



King County

Department of Local Services
Road Services Division

DEPARTMENT OF LOCAL SERVICES ROAD SERVICES DIVISION COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2730

December 29, 2020

Petition to Vacate: Portion of South 368th Street//10th Street in the Plat of Jovita

Vacation File: V-2730

Petitioners: Brett Sherrod, Christian Denzler and Jerald Laitila

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 Brett Sherrod, Christian Denzler and Jerald Laitila submitted a petition for the vacation of a portion of South 368th Street // 10th Street in the Plat of Jovita on January 28, 2020. The subject right-of-way is an unopened and unmaintained portion of right-of-way located in the Auburn 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 - South 368th Street//10th Street of the Plat of Jovita 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 in the 1910 plat of Jovita, as recorded in Volume 19 of Plats at Page 14.

B.3 - This portion of South 368th Street // 10th Street 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.

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.

County Road Engineer Report V2730

December 29, 2020

Page 2

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 to which a portion of the subject vacation area will attach if the road vacation petition is approved. It should be noted that Petitioner Sherrod's property APN 272104-9059, and Petitioner Denzler's property APN 272104-9047, will not receive any of the vacation area if the petition is approved.

Regarding parcel number 375060-8010, owned by Petitioner Christian Denzler, the Assessor's Office determined that adding approximately 6,964 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 Denzler should this 6,964 square foot area of unopened undeveloped right-of-way be vacated.

Regarding parcel number 375060-8049, owned by Petitioner Jerald Laitila, the Assessor's Office determined that adding approximately 4,511 square feet to the property would result in no increase in value for the property. 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 Petitioner Laitila should this 4,511 square foot area of unopened undeveloped right-of-way be vacated.

Regarding parcel number 375060-8052, owned by Petitioner Jerald Laitila, the Assessor's Office determined that adding approximately 3,194 square feet to the property 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 Petitioner Laitila should this 3,194 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 as applied to this road vacation petition, the subject portion of right-of-way be vacated with the condition of additional payment only as to the vacation to parcel 375060-8010 owned by Petitioner Christian Denzler.

B.7 - The subject portion of right-of-way does not serve as access to any property. No access easements are required.

B.8 - Puget Sound Energy and Comcast identified a need for an easement over the vacation area to serve current or planned infrastructure. Therefore, it is recommended that an easement from Petitioners in favor of PSE and Comcast be a requirement of final approval of the 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 14.40.0106B, there are no costs to be waived under 14.40.0106C and no costs incurred to list.


County Road Engineer Report V2730

December 29, 2020

Page 3

In conclusion, the subject portion of right-of-way is useless to the county road system and petition V-2730 seeking to vacate this portion of South 368th Street // 10th Street in the Plat of Jovita should be approved.

APPROVED:

DocuSigned by:

0EB2763B582D47B
JoAnn Kosai-Eng, P.E.
County Road Engineer.

DocuSigned by:

449DE71A6745480
Tricia Davis, Director
Road Services Division

Attachments:

Exhibit A – Site Map

Map of vacation areas

Compensation Calculation Spreadsheets (3)

VALUATION OF ROADS RIGHT-OF-WAY
Based on PSB Response to Proviso

V-2730

Parcel #375060-8010
Christian Denzler

S. 368th St. // 10th 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