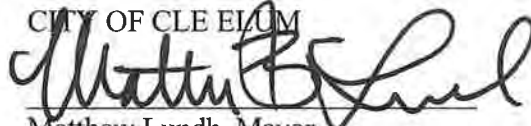
WHEREAS, RCW 35.79.020 requires that the City Council set a public hearing date on the potential street vacation.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CLE ELUM, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. Initiation of Street Vacation. The City will consider the vacation petition, attached herein as Exhibit A, of right-of-way.

Section 2. Street Vacation Petition Hearing. The City Council shall hold a hearing on the street vacation described herein on May 12, 2026. The City Clerk shall provide notice as required by RCW 35.79.020.

PASSED BY THE CLE ELUM CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 14th DAY OF April, 2026.

CITY OF CLE ELUM

Matthew Lundh, Mayor

ATTEST/AUTHENTICATED:


Debbie Lee, City Clerk

Filed with the City Clerk: 4-14-26
Passed by the City Council: 4-14-26
Resolution No.: 2026-014
Date Posted:

EXHIBIT A

PETITION NO.

CITY OF CLE ELUM,
WASHINGTON
PETITION TO VACATE STREET OR ALLEY

To the City Council of the City of Cle Elum, Washington.

Comes now the undersigned petitioners and, pursuant to RCW Chapter 35.79, now respectfully show:

The undersigned petitioners request that the following described street, alley or portion thereof, located in the City of Cle Elum, be vacated pursuant to RCW 35.79 (**provide legal description below, or attach to petition if lengthy**).

Each of the undersigned petitioners is the owner of an interest in real estate abutting on the above-described area. The undersigned petitioners constitute owners of more than two-thirds of said abutting property.

Wherefore, petitioners pray that proceedings be heard hereon for the vacation of said area in the manner prescribed by RCW Ch. 35.79.

John Gillilan, Floral Avenue LLC	500 Naches Ave S, Suite 200, Renton, WA 98057	
Owner	Address	
<i>John Gillilan</i>	03/19/26	100%
Signature	Date	Ownership %

_____	_____	
Owner	Address	
_____	_____	_____
Signature	Date	Ownership %

_____	_____	
Owner	Address	
_____	_____	_____
Signature	Date	Ownership %

(If there are more property owners than what is room for please attach a separate list of property owners abutting the right-of-way to be vacated as well as their address, percentage of frontage on the right-of-way, and signature with date and the total ownership percentage of the property owners participating in this vacation)

EXHIBIT A
GRANTOR'S REAL PROPERTY
LEGAL DESCRIPTION

LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 BLOCK 23, HAZELWOOD ADDITION TO THE TOWN OF CLE ELUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 45, RECORDS OF SAID COUNTY.

TOGETHER WITH VACATED ALLEYS, IF ANY AS ACCRUED BY OPERATION OF LAW PER ORDINANCE NO. 1472, RECORDED UNDER RECORDING NO. 201709190020.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EXHIBIT B
DEDICATION LEGAL DESCRIPTION

