



King County

Department of Local Services
Road Services Division

DEPARTMENT OF LOCAL SERVICES ROAD SERVICES DIVISION COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2731

December 29, 2020

Petition to Vacate: Portion of S. 370th St (9th Street as platted)

Vacation File: V-2731

Petitioners: Marcus E. Curtis and John S. Schreier

Recommendation: The County Road engineer has determined that the subject portion of right-of-way is useless to the county road system and should be vacated.

Petitioners Marcus E, Curtis and John S. Schreier submitted a petitioner for the vacation of a portion of S. 370th Street (9th Street) on April 27, 2020. The subject right-of-way is an unopened and unmaintained portion of right-of-way located in the Auburn area of unincorporated King County. See site map attached as Exhibit A.

Pursuant to King County Code section 14.40.0104 B, the following report is submitted.

KCC 14.40.0104 B. - The petition has been reviewed and determined to be valid. Petitioners own the majority of the lineal footage of the frontage of the right-of-way proposed for vacation.

B.1 - The portion of right-of-way proposed to be vacated has been examined and it is recommended that it should be vacated and abandoned.

B.2 - S. 370th Street is not in use as a road nor is it in use by the traveling public. No records have been located indicating use, improvement or maintenance of the area by King County. The subject right-of-way was dedicated as 9th Street in the 1911 Jovita Heights plat, as recorded in Volume 20 of Plats at Page 12.

B.3 - S. 3710th Street is an unopen and unmaintained county road right-of-way.

B.4 - The portion of right-of-way subject to this petition is not needed as part of the county transportation system of the future and it is not advisable to preserve the subject portion of the right-of-way for future transportation use.

B.5 - The public will benefit from the vacation of the right-of-way. The subject vacation area is not necessary or useful to the county road system and the public will benefit from the incorporation of the right-of-way into the Petitioners' property returning this area to the public tax rolls.

B.6 - Roads obtained from the King County Assessor's Office a determination of the value for the vacation area associated with each Petitioners' property.

Regarding parcel number 375160-6320, owned by Petitioner Marcus E. Curtis, the Assessor's Office determined that adding approximately 1,700 square feet to the property would result in a \$1,000

County Road Engineer Report – V2731

December 29, 2020

Page 2

increase in value. The valuation as applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB), see attached, results in no charge to Petitioner should this 1,700 square foot area of unopened undeveloped right-of-way be vacated.

Regarding parcel number 375160-6296, owned by Petitioner John S. Schreier, the Assessor's Office determined that adding approximately 1,673 square feet to the property would result in a \$1,000 increase in value. The valuation as applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB), see attached, results in no charge to Petitioner should this 1,673 square foot area of unopened undeveloped right-of-way be vacated.

It is the recommendation of the County Road Engineer and the Director of Road Services that, consistent with the application of the PSB compensation model as applied to this road vacation petition, the subject portion of right-of-way be vacated without the condition of additional payment by petitioners.

B.7 - The subject portion of right-of-way does not serve as access to any property. No access easements are required.

B.8 - Puget Sound Energy and the Lakehaven Water and Sewer District have identified a need for an easement over the vacation area to serve current and future planned infrastructure. Therefore, it is recommended that an easement from Petitioners in favor of PSE and Lakehaven Water and Sewer District be a requirement of final approval of the road vacation petition.

B.9 - No fees have been charged nor costs incurred for this vacation beyond the \$200 filing fee.

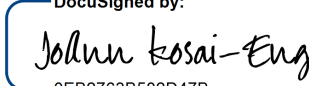
B.10 - The right-of-way to be vacated does not abut a body of salt or fresh water.

B.11 - No property owners abut the portion of right-of-way proposed to be vacated who are not petitioners to this vacation.

B.12 - Under KCC 14.40.0106, discretion was exercised, and petitioner is not charged any fees or costs in association with this Petition beyond the filing fee. As no additional fees were assessed under 14.40.0106 B, there are no costs to be waived under 14.40.0106C and no costs incurred to list.

In conclusion, the subject portion of right-of-way is useless to the county road system and petition V-2731 seeking to vacate this portion of S 370th Street (9th Street as platted) should be approved.

APPROVED:

DocuSigned by:

0EB2763B582D47B...
JoAnn Kosai-Eng, P.E.
County Road Engineer.

