



Legislation Text

File #: 1999-0587, **Version:** 1

AN ORDINANCE authorizing the vacation of a portion of H. H. Howard Road - (File V-2384). Petitioners: Martin and Stacy Degele.

STATEMENT OF FACTS

1. A petition has been filed requesting vacation of that portion of H. H. Howard Road hereinafter described.
2. The department of transportation notified the various utility companies serving the area and has been advised that easement were not required within the vacation area.
3. H.H. Howard Road was established not less than 60 or more than 100 feet in width on February 3, 1914. However, the right-of-way was deeded to King County as a 60-foot right-of-way in 1913 by deeds recorded in Volume 681 of Deeds, Pages 235 and 237, records of King County, Washington.
4. H.H. Howard Road was used by the public until the construction of the Auburn-Black Diamond Road, which was established on October 17, 1932. A 1937 aerial photograph shows both roads on the ground. King County, department of transportation, road maintenance section reported that remnants of the old alignment of H.H. Howard Road are visible and a portion is currently being used as a driveway. The department of transportation road maintenance section also reports that records indicate that public funds have been expended for the maintenance of H. H. Howard Road. Therefore, H. H. Howard Road is classified as a "B" Class road vacation area.
5. The Auburn-Black Diamond Road is identified as a Principal Arterial. In accordance with King County Road Standards (KCRS) the minimum right-of-way for a principal arterial is 100 feet in width. Currently, the Auburn-Black Diamond Road in this location has a right-of-way width of 30-feet north of the centerline. The department of transportation, road services division will retain that portion of H.H. Howard Road lying southerly of a line 50-feet north of the centerline to comply with KCRS.
6. The department of transportation, road services division considers the remainder of the H. H. Howard Road unnecessary as part of the County road system and believes the public would benefit by the return of this area to the public tax rolls.
7. The right-of-way is classified "B-Class" and, in accordance with King County Code 14.40.020, the compensation due King County is based on 75 percent of the assessed value of the adjoining lands which may be determined from records of the department of assessments. King County is in receipt of \$10,109.93 from the petitioner.

Due notice was given in the manner provided by law and a hearing was held by the office of the hearing examiner on the _____ day of _____, 19__.

In consideration of the benefits to be derived from the subject vacation, the council has determined that it is in the best interest of the citizens of King County to grant said petition.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1: The council, on the _____ day of _____, 19____, hereby vacates and abandons that portion of H. H. Howard Road as conveyed to King County under Deeds recorded in Volume 861 of Deeds, pages 235 and 237, records of King County, Washington, lying 50 feet Northerly of centerline of the Auburn Black Diamond Road (King County Survey 15-21-5-1) and lying within that portion of the Southeast quarter of the Southeast quarter of Section 10, Township 21 North, Range 5 East W.M. in King County, Washington, described as follows:

Beginning at the intersection of the centerline of Auburn-Black Diamond Road (King County Survey 15-21-5-1) with the East line of said subdivision;
Thence Westerly along said centerline 400 feet;
Thence Northerly and parallel with said East line to the center of Big Soos Creek;
Thence Easterly along said centerline of Big Soos Creek to said East line of said subdivision; Thence Southerly along said East line to the point of beginning.
EXCEPTING THEREFROM that portion within said Auburn- Black Diamond Road.

Containing an area of 26,959 square feet more or less.

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