



King County

Department of Local Services
Road Services Division

DEPARTMENT OF LOCAL SERVICES
ROAD SERVICES DIVISION
COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2712

December 21, 2020

Petition to Vacate: Portion of SE 28th St. / Hemlock St.

Vacation File: V2712

Petitioners: Stephen and Megan Botulinski
John and Cynthia Conlon
Jill and Kyle Thompson
Alfred Valvano and Traci Shallbetter
Rex E. Currier, Adam
Jessi Buttermore
Tom and Sharon Bilbro

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 Stephen and Megan Botulinski submitted a petitioner for the vacation of a portion of SE 28th St. / Hemlock St. on May 1, 2017. Petitioners John and Cynthia Conlon, Jill and Kyle Thompson, Alfred Valvano and Traci Shallbetter, Rex E. Currier, Adam and Jessie Buttermore and Tom and Sharon Bilbro subsequently joined the petition. The subject right-of-way is an unopened and unmaintained portion of right-of-way located in the Fall City 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 SE 28th St / Hemlock St. 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 as Hemlock St. in the Fall City Orchard Tracts, as recorded in Volume 16 of Plats at Page 55.

B.3 - The subject portion of SE 28th St. / Hemlock St is an unopen and unmaintained county road right-of-way.

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 the subject portion of the right-of-way for future transportation use.

County Road Engineer – V-2712

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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.

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 248070-0041, owned by Petitioners Stephen and Megan Botulinski, the Assessor's Office determined that adding 17,692 square feet to the property would result in a \$7,000 increase in value. The valuation as applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB), see attached, results in a charge of \$2,758 to Petitioner should this 17,692 square foot area of unopened undeveloped right-of-way be vacated.

Regarding parcel number 248070-0072, owned by Petitioners John and Cynthia Conlon, the Assessor's Office determined that adding 9,820 square feet to the property would result in a \$2,000 increase in value. The valuation as applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB), see attached, results in a negative number. Therefore, there is no charge to these Petitioners should this 9,820 square foot area of unopened undeveloped right-of-way be vacated.

Regarding parcel number 248070-0070, owned by Petitioners Jill and Kyle Thompson, the Assessor's Office determined that adding 9,831 square feet to the property would result in a \$2,000 increase in value. The valuation as applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB), see attached, results in a negative number. Therefore, there is no charge to these Petitioners should this 9,831 square foot area of unopened undeveloped right-of-way be vacated.

Regarding parcel number 248070-0082, owned by Petitioners Alfred Valvano and Traci Shallbetter, the Assessor's Office determined that adding 16,966 square feet to the property would result in a \$5,000 increase in value. The valuation as applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB), see attached, results in a charge of \$799 to Petitioner should this 16,966 square foot area of unopened undeveloped right-of-way be vacated.

Regarding parcel number 248070-0080, owned by Petitioner Rex E. Currier, the Assessor's Office determined that adding 2,704 square feet to the property would result in no change in the value of the property. Therefore, there is no charge to these Petitioners should this 2,704 square foot area of unopened undeveloped right-of-way be vacated.

Regarding parcel number 248070-0038, owned by Petitioners Adam and Jessi Buttermore, the Assessor's Office determined that adding 9,837 square feet to the property would result in a \$6,000 increase in value. The valuation as applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB), see attached, results in a charge of \$1,779 to Petitioner should this 9,837 square foot area of unopened undeveloped right-of-way be vacated.

Regarding parcel number 248070-0037, owned by Petitioners Tom and Sharon Bilbro, the Assessor's Office determined that adding 9,837 square feet to the property would result in a \$6,000 increase in value. The valuation as applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB), see attached, results in a charge of \$1,779 to Petitioner should this 9,837 square foot area of unopened undeveloped right-of-way be vacated.

