



Planning and Zoning Commission
Meeting Date: June 6, 2023
Requested By: Public Works Dept.

Item Title:

Consider a request to authorize vacation and sale of the 56.2 foot by 16.5 foot section of the north-south alley adjacent to 1311 South 2nd Street.

Explanation:

Staff received an alley vacate request from Stephen Watts, owner of the property located at 1311 South 2nd Street, for the 56.2 foot by 16.5-foot north-south alley adjacent to the property. Mr. Watts would like to purchase the land in order to use it as vehicle storage. 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 June 19th, 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. Nine (9) property owners were surveyed for this request, of which four (4) responses were received. Three (3) responses were received which were not opposed to the alley vacate, including the owner initiating the request. Four (4) responses associated with five adjacent properties were received opposed to the alley vacate which all indicated they needed the alley to access their properties.

There are multiple existing utilities in this alley, so a permanent easement would be required if the alley is vacated. If the alley were to be vacated, the city will need to consider an easement for access to the adjoining properties.

Recommended Action:

Staff recommends the alley vacate request be denied due to the access issues to the adjoining properties.

Budget Consideration:

Public alleys are sold for \$1.00/square foot therefore a total revenue of \$927.30 (56.2ft*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