

DEPARTMENT OF LOCAL SERVICES  
ROAD SERVICES DIVISION  
REVISED COUNTY ROAD ENGINEER REPORT ON VACATION PETITION  
V-2740

June 4, 2024

Petition to Vacate: 52<sup>nd</sup> Ave S//Indiana Ave

Vacation file: V-2740

Petitioners: Gregory J. English and Rhonda J. English  
Courtney L. Gray  
Robert Murphy and Arlene Murphy  
Sandra Lui  
Seth Landon and Jessica Landon  
Daniel Franks and Barbara Franks

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 Gregory J. English and Rhonda J. English, Courtney L. Gray, Robert Murphy and Arlene Murphy, Sandra Lui, Seth Landon and Jessica Landon, and Daniel Franks and Barbara Franks, submitted a petition for the vacation of a portion of 52<sup>nd</sup> Ave S//Indiana Ave on October 8, 2020. The subject portion of right-of-way located in the Auburn area of unincorporated King County. See site map attached as Exhibit A.

After issuance of the County Road Engineer's Report, numerous petitioners decided they no longer wished to participate in the road vacation and submitted a signed document expressing their desire to withdraw from the process. The County Road Engineer has accepted the withdrawal by Petitioners Robert Murphy for parcel 3751602117; Seth and Jessica Landon for parcel 3751602113; Daniel and Barbara Franks for parcels 3751602013 and 3751602111; and Brandon Anderson for parcel 3751602085 previously owned by Sandra Lui.

Due to the withdrawal of owners of four of the original petitioning properties, the County Road Engineer issues this revised Report. The portion of 52<sup>nd</sup> Ave S//Indiana Ave now subject to the pending road vacation petition with petitioners Gregory English for parcel 3751602073 and Courtney Gray for parcel 3751602125 is revised to only that portion of 52<sup>nd</sup> Ave S//Indiana Ave abutting the properties of the remaining Petitioners.

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 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 52<sup>nd</sup> Ave S//Indiana Ave is in use as access for the abutting property owners but is not maintained by King County, does not provide through access, and is not in use as a road 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 originally dedicated to King County in the King County Plat of Jovita Heights, Volume 20, Page 12 of Plats, Records of King County.

B.3 – The subject portion of 52<sup>nd</sup> Ave S//Indiana Ave is an undeveloped and unmaintained county road right-of-way utilized by the abutting property owners as access to their property but does not provide through access other roads within the area.

B.4 – The subject portion of 52<sup>nd</sup> Ave S//Indiana Ave 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.

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 and the non-petitioning properties abutting the subject right-of-way.

Regarding the property owned by Petitioners Gregor J. English and Rhonda J. English, the Assessor's Office determined that the addition of approximately 4,800 square feet to Petitioners' property, APN 375160-2073 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 \$809 to the Petitioners should the 4,800 square foot area of unopened undeveloped right-of-way be vacated.

Regarding the property owned by Petitioner Courtney L. Gray, the Assessor's Office determined that the addition of approximately 3,200 square feet to Petitioners' property, APN 375160-2125 would result in a \$3,000 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 no charge to the Petitioner should the 3,200 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 petitioners Gregory and Rhona English of \$809.

B.7 - The subject portion of right-of-way serves as access to the properties of Petitioners. Therefore, no easements are required as a condition of approval of this road vacation petition.

B.8 –Puget Sound Energy has reported gas and electric facilities in the subject right-of-way. Lakehaven Water and Sewer District reports planned water and sewer mains for the vacation area. Therefore, it is necessary to require easements for utilities over the vacation area as a condition of approval of this road vacation petition.

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

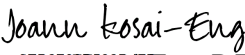
B.10 – The right-of-way to be vacated does not abut a body of salt or fresh water.

