



King County

Department of Local Services
Road Services Division

COUNTY ROAD ENGINEER REPORT - VACATION PETITION V-2716

Date: September 30, 2019

Petition to Vacate: Portion of 90th Ave SW
Vacation file: V-2716
Petitioners: Stewart Schill and Weslie Brown

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, Stewart Schill and Weslie Brown, submitted a petition on December 19, 2017 for the vacation of a portion of 90th Ave SW dedicated in the Plat of Sandy Shores in the Maury Island area of unincorporated King County. The subject portion of right-of-way is opened but unmaintained by King County. See site map attached as Exhibit A.

King County acquired the right-of-way by dedication in the 1965 Plat of Sandy Shores, recorded in Volume 78 of Plats, Pages 65-67 in the King County, Washington, under recording number 5140900.

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 - The portion of right-of-way proposed to be vacated has been examined and it has been determined that the right-of-way for 90th Ave SW is in use, but the portion subject to vacate is not in use and is not useful to the county road system. The right-of-way was acquired and established by dedication in the 1965 Plat of Sandy Shores. The subject portion of right-of-way is a cul-de-sac abutted solely by Petitioners' properties. The subject portion of right-of-way does not provide connectivity to the county road system.

B.3 - The subject right-of-way is currently opened, but this cul-de-sac portion is not constructed or maintained for public use. The right-of-way provides access to Petitioners' property and another property.

B.4 - The subject right-of-way is not needed as part of the county transportation system of the future and it is not advisable to preserve any 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 2,980 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 have no effect on valuation of the Petitioners' property. Therefore, the value of this portion of right-of-way if vacated is zero. The valuation as applied to the County Code and compensation model prepared by the County Office of Performance Strategy and Budget (PSB) is attached. 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 a requirement for payment of monetary compensation.

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

B.8 - Utilities have been identified within the subject right-of-way. Petitioners will grant an easement to Puget Sound Energy.

B.9 - No fees have been charged nor costs incurred for this vacation beyond the \$100 filing fee.

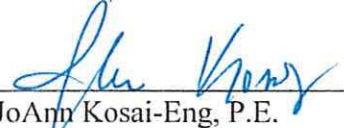
B.10 - The subject right-of-way does not abut a body of salt or fresh water.

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 right-of-way is useless to the county transportation system and petition V-2716 to vacate a portion of 90th Ave SW 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-2716
Ordinance _____
Portion of 90th Ave SW

Parcel 7558800400
Schill/Brown

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ -	\$ -	\$ -
Subtract: Transfer of Liability or Risk	\$ 179	\$ 18	0
Subtract: Expected Property Taxes	\$ -	\$ -	\$ -
Subtract: Management and Maintenance Costs	\$ 13,568	0	\$ 2,000
DLS Processing Costs	0	0	0
TOTAL	\$ (13,746)	\$ (18)	\$ (2,000)

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	\$ -	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 average	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

Square footage and lineal measurement of vacation area:

Parcel Size in square feet	Roads	2980	Square footage of vacation area
Parcel size in lineal feet		103	
Parcel size in "road mileage"		0.019507576	

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

Parcel 755880-0400 value pre-vacation	\$191,000
Parcel 755880-0400 value post-vacation	\$191,000
Value of vacation area	\$0

PROPOSED RIGHT-OF-WAY VACATION V-2716



The information on this map has been compiled by the County from a variety of sources and is subject to change without notice. The 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, direct, 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.

Vacation File V-2716
 NE 90th Ave SW
 NE S32 T22 R3
 ROW Area: Approx. 2980 SF



-  Proposed Road Vacation
-  Petitioner Parcel
-  King County Local Road
-  King County Right of Way