



## Legislation Details (With Text)

**File #:** 2024-0280      **Version:** 2

**Type:** Ordinance      **Status:** Passed

**File created:** 9/17/2024      **In control:** Hearing Examiner

**On agenda:**      **Final action:** 1/21/2025

**Enactment date:** 1/27/2025      **Enactment #:** 19885

**Title:** AN ORDINANCE authorizing the vacation of a portion of 104th Ave SW/Summit Ave and a portion of 105th Ave SW/Bluff Ave, V-2760; Petitioner: Andrew Tristani.

**Sponsors:** Dave Upthegrove

**Indexes:** Vacation

**Code sections:**

**Attachments:** 1. Ordinance 19885, 2. A. Hearing Examiner Report dated December 10, 2024, 3. 2024-0280 Local Services Road Services Division Staff Report, 4. 2024-0280 transmittal letter, 5. 2024-0280 County Road Engineer Report V-2760, 6. 2024-0280 Fiscal Note (2023-2024), 7. 2024-0280 Legislative Review Form, 8. 2024-0280 Seattle Times - \$580.00 - 11-27-24 Order #88548 (1545)

Date	Ver.	Action By	Action	Result
1/21/2025	2	Metropolitan King County Council		
1/7/2025	1	Metropolitan King County Council	Reintroduced	
9/17/2024	1	Metropolitan King County Council	Introduced and Referred	

Clerk 01/09/2025

AN ORDINANCE authorizing the vacation of a portion of 104th Ave  
SW/Summit Ave and a portion of 105th Ave SW/Bluff Ave, V-2760;  
Petitioner: Andrew Tristani.

### STATEMENT OF FACTS:

1. A petition has been filed requesting vacation of a portion of 104th Ave SW/Summit Ave and a portion of 105th Ave SW/Bluff Ave on Vashon Island King County, hereinafter described.
2. The department of local services notified utility companies serving the area and King County departments of the proposed vacation and Comcast requested and secured easements over the vacation area. The vacation shall not extinguish the rights of any utility company to any existing easements for facilities or equipment within the vacation area.

3. The department of local services's records indicate that this segment of right of way is unopened and unmaintained.
4. The department of local services considers the subject portion of right of way useless as part of the county road system and believes the public would benefit by the return of this segment of right of way to the public tax rolls and recommends approval of the vacation.
5. Pursuant to K.C.C. 14.40.020 and RCW 36.87.120, the value of the vacation area is offset by the costs to King County to manage and maintain this segment of unopened right of way and the present value of future property tax resulting in a determination of no additional compensation required for the vacation of the approximately 5,995 square feet vacation area of 104th Ave SW/Summit Ave and 105th Ave SW/Bluff to the property of petitioner Andrew Tristani, King County assessor's Parcel Number 356380-0100.
6. Due notice was given in the manner provided by law. The office of the hearing examiner held the public hearing on December 5, 2024.
7. As detailed in the recommendation, the hearing examiner found that the road segment subject to this petition is not useful as part of the King County road system, concluded that the vacation of this segment of road will benefit the public through the transfer of responsibility for management and return of the property to the public tax roll, and recommended approval of the vacation petition with no requirement of payment by Petitioners.
8. For the reasons stated in the examiner's report and recommendation, the council determines that it is in the best interest of the citizens of King County to grant said petition and vacate the right of way.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The council, on the effective date of this ordinance, hereby vacates and abandons a portion of a portion of 104th Ave SW/Summit Ave and a portion of 105th Ave SW/Bluff Ave right of way as

described below:

That portion of the westerly 30 feet of 104th Ave S.W. (also known as Summit Avenue) abutting Lot 1 in Block 3 of Innaha Addition, according to the plat there of recorded in Volume 16 of Plats, Page 10, records of King County Washington

AND

That portion of the easterly 30 feet of 105th Ave S.W. (also known as Bluff Avenue) abutting Lot 1 in Block 3 of Innaha Addition, according to the plat there of recorded in Volume 16 of Plats, Page 10, records of King County Washington

Situated in King County, State of Washington.

Containing 5,995 SF.