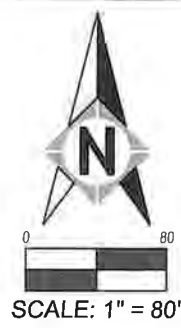
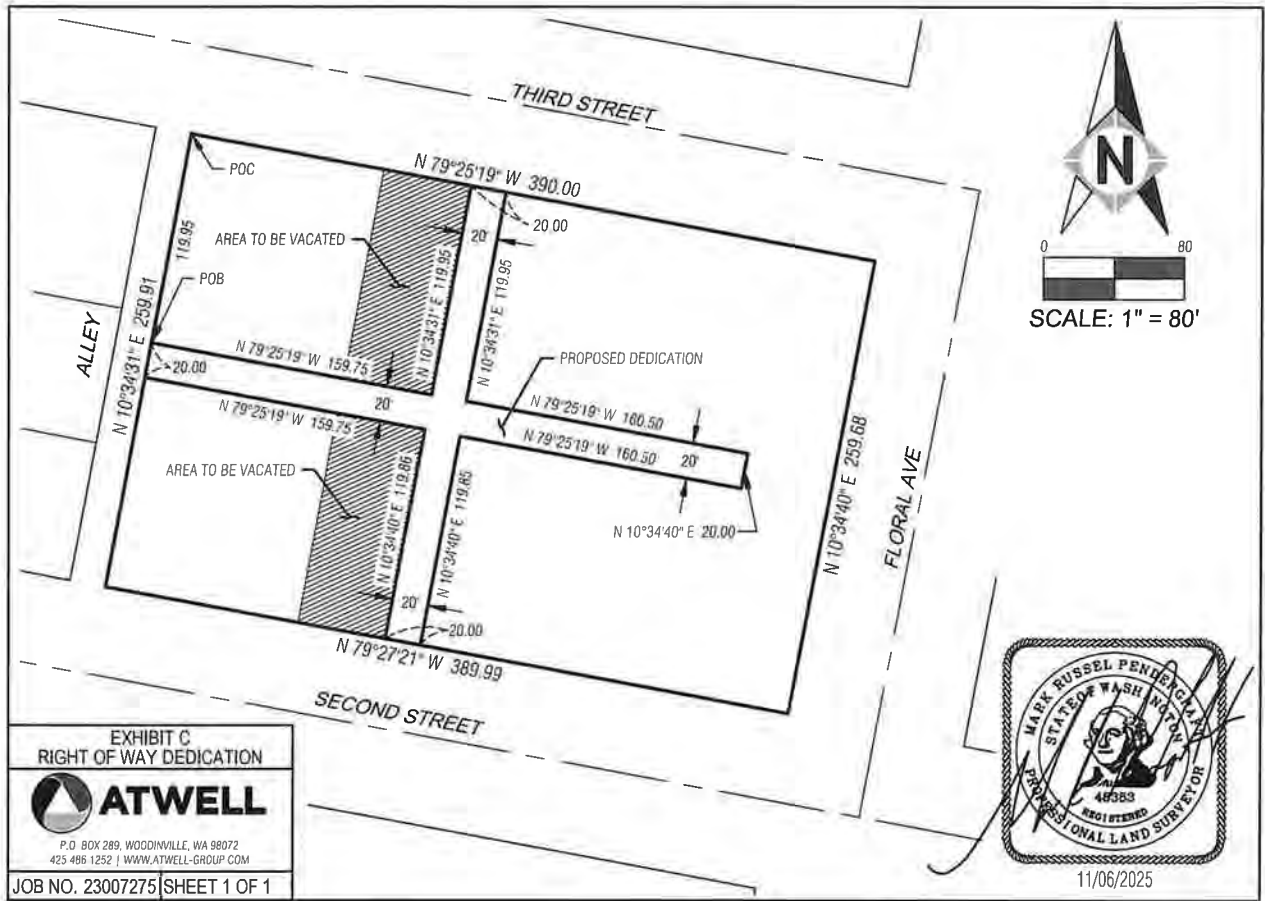
THOSE PORTIONS OF LOTS 6 THROUGH 20, BLOCK 23, HAZELWOOD ADDITION TO THE TOWN OF CLE ELUM, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 1 OF PLATS, PAGE 45, RECORDS OF SAID COUNTY, TOGETHER WITH VACATED ALLEYS, IF ANY AS ACCRUED BY OPERATION OF LAW PER ORDINANCE NO. 1472, RECORDED UNDER RECORDING NO. 201709190020, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6;
THENCE SOUTH 10°34'31" WEST, ALONG THE WEST LINE THEREOF, 119.95 FEET TO THE **POINT OF BEGINNING**;
THENCE SOUTH 79°25'19" EAST 159.75 FEET;
THENCE NORTH 10°34'31" EAST 119.95 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF THIRD STREET;
THENCE SOUTH 79°25'19" EAST, ALONG SAID SOUTHERLY MARGIN, 20.00 FEET;
THENCE SOUTH 10°34'31" WEST 119.95 FEET;
THENCE SOUTH 79°25'19" EAST 160.50 FEET;
THENCE SOUTH 10°34'40" WEST 20.00 FEET;
THENCE NORTH 79°25'19" WEST 160.50 FEET;
THENCE SOUTH 10°34'40" WEST 119.85 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF SECOND STREET;
THENCE NORTH 79°27'21" WEST, ALONG SAID NORTHERLY MARGIN, 20.00 FEET;
THENCE NORTH 10°34'40" EAST 119.86 FEET;
THENCE NORTH 79°25'19" WEST 159.75 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 6;
THENCE NORTH 10°34'31" EAST, ALONG SAID EXTENSION AND WEST LINE, 20.00 FEET TO THE **POINT OF BEGINNING**;

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.


