



King County

Department of Local Services
Road Services Division

COUNTY ROAD ENGINEER REPORT - VACATION PETITION V-2724

Date: November 19, 2019

Petition to Vacate: Portion of SW Luana Beach Road/Skalberg Road/County Road #834
Vacation file: V-2724
Petitioners: Lawrence and Suzie Kuznetz

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, Lawrence and Suzie Kuznetz, submitted a petition on September 7, 2018 for the vacation of a portion of SW Luana Beach Road, also known as Skalberg Road and also known as County Road #834, on Maury Island, unincorporated King County. The subject portion of right-of-way is part of the opened and maintained road, SW Luana Beach Road. See site map attached as Exhibit A.

King County acquired the right-of-way by quit claim deed in 1906. The road was then identified by the names Skalberg Road and County Road #834.

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. Petitioner owns 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 - SW Luana Beach Road/Skalberg Road/County Road #834 is in use and is a road maintained by King County Road Services Division. The portion subject to this vacation is part of the right-of-way adjacent to the improved roadway.

B.3 - SW Luana Beach Road/Skalberg Road/County Road #834 is an open and maintained county road. The portion subject to this vacation is part of the right-of-way adjacent to the improved roadway, but is not necessary for the present or future function of SW Luana Beach Road.

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 any of the specific 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. 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 of the approximately 2,157 square feet of right-of-way to be vacated under this petition. The Assessor's Office determined that the vacation of this portion of right-of-way will increase the value of the Petitioners' property by \$3,000. The valuation as applied to the County Code and compensation model prepared by the County Office of Performance Strategy and Budget (PSB) is attached. The result under the PSB model for this section of Opened Road is an offset of \$11,808 to the \$3,000 increase in value of the Petitioners' property resulting in no additional monetary charge to the Petitioners.

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, this portion of right-of-way be vacated without the requirement of additional payment from the Petitioners.

B.7 - The subject portion of right-of-way only serves as access to Petitioners' property. Access to non-petitioning properties will not be impacted by the approval of this vacation petition. No access easements are required.

B.8 - No utilities have been identified within the subject portion right-of-way. Therefore, no easements are required as part of this petition.

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


B.10 - The portion of the right-of-way be vacated does not abut a body of salt or fresh water and will have no impact on public access to the Puget Sound.

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 transportation system and petition V-2724 to vacate this portion of SW Luana Beach Road/Skalberg Road/County Road #834 should be approved.

APPROVED:



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



Rick Brater, P.E., Director
Road Services Division

VALUATION OF ROADS RIGHT-OF-WAY

Based on PSB Response to Proviso

V-2724

Parcel 1422039052

Ordinance _____

Kuznetz

SW Luana Beach RD

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 3,000	\$ 3,000	\$ 3,000
Subtract: Transfer of Liability or Risk	\$ 153	\$ 15	0
Subtract: Expected Property Taxes	\$ 59	\$ 59	\$ 59
Subtract: Management and Maintenance Costs	\$ 11,596	0	\$ 2,000
DLS Processing Costs	0	0	0
TOTAL	\$ (8,807)	\$ 2,926	\$ 941

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.
- 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	\$ 3,000	See below *	Varies per parcel
"Mileage" of parcel		0.02	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,434,127	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.61	per 1,000 AV; 2019 number	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.67	per 1,000 AV; 2019 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	\$ 100,000	Total annual costs; future averag	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