County Road Engineer – V-2712

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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, the subject portion of right-of-way be vacated with the condition of payment from the petitioners as follows:

Petitioners Stephen and Megan Botulinski, parcel number 248070-0041 - \$2,758;
Petitioners John and Cynthia Conlon, parcel number 248070-0072 – no charge;
Petitioners Jill and Kyle Thompson, parcel number 248070-0070 – no charge;
Petitioners Alfred and Shallbette Valvano, parcel number 248070-0082 - \$799;
Petitioner Rex E. Currier, parcel number 248070-0080 – no charge;
Petitioners Adam and Jessi Buttermore, parcel number 248070-0038 - \$1,779; and
Petitioners Tom and Sharon Bilbro, parcel number 248070-0037 - \$1,779.

B.7 - The subject portion of right-of-way does not serve as access to any property. 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.

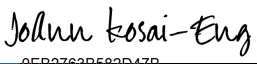
B.9 - No fees have been charged nor costs incurred for this vacation beyond the \$200 filing fee.


B.10 - The 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.

In conclusion, the subject portion of right-of-way is useless to the county road system and petition V-2712 seeking to vacate this portion of SE 28th St. // Hemlock St. should be approved.

DocuSigned by:

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

DocuSigned by:

440DE71A6745480...
Tricia Davis, Director
Road Services Division

Attachments:
Exhibit A – Site Map
Survey of vacation area
Compensation Calculation Spreadsheets (7)