11/03/2025





11/06/2025

EXHIBIT C
RIGHT OF WAY DEDICATION



P.O. BOX 289, WOODINVILLE, WA 98072
425 486 1252 | WWW.ATWELL-GROUP.COM

JOB NO. 23007275 | SHEET 1 OF 1

LAND USE ACTION SIGNS, Posted 04-16-2026



East Second Street



East Third Street

**NOTICE OF PUBLIC HEARING
CLE ELUM CITY COUNCIL**

Notice is hereby given that the Cle Elum City Council will hold a public hearing at the Cle Elum City Hall, 119 West First Street, Cle Elum, WA, 98922, on Tuesday, May 12, 2026, at 6:00 p.m. or soon thereafter for the purpose of, considering a petition to vacate a portion of unimproved city right of way in the vicinity of E Second and E Third, bisecting parcel 563134.

Interested persons may appear and be heard at said hearing, or written comments may be submitted to the City of Cle Elum, Attn: City Clerk, 119 West First Street, Cle Elum, WA, 98922. (Habitat ROW), or emailed to planning@cleelum.gov.

(Published in the N.W.C. TRIBUNE, April 18, 2026.)

City of Cle Elum
119 West First Street
Cle Elum, WA 98922



Phone: (509) 674-2262
Fax: (509) 674-4097
www.cleelum.gov

**CITY OF CLE ELUM NOTICE OF PUBLIC HEARING
UNIMPROVED RIGHT-OF-WAY VACATION BETWEEN
E SECOND STREET AND E THIRD STREET, BISECTING PARCEL 563134**

The City of Cle Elum has received a petition to vacate a portion of unimproved right-of-way in the vicinity of E. Second Street and E. Third Street. The right-of-way is located between adjacent parcels and bisects one parcel in the area (see map for details). A map highlighting the proposed vacation area and related application materials are available for review at Cle Elum City Hall and on the City's website. <http://cityofcleelum.com/city-services/administrative-services/public-notices/>.

Written comments on this request to vacate City right-of-way are now being accepted by the City and may be hand delivered, mailed, or emailed. Comments received or postmarked by **May 5, 2026** will be included in the staff report and recommendation to Council. Comments will continue to be accepted up to the public hearing date of **May 12, 2026**.