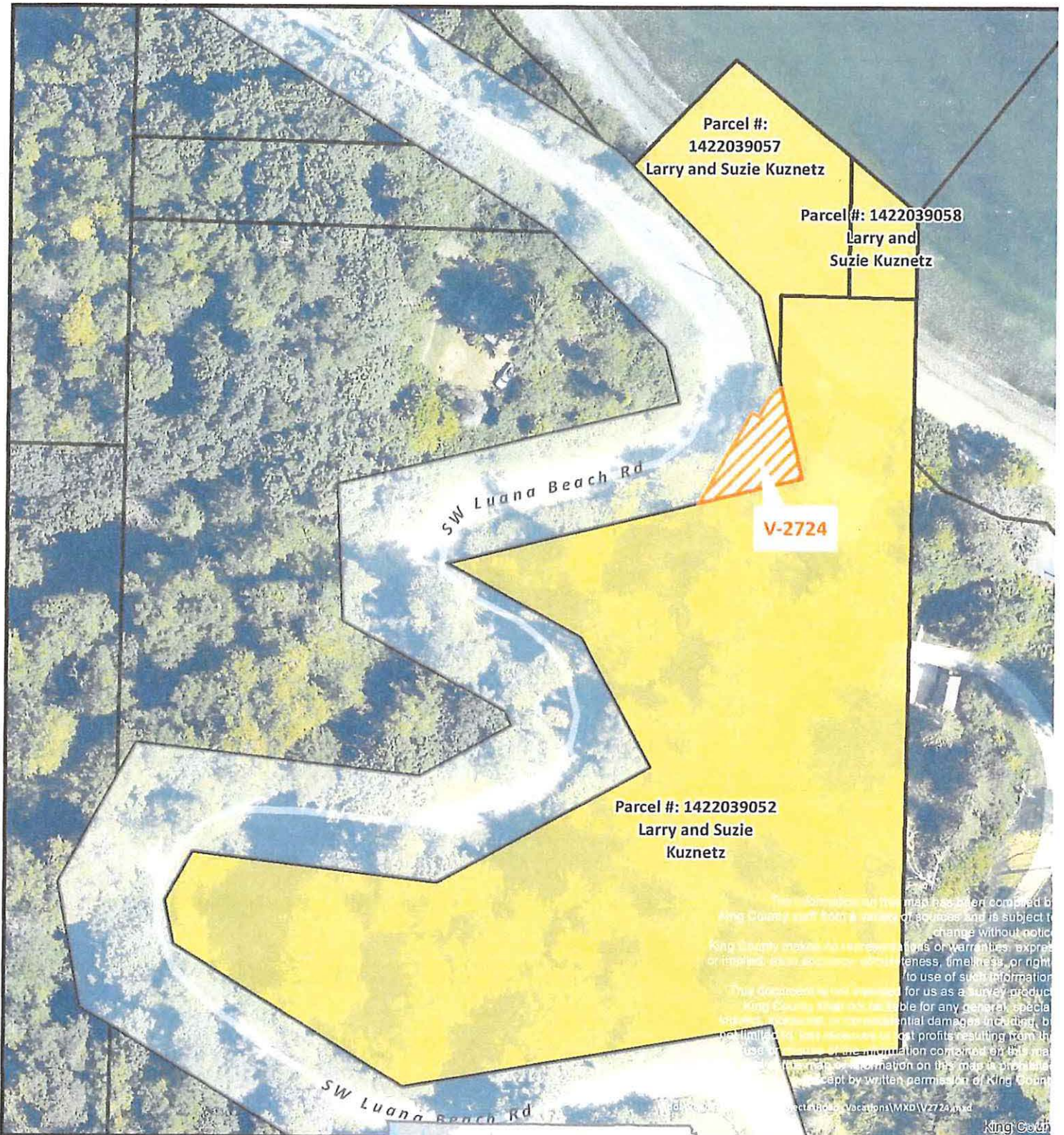
Square footage and lineal measurement of vacation area:

Parcel Size in square feet	Roads	2157	Square footage of vacation area
Parcel size in lineal feet		88.03	
Parcel size in "road mileage"		0.016672348	

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

Parcel 142203-9052 value pre-vacation	\$796,000
Parcel 142203-9052 value post-vacation	\$799,000
Value of vacation area	\$3,000

PROPOSED RIGHT-OF-WAY VACATION V-2724



This 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 representation or warranties, express or implied, about accuracy, completeness, timeliness, or right 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, or consequential damages including, but not limited to, lost profits resulting from the use of this information. The information contained on this map is provided for informational purposes only. For more information on this map or to obtain a copy, please contact King County at 360.236.7272 or visit our website at www.kingcounty.gov. This information is provided for informational purposes only. For more information on this map or to obtain a copy, please contact King County at 360.236.7272 or visit our website at www.kingcounty.gov. This information is provided for informational purposes only. For more information on this map or to obtain a copy, please contact King County at 360.236.7272 or visit our website at www.kingcounty.gov.

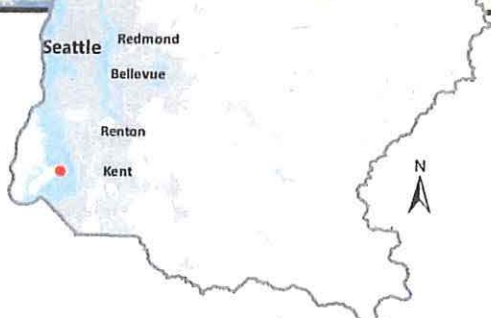
King County






Vacation File: V-2724

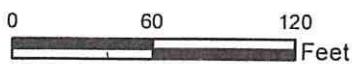
SW Luana Beach Road, Skalberg Road
County Road #834

SE 14-22-03

ROW Area: Approx. 2157 SF
or 0.05 Acres



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



FOR INFORMATIONAL USE ONLY