PROPOSED RIGHT-OF-WAY VACATION V-2712



Vacation File: V-2712
SE 28th St
NW 12-24-07

ROW Area (Approximate):
66740 FT2 or 1.53 Acres



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

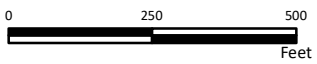
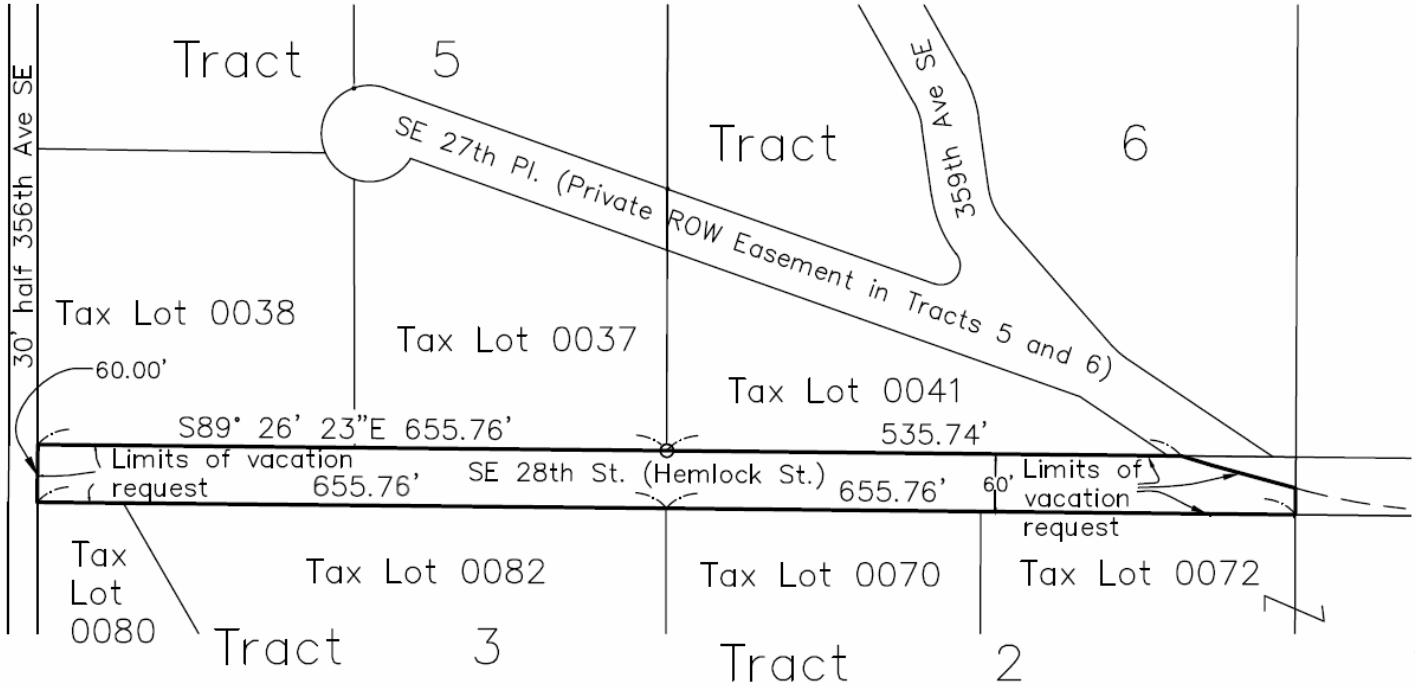
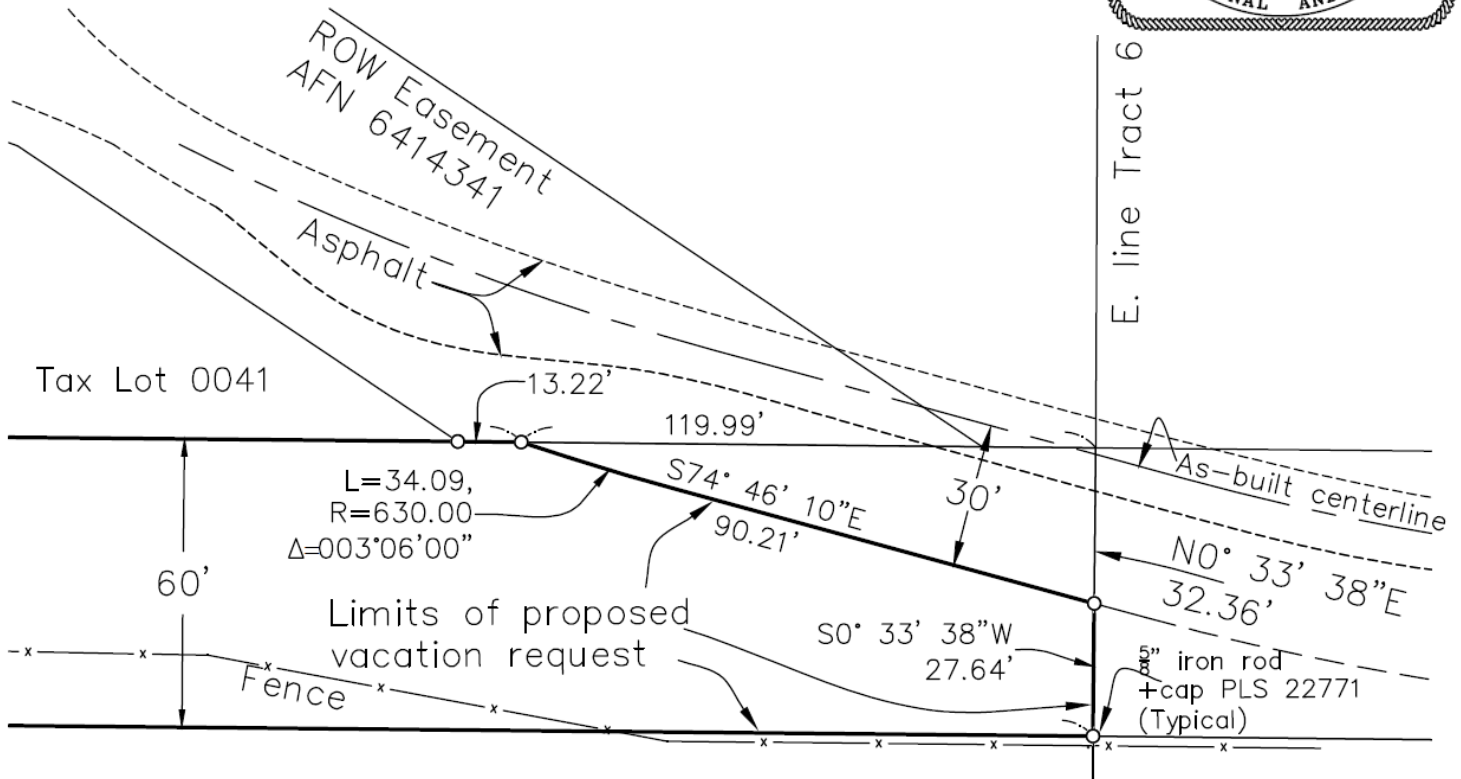


Exhibit 'A' Extents of Vacation Request V-2712
 In the NW¼ Sec. 12, T. 24 N., R. 7 E., WM, King Co. WA 1"=200'.
 Block 2, Fall City Orchard Tracts (Plats Vol. 16/55). Tax Major 248070



Detail of east end 1" = 40'
 Vacation Request V-2712.