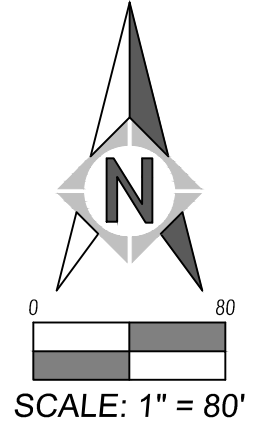
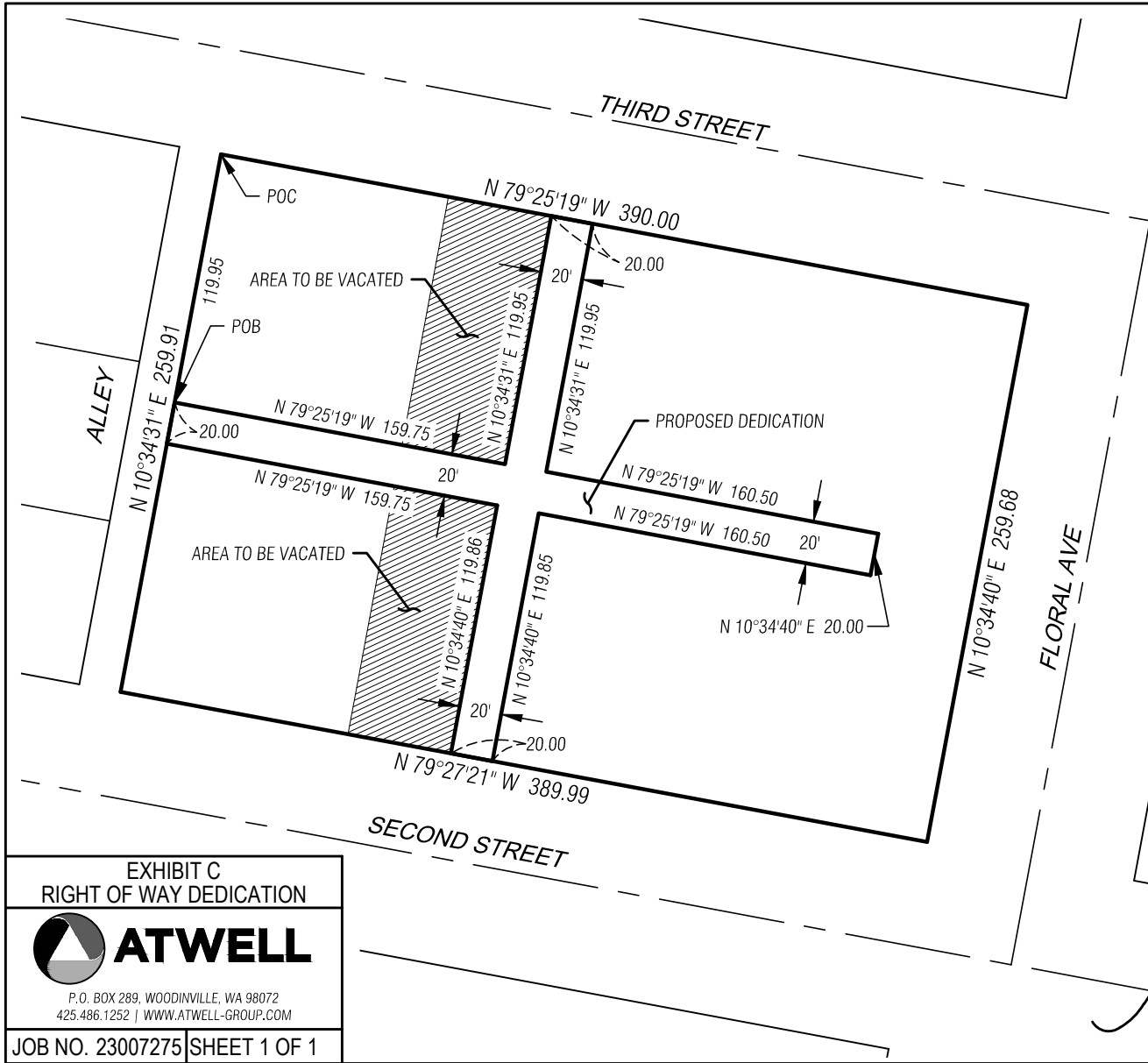
All comments must include the name and address of the person(s) submitting them. Comments submitted through social media (e.g., Facebook, Instagram) will not be accepted. Comments may be submitted by:

- **Mail:** City of Cle Elum, Planning Department (Habitat ROW Vacation), 119 W. First St., Cle Elum, WA 98922
- **Email:** planning@cleelum.gov (include "Habitat ROW Vacation" in the subject line)
- **In Person/Drop Box:** Cle Elum City Hall, 119 W First Street, or the drop box outside the customer entrance on Oakes Avenue


The Cle Elum City Council will be conducting a public hearing to receive direct testimony on the request to vacate this City right-of-way during the regular City Council meeting on Tuesday, May 12, 2026, that starts at 6:00 pm.

The City Council meetings are conducted at the Cle Elum City Hall 119 W First Street, however participation by Zoom is also available **virtually by Zoom using the following link: <https://zoom.us/j/7573184018?pwd=dERndjBJVC9GdVQ1d2lSRExwZFhXZz09> or by phone: 1 (253) 215 8782; Meeting ID: 757 318 4018; Passcode: 98922.**

All written comments received prior to and during the hearing will be considered by the City Council before a decision is made. Please note that following this public hearing the City Council may take action on an ordinance to approve this proposed vacation the same night or at a future City Council meeting. For more information, please contact Planning Consultant Colleda Monick at planning@cleelum.gov



11/06/2025

EXHIBIT C RIGHT OF WAY DEDICATION	
	ATWELL
P.O. BOX 289, WOODINVILLE, WA 98072 425.486.1252 WWW.ATWELL-GROUP.COM	
JOB NO. 23007275	SHEET 1 OF 1

