



**King County**

Department of Local Services  
**Road Services Division**

DEPARTMENT OF LOCAL SERVICES  
ROAD SERVICES DIVISION  
COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2741

June 7, 2021

Petition to Vacate: South 372nd Street/8th Street

Vacation File: V-2741

Petitioners: Rufus M. Sprague, Jr. and Ann S. Sprague  
Vicki M. Sherer  
Duane E. Groskost

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 Rufus M. Sprague, Jr. and Ann S. Sprague, Vicki M. Sherer, and Duane E. Groskost submitted a petition for the vacation of a portion of S.372nd Street on October 1, 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 - The subject portion of S. 372nd 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 to the County in the Plat of Jovita recorded in Volume 19 of Plats, Page 14 records of King County. The right-of-way as dedicated in the Plat was identified as 8th Street.

B.3 - The subject portion of S. 372nd Street is an unopen and unmaintained county road right-of-way.

B.4 - The subject portion of S. 372nd Street 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.

V2741 - County Road Engineer Report

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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 375060-2673, owned by Petitioners Rufus M. Sprague, Jr. and Ann S. Sprague, the Assessor's Office determined that adding 3,600 square feet to the property would result in a \$4,000 increase in value. The valuation as applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB), see attached, with offsets for management and maintenance costs and future expected property tax, results in no charge of compensation to these Petitioners should the 3,600 square foot area of unopened undeveloped right-of-way be vacated.

Regarding parcel number 375060-2694, owned by Petitioner Vicki M. Sherer, the Assessor's Office determined that adding 3,600 square feet to the property would result in a \$4,000 increase in value. The valuation as applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB), see attached, with offsets for management and maintenance costs and future expected property tax, results in no charge of compensation to this Petitioner should the 3,600 square foot area of unopened undeveloped right-of-way be vacated.

Regarding parcel number 375060-2185, owned by Petitioner Duane E. Groscost, the Assessor's Office determined that adding 7,200 square feet to the property would result in a \$8,000 increase in value. The valuation as applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB), see attached, with offsets for management and maintenance costs and future expected property tax, results in a charge of \$3,746 in compensation to this Petitioner should the 7,200 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 to this road vacation petition, the subject portion of right-of-way be vacated with the condition of payment from the petitioner Duane E. Groscost in the amount of \$3,746.

B.7 - The subject portion of right-of-way does not serve as access to any property not a party to this road vacation petition. No access easements are required.

B.8 - Puget Sound Energy, Comcast and Lumen identified facilities within the subject vacation area or a plan to install facilities in the future. Therefore, it is the recommendation that easements from Petitioners in favor of Puget Sound Energy, Comcast and Lumen be a requirement of final approval of this 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.

V2741 - County Road Engineer Report

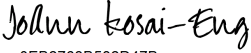
June 7, 2021

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In conclusion, the subject portion of right-of-way is useless to the county road system and petition V-2741 seeking to vacate this portion of S. 372nd Street should be approved.

APPROVED:


DocuSigned by:



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

DocuSigned by:



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Tricia Davis, Director  
Road Services Division

Attachments:

Exhibit A – Site Map

Compensation Calculation Spreadsheets (3)

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

V-2741

Parcel # 375060-2673  
Rufus M. Sprague, Jr.

S. 372nd St/8th St.

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 4,000	\$ 4,000	\$ 4,000
<b>Subtract:</b> Transfer of Liability or Risk	\$ 481	\$ 48	0
<b>Subtract:</b> Expected Property Taxes	\$ 83	\$ 83	\$ 83
<b>Subtract:</b> Management and Maintenance Costs	\$ 17,511	0	\$ 4,087
DLS Processing Costs	0	0	0
<b>TOTAL</b>	<b>\$ (14,076)</b>	<b>\$ 3,868</b>	<b>\$ (170)</b>

**ANNUAL UPDATES:**

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

- 1) Claims, judgments, settlements, and reserved expenses per mile. Claims with a loss date 01/01/2016-01/02/2021
- 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	\$ 4,000	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	\$ 3,314,212	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	\$ 1.83	per 1,000 AV; 2020 number	Updated annually
Road miles in system	Roads	1500		Updated annually
Roads annual operating budget	Roads	\$ 120,641,814	Half of biennial operating budget	Updated annually
Roads costs for clean-up	Roads	\$ 204,352	Total annual costs; future average	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