Based on a survey dated Sept., 2019, Recorded in Vol. P.



VALUATION OF ROADS RIGHT-OF-WAY

V-2712

**Parcel # 248070-0041
Stephen and Megan
Botulinski**

SE 28th St / Hemlock St.

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 7,000	\$ 7,000	\$ 7,000
Subtract: Transfer of Liability or Risk	\$ 1,407	\$ 141	0
Subtract: Expected Property Taxes	\$ 146	\$ 146	\$ 146
Subtract: Management and Maintenance Costs	\$ 77,682	0	\$ 4,096
DLS Processing Costs	0	0	0
TOTAL	\$ (72,235)	\$ 6,713	\$ 2,758

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. <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	\$ 7,000	See below *	Varies per parcel
"Mileage" of parcel		0.11	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,972,679	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	\$ 1.82	per 1,000 AV; 2020 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	\$ 204,813	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	17692	Square footage of vacation area
Parcel size in lineal feet		589.73	
Parcel size in "road mileage"		0.111691288	

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

Parcel 248070-0041 value pre-vacation	\$219,000
Parcel 248070-0041 value post-vacation	\$226,000
Value of vacation area	\$7,000

VALUATION OF ROADS RIGHT-OF-WAY

V-2712

Parcel # 248070-0072

John and Cynthia Conlon

SE 28th St / Hemlock St.

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 2,000	\$ 2,000	\$ 2,000
Subtract: Transfer of Liability or Risk	\$ 781	\$ 78	0
Subtract: Expected Property Taxes	\$ 42	\$ 42	\$ 42
Subtract: Management and Maintenance Costs	\$ 43,118	0	\$ 4,096
DLS Processing Costs	0	0	0
TOTAL	\$ (41,940)	\$ 1,880	\$ (2,138)

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. <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	\$ 2,000	See below *	Varies per parcel
"Mileage" of parcel		0.06	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,972,679	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	\$ 1.82	per 1,000 AV; 2020 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	\$ 204,813	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	9820	Square footage of vacation area
Parcel size in lineal feet		327.33	
Parcel size in "road mileage"		0.061994318	

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

Parcel 248070-0072 value pre-vacation	\$764,000
Parcel 248070-0072 value post-vacation	\$766,000
Value of vacation area	\$2,000

VALUATION OF ROADS RIGHT-OF-WAY

V-2712

Parcel # 248070-0070

Jill and Kyle Thompson

SE 28th St / Hemlock St.

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 2,000	\$ 2,000	\$ 2,000
Subtract: Transfer of Liability or Risk	\$ 782	\$ 78	0
Subtract: Expected Property Taxes	\$ 42	\$ 42	\$ 42
Subtract: Management and Maintenance Costs	\$ 43,166	0	\$ 4,096
DLS Processing Costs	0	0	0
TOTAL	\$ (41,990)	\$ 1,880	\$ (2,138)

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. <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	\$ 2,000	See below *	Varies per parcel
"Mileage" of parcel		0.06	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,972,679	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	\$ 1.82	per 1,000 AV; 2020 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	\$ 204,813	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	9831	Square footage of vacation area
Parcel size in lineal feet		327.7	
Parcel size in "road mileage"		0.062064394	

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

Parcel 248070-0070 value pre-vacation	\$821,000
Parcel 248070-0070 value post-vacation	\$823,000
Value of vacation area	\$2,000

VALUATION OF ROADS RIGHT-OF-WAY

V-2712

**Parcel # 248070-0082
Alfred and Shallbette
Valvano**

SE 28th St / Hemlock St.

