



Planning and Zoning Commission

Meeting Date: February 7, 2023

Requested By: Public Works Dept.

Item Title:

Consider a request to authorize vacation and sale of the 265.5 foot by 16.5 foot section of the east-west alley adjacent to 701 2nd Avenue East.

Explanation:

Staff received an alley vacate request from Francis Glandon, owner of the property located at 701 2nd Avenue East, for the 60 foot by 16.5-foot east-west alley adjacent to the property. Mr. Vos would like to purchase the land in order to use it as vehicle storage. Staff is recommending considering the vacation of all of the remaining alley on this block, as vacating only this portion would create a dead-end alley. The subject alley is located in a Residential (R-2) zoning district.

Oskaloosa Municipal Code section 12.24.020 requires this alley vacate request be referred to the Planning & Zoning Commission. Council has set a public hearing date on February 21, and referring this request to the Planning & Zoning Commission.

City staff conducted a survey of property owners with direct access to the alley and utility companies. Six (6) property owners were surveyed for this request, of which four (4) responses were received. Two responses were received which were not opposed to the alley vacate. One of these responses was from the property owner of 707 and 709 2nd Avenue East, and indicated they would purchase the portion adjacent to their property if given the opportunity. Two responses were received opposed to the alley vacate from the owners at 714 1st Avenue East and 215 South 7th Street, both indicated they needed the alley to access their properties. Staff was able to discuss the item with them directly, and both indicated that they would wouldn't be opposed to the western portion being vacated, but needed the eastern portion adjacent to their own properties.

There are multiple existing utilities in this alley, so a permanent easement would be required if the alley is vacated. Additionally, some properties use the alley for access, so access agreement will be required in order to vacate any portion of the alley.

Recommended Action:

Staff recommends the western 205.5 feet of the alley be vacated, and the 60 feet at the eastern side remain as public ROW to maintain access, subject to a permanent easement for utilities and driveway access.

Budget Consideration:

Public alleys are sold for \$1.00/square foot therefore a total revenue of \$4,380.75 (265.5ft*16.5ft*\$1.00/sf) will be received if the alley is vacated and sold. Additionally, a \$100.00 non-refundable alley vacate application fee has already been collected for the request.

Attachments:

Resolution, Location Map, Pictures, Alley Vacate Application