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 14.40.0106 C 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-2740 seeking to vacate this portion of 52<sup>nd</sup> Ave S//Indiana Ave should be approved conditioned upon: payment of compensation by Petitioners Gregory and Rhonda English in the amount of \$809; the grant of easements to Puget Sound Energy in a form suitable for their needs; and the grant of easements in favor of Lakehaven Water and Sewer District in a form suitable for their needs.

DocuSigned by:



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

DocuSigned by:

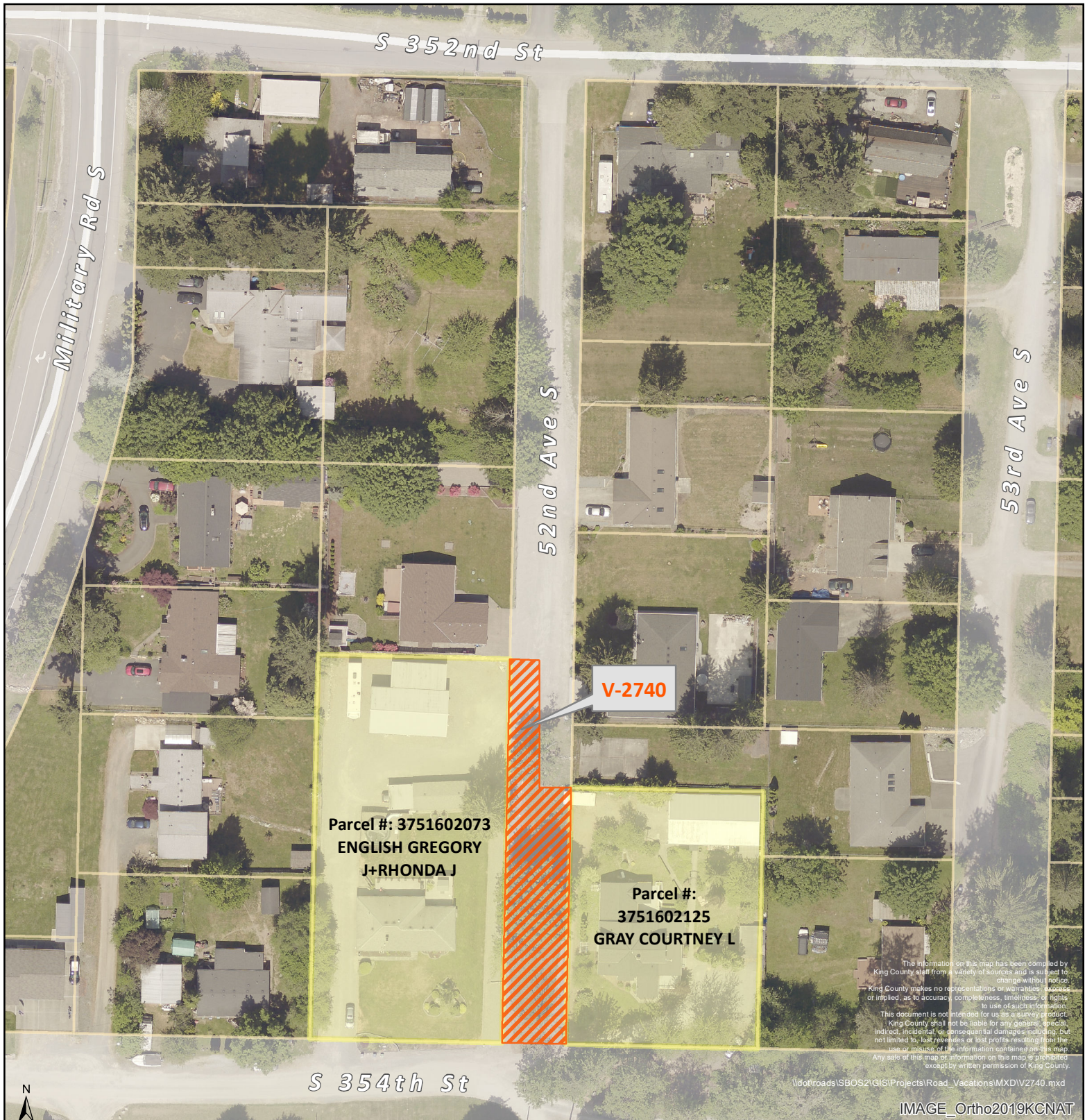


Tricia Davis, Director  
Road Services Division

Attachments:

Exhibit A – Site Map

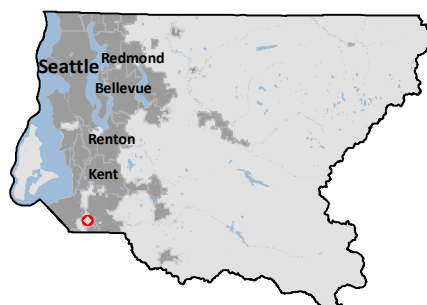
Compensation Calculation Worksheets (10)

**PROPOSED RIGHT-OF-WAY VACATION V-2740****Vacation File: V-2740**

52nd Ave S  
NW 26-21-04

**ROW Area (Approximate):**

Total: 7,929 FT<sup>2</sup> or 0.18 Acres



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

0 105 210  
Feet

FOR INFORMATIONAL USE ONLY

**VALUATION OF ROADS RIGHT-OF-WAY****V-2740****Parcel# 375160-2073****Gregory J. English****Based on PSB Response to Proviso****Rhonda J. English**

52nd Ave S//Indiana Ave

<b>Factor</b>	<b>Opened Roads</b>	<b>Frequently Traversed Public Areas</b>	<b>Undeveloped Unopened ROW</b>
Appraised Value	\$ 5,000	\$ 5,000	\$ 5,000
<b>Subtract:</b> Transfer of Liability or Risk	\$ 962	\$ 96	0
<b>Subtract:</b> Expected Property Taxes	\$ 104	\$ 104	\$ 104
<b>Subtract:</b> Management and Maintenance Costs	\$ 35,023	0	\$ 4,087
DLS Processing Costs	0	0	0
<b>TOTAL</b>	<b>\$ (31,089)</b>	<b>\$ 4,800</b>	<b>\$ 809</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).

<b>Factor:</b>	<b>Provider:</b>	<b>Number</b>		
Value of vacation area	DOA	\$ 5,000	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	4800	Square footage of vacation area
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Vacation size in lineal feet 240

Vacation size in "road mileage" 0.045454545

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

Parcel 375160-2073 value pre-vacation	\$398,000
Parcel 375160-2073 value post-vacation	\$403,000
Value of vacation area	\$5,000

**VALUATION OF ROADS RIGHT-OF-WAY****V-2740****Parcel# 375160-2125****Based on PSB Response to Proviso****Courtney L. Gray**

52nd Ave S//Indiana Ave

<b>Factor</b>	<b>Opened Roads</b>	<b>Frequently Traversed Public Areas</b>	<b>Undeveloped Unopened ROW</b>
Appraised Value	\$ 3,000	\$ 3,000	\$ 3,000
<b>Subtract:</b> Transfer of Liability or Risk	\$ 641	\$ 64	0
<b>Subtract:</b> Expected Property Taxes	\$ 63	\$ 63	\$ 63
<b>Subtract:</b> Management and Maintenance Costs	\$ 23,348	0	\$ 4,087
DLS Processing Costs	0	0	0
<b>TOTAL</b>	<b>\$ (21,052)</b>	<b>\$ 2,873</b>	<b>\$ (1,150)</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).

<b>Factor:</b>	<b>Provider:</b>	<b>Number</b>		
Value of vacation area	DOA	\$ 3,000	See below *	Varies per parcel
"Mileage" of parcel		0.03	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	3200	Square footage of vacation area
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Vacation size in lineal feet 160

Vacation size in "road mileage" 0.03030303

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

Parcel 375160-2125 value pre-vacation	\$446,000
Parcel 375160-2125 value post-vacation	\$449,000
Value of vacation area	\$3,000