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 5,000	\$ 5,000	\$ 5,000
Subtract: Transfer of Liability or Risk	\$ 1,349	\$ 135	0
Subtract: Expected Property Taxes	\$ 104	\$ 104	\$ 104
Subtract: Management and Maintenance Costs	\$ 74,494	0	\$ 4,096
DLS Processing Costs	0	0	0
TOTAL	\$ (70,948)	\$ 4,761	\$ 799

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. <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	\$ 5,000	See below *	Varies per parcel
"Mileage" of parcel		0.11	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,972,679	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	\$ 1.82	per 1,000 AV; 2020 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	\$ 204,813	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	16966	Square footage of vacation area
Parcel size in lineal feet		565.53	
Parcel size in "road mileage"		0.107107955	

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

Parcel 248070-0082 value pre-vacation	\$794,000
Parcel 248070-0082 value post-vacation	\$799,000
Value of vacation area	\$5,000

VALUATION OF ROADS RIGHT-OF-WAY

V-2712

Parcel # 248070-0080

Rex Currier

SE 28th St / Hemlock St.

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ -	\$ -	\$ -
Subtract: Transfer of Liability or Risk	\$ 215	\$ 22	0
Subtract: Expected Property Taxes	\$ -	\$ -	-
Subtract: Management and Maintenance Costs	\$ 11,872	0	\$ 4,096
DLS Processing Costs	0	0	0
TOTAL	\$ (12,087)	\$ (22)	\$ (4,096)

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. <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	\$ -	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	\$ 1,972,679	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	\$ 1.82	per 1,000 AV; 2020 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	\$ 204,813	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	2704	Square footage of vacation area
Parcel size in lineal feet		90.13	
Parcel size in "road mileage"		0.017070076	

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

Parcel 248070-0080 value pre-vacation	\$1,002,000
Parcel 248070-0080 value post-vacation	\$1,002,000
Value of vacation area	\$0

VALUATION OF ROADS RIGHT-OF-WAY

V-2712

Parcel # 248070-0038

Adam and Jessi

Buttermore

SE 28th St / Hemlock St.

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 6,000	\$ 6,000	\$ 6,000
Subtract: Transfer of Liability or Risk	\$ 782	\$ 78	0
Subtract: Expected Property Taxes	\$ 125	\$ 125	\$ 125
Subtract: Management and Maintenance Costs	\$ 43,193	0	\$ 4,096
DLS Processing Costs	0	0	0
TOTAL	\$ (38,100)	\$ 5,797	\$ 1,779

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. <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	\$ 6,000	See below *	Varies per parcel
"Mileage" of parcel		0.06	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,972,679	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	\$ 1.82	per 1,000 AV; 2020 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	\$ 204,813	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	9837	Square footage of vacation area
Parcel size in lineal feet		327.9	
Parcel size in "road mileage"		0.062102273	

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

Parcel 248070-0038 value pre-vacation	\$800,000
Parcel 248070-0038 value post-vacation	\$806,000
Value of vacation area	\$6,000

VALUATION OF ROADS RIGHT-OF-WAY

V-2712

Parcel # 248070-0037

Tom and Sharon Bilbro

SE 28th St / Hemlock St.

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 6,000	\$ 6,000	\$ 6,000
Subtract: Transfer of Liability or Risk	\$ 782	\$ 78	0
Subtract: Expected Property Taxes	\$ 125	\$ 125	\$ 125
Subtract: Management and Maintenance Costs	\$ 43,193	0	\$ 4,096
DLS Processing Costs	0	0	0
TOTAL	\$ (38,100)	\$ 5,797	\$ 1,779

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. <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	\$ 6,000	See below *	Varies per parcel
"Mileage" of parcel		0.06	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,972,679	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	\$ 1.82	per 1,000 AV; 2020 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	\$ 204,813	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	9837	Square footage of vacation area
Parcel size in lineal feet		327.9	
Parcel size in "road mileage"		0.062102273	

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

Parcel 248070-0037 value pre-vacation	\$759,000
Parcel 248070-0037 value post-vacation	\$765,000
Value of vacation area	\$6,000