**Square footage and lineal measurement of vacation area:**

Vacation area in square feet	Roads	3600	Square footage of vacation area
Vacation size in lineal feet		120	
Vacation size in "road mileage"		0.022727273	

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

Parcel 375060-2673 value pre-vacation	\$332,000
Parcel 375060-2673 value post-vacation	\$336,000
Value of vacation area	\$4,000

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

V-2741

Parcel # 375060-2694  
Vicki M. Sherer

S. 372nd St/8th St.

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 4,000	\$ 4,000	\$ 4,000
<b>Subtract:</b> Transfer of Liability or Risk	\$ 481	\$ 48	0
<b>Subtract:</b> Expected Property Taxes	\$ 83	\$ 83	\$ 83
<b>Subtract:</b> Management and Maintenance Costs	\$ 17,511	0	\$ 4,087
DLS Processing Costs	0	0	0
<b>TOTAL</b>	<b>\$ (14,076)</b>	<b>\$ 3,868</b>	<b>\$ (170)</b>

**ANNUAL UPDATES:**

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

- 1) Claims, judgments, settlements, and reserved expenses per mile. Claims with a loss date 01/01/2016-01/02/2021
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- 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	\$ 4,000	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	\$ 3,314,212	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	\$ 1.83	per 1,000 AV; 2020 number	Updated annually
Road miles in system	Roads	1500		Updated annually
Roads annual operating budget	Roads	\$ 120,641,814	Half of biennial operating budget	Updated annually
Roads costs for clean-up	Roads	\$ 204,352	Total annual costs; future average	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

**Square footage and lineal measurement of vacation area:**

Vacation area in square feet	Roads	3600	Square footage of vacation area
Vacation size in lineal feet		120	
Vacation size in "road mileage"		0.022727273	

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

Parcel 375060-2694 value pre-vacation	\$292,000
Parcel 375060-2694 value post-vacation	\$296,000
Value of vacation area	\$4,000

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

**V-2741**

**Parcel # 375060-2185**  
**Duane Groscost**

S. 372nd St/8th St.

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 8,000	\$ 8,000	\$ 8,000
<b>Subtract:</b> Transfer of Liability or Risk	\$ 962	\$ 96	0
<b>Subtract:</b> Expected Property Taxes	\$ 167	\$ 167	\$ 167
<b>Subtract:</b> Management and Maintenance Costs	\$ 35,023	0	\$ 4,087
DLS Processing Costs	0	0	0
<b>TOTAL</b>	<b>\$ (28,152)</b>	<b>\$ 7,737</b>	<b>\$ 3,746</b>

**ANNUAL UPDATES:**

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

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- 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	\$ 8,000	See below *	Varies per parcel
"Mileage" of parcel		0.05	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 3,314,212	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	\$ 1.83	per 1,000 AV; 2020 number	Updated annually
Road miles in system	Roads	1500		Updated annually
Roads annual operating budget	Roads	\$ 120,641,814	Half of biennial operating budget	Updated annually
Roads costs for clean-up	Roads	\$ 204,352	Total annual costs; future average	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