DocuSigned by:

449DE71A6745480...
Tricia Davis, Director
Road Services Division

Attachments:
Exhibit A – Site Map
Map of vacation areas
Compensation Calculation Spreadsheets (2)

PROPOSED RIGHT-OF-WAY VACATION V-2731



The information on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

\\lightroads\SBOS2\GIS\Projects\Road_Vacations\MXD\V2731.mxd

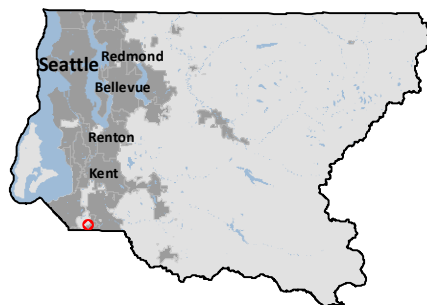
IMAGE_Ortho2019KCNAT
5/27/2020






Vacation File: V-2731

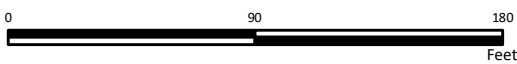
S 370th St
NW 35-21-04

ROW Area (Approximate):

Marcus Curtis - 1,700 FT2 or 0.04 Acres
John Schreier - 1,673 FT2 or 0.04 Acres
Total: 3373 FT2 or 0.08 Acres



-  Pending Road Vacation
-  Petitioner Parcel
-  Parcels
-  Roadlog - Unincorporated, Maintained Streets
-  King County Right of Way



VALUATION OF ROADS RIGHT-OF-WAY
Based on PSB Response to Proviso

V-2731

Parcel # 375160-6320
Marcus E. Curtis

S. 370th Street//9th Street

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 1,000	\$ 1,000	\$ 1,000
Subtract: Transfer of Liability or Risk	\$ 138	\$ 14	0
Subtract: Expected Property Taxes	\$ 21	\$ 21	\$ 21
Subtract: Management and Maintenance Costs	\$ 7,604	0	\$ 4,096
DLS Processing Costs	0	0	0
TOTAL	\$ (6,763)	\$ 965	\$ (3,117)

ANNUAL UPDATES:

The factors identified in the table need to be updated annually. These include:

- 1) Claims, judgments, settlements, and reserved expenses per mile. The Office of Risk Management Services has developed a complete methodology for this calculation.
- 2) General Fund and Roads Fund property tax rates. <https://kingcounty.gov/depts/assessor/Reports/levy-rate-info.aspx>
- 3) Total road mileage in the system.
- 4) Roads operating budget (use half of the biennial budget).

Factor:	Provider:	Number		
Value of vacation area	DOA	\$ 1,000	See below *	Varies per parcel
"Mileage" of parcel		0.01	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,972,679	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.59	per 1,000 AV; 2020 number	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.82	per 1,000 AV; 2020 number	Updated annually
Road miles in system	Roads	1500		Updated annually
Roads annual operating budget	Roads	\$ 108,900,000	Half of biennial operating budget	Updated annually
Roads costs for clean-up	Roads	\$ 204,813	Total annual costs; future average	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

Square footage and lineal measurement of vacation area:

Parcel Size in square feet	Roads	1700	Square footage of vacation area
Parcel size in lineal feet		57.73	
Parcel size in "road mileage"		0.010933712	

*** Value of vacation area from Assessor's Office:**

Parcel 375160-6320 value pre-vacation	\$310,000
Parcel 375160-6320 value post-vacation	\$311,000
Value of vacation area	\$1,000

VALUATION OF ROADS RIGHT-OF-WAY
Based on PSB Response to Proviso

V-2731

Parcel # 375160-6296
John. S. Schreier

S. 370th Street//9th Street

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 1,000	\$ 1,000	\$ 1,000
Subtract: Transfer of Liability or Risk	\$ 131	\$ 13	0
Subtract: Expected Property Taxes	\$ 21	\$ 21	\$ 21
Subtract: Management and Maintenance Costs	\$ 7,255	0	\$ 4,096
DLS Processing Costs	0	0	0
TOTAL	\$ (6,408)	\$ 966	\$ (3,117)

ANNUAL UPDATES:

The factors identified in the table need to be updated annually. These include:

- 1) Claims, judgments, settlements, and reserved expenses per mile. The Office of Risk Management Services has developed a complete methodology for this calculation.
- 2) General Fund and Roads Fund property tax rates. <https://kingcounty.gov/depts/assessor/Reports/levy-rate-info.aspx>
- 3) Total road mileage in the system.
- 4) Roads operating budget (use half of the biennial budget).

Factor:	Provider:	Number		
Value of vacation area	DOA	\$ 1,000	See below *	Varies per parcel
"Mileage" of parcel		0.01	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,972,679	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.59	per 1,000 AV; 2020 number	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.82	per 1,000 AV; 2020 number	Updated annually
Road miles in system	Roads	1500		Updated annually
Roads annual operating budget	Roads	\$ 108,900,000	Half of biennial operating budget	Updated annually
Roads costs for clean-up	Roads	\$ 204,813	Total annual costs; future average	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

Square footage and lineal measurement of vacation area:

Parcel Size in square feet	Roads	1673	Square footage of vacation area
Parcel size in lineal feet		55.08	
Parcel size in "road mileage"		0.010431818	

*** Value of vacation area from Assessor's Office:**

Parcel 375160-6296 value pre-vacation	\$308,000
Parcel 375160-6296 value post-vacation	\$309,000
Value of vacation area	\$1,000