Owner	Address2	City t2_State Zip
GOLDIE, VICTOR B ETUX WWG 903E LLC	PO BOX 305 38008 SE 47TH ST	CLE ELUM, WA 98922 SNOQUALMIE, WA 98065-9580
RONALD E BEQUETTE LIVING TRUST FLORAL AVENUE LLC	4796 RED BRIDGE RD 500 NACHES AVE SW STE 200	CLE ELUM, WA 98922-8593 RENTON, WA 98057
WILSON, JOHN W & FLORAL AVENUE LLC	1001 E 3RD ST 500 NACHES AVE SW STE 200	CLE ELUM, WA 98922-1311 RENTON, WA 98057
FLORAL AVENUE LLC CITY OF CLE ELUM	500 NACHES AVE SW STE 200 119 W 1ST	RENTON, WA 98057 CLE ELUM, WA 98922-1105
COOK, STEVEN CASE, LEE ANNE	408 N COLUMBIA AVE 406 COLUMBIA AVE	CLE ELUM, WA 98922-1320 CLE ELUM, WA 98922
URIBE, MARILYN P KANYER, DOLORES M	PO BOX 777 2890 MCMANAMY RD	CLE ELUM, WA 98922-0777 ELLENSBURG, WA 98926
GREENMAN, ROBERT B BRUNKER, KIRSTEN DANIELLE	PO BOX 122 402 COLUMBIA AVE	SOUTH CLE ELUM, WA 98943-0122 CLE ELUM, WA 98922
BORELLI, WILLIAM ZEPP, LARISSA & JUSTIN	904 E 4TH ST PO BOX 67	CLE ELUM, WA 98922-1362 SOUTH CLE ELUM, WA 98943-0067
CROSETTO, JOHN J & JUDY MORARITY, SHANNA C & JAMES J	901 E 2ND ST 607 PAXTON AVE	CLE ELUM, WA 98922 LOVELAND, OH 45140
SWIFTWATER STORAGE LLC LAMBERT, ROBERT D JR & ELAINE M	111 N WRIGHT AVE STE B 31600 126TH AVE SE SPC 154	CLE ELUM, WA 98922 AUBURN, WA 98092-3689
MID CASCADE INVESTMENTS LLC KAN MAN LLC	PO BOX 1118 901 W 1ST ST	NORTH BEND, WA 98045-1118 CLE ELUM, WA 98922
SMITH, LARRY D & LORI A ZIEGAN, PEARLE L	409 N FLORAL AVE 911 E 3RD ST	CLE ELUM, WA 98922 CLE ELUM, WA 98922-1309
MID CASCADE INVESTMENTS LLC SMITH, LARRY D & LORI A	PO BOX 1118 409 N FLORAL AVE	NORTH BEND, WA 98045-1118 CLE ELUM, WA 98922-1327
ZIEGAN, PEARLE L CASE, LEE ANNE	911 E 3RD ST 406 COLUMBIA AVE	CLE ELUM, WA 98922-1309 CLE ELUM, WA 98922
CANTRELL, TRAVIS MURRAY, CARMEN G	902 E 4TH ST 4506 3RD AVE NW	CLE ELUM, WA 98922-1362 SEATTLE, WA 98107-4403
FULL CIRCLE PROPERTIES LLC BRESKO, WAYNE F & AUDRIE M	80 AUGUSTA PL 820 E 3RD ST	CLE ELUM, WA 98922-8501 CLE ELUM, WA 98922-1308
URIBE, MARILYN P SARAH BLACK	PO BOX 777 1003 E 3RD ST	CLE ELUM, WA 98922-0777 CLE ELUM, WA 98922
KESHAV NEETI LLC	1001 E 1ST ST	CLE ELUM, WA 98922

On April 16, 2026 I Mailed
The Notice Of Public
Hearing To The Above
Addresses. Virgil Amick



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CLE ELUM, WA 98922-1308



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Sarah Black
1003 E Third St.
Cle Elum, WA. 98922



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KAN MAN LLC
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GREENMAN, ROBERT B
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ZEPP, LARISSA & JUSTIN
PO BOX 67
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