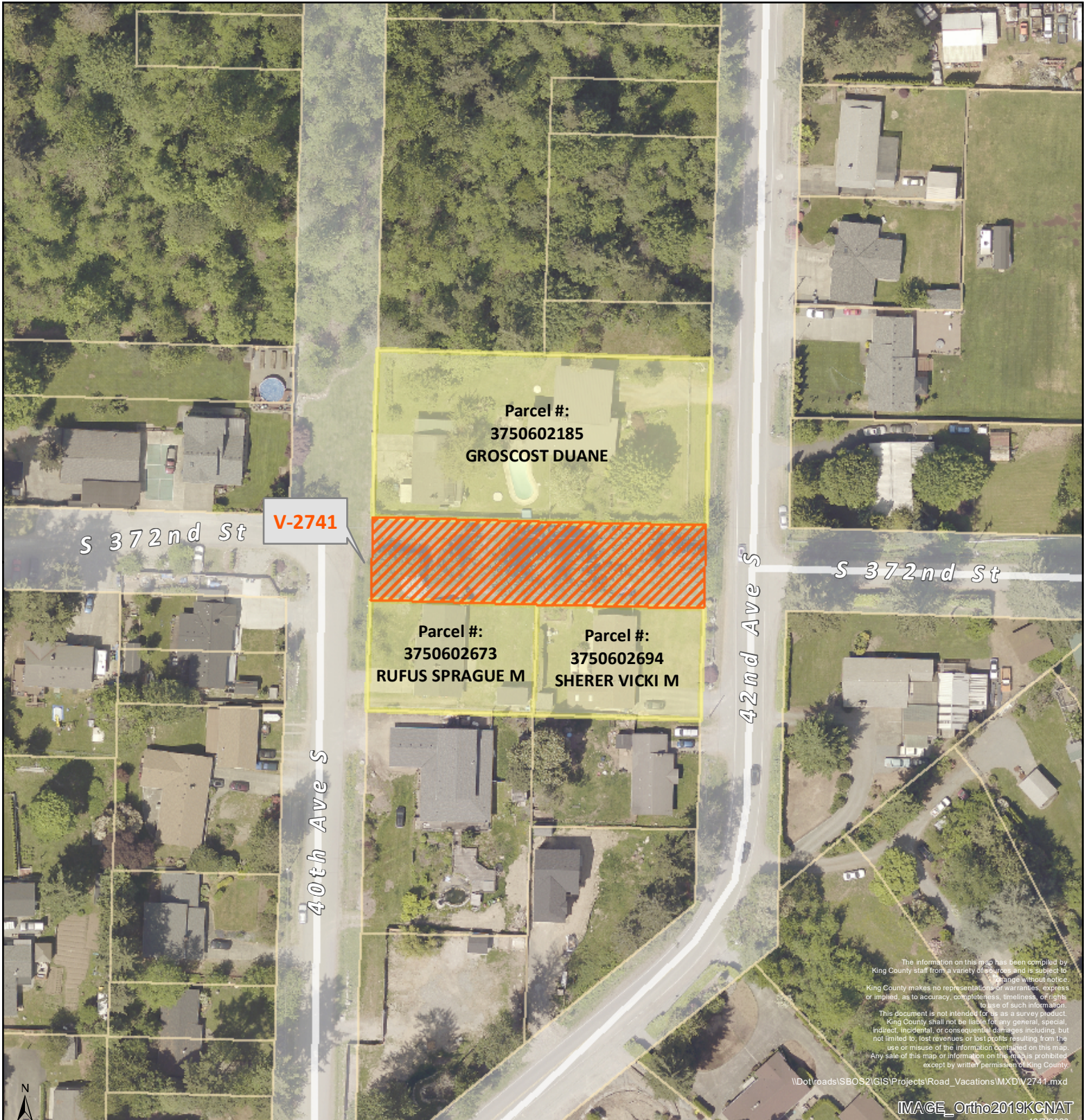
**Square footage and lineal measurement of vacation area:**

Vacation area in square feet	Roads	7200	Square footage of vacation area
Vacation size in lineal feet		240	
Vacation size in "road mileage"		0.045454545	

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

Parcel 375060-2694 value pre-vacation	\$479,000
Parcel 375060-2694 value post-vacation	\$487,000
Value of vacation area	\$8,000

# PROPOSED RIGHT-OF-WAY VACATION V-2741

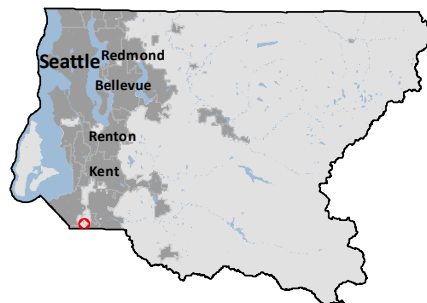







### Vacation File: V-2741

S 372nd St (8th St)  
NW 34-21-04

### ROW Area (Approximate):

Total: 14408 FT2 or 0.33 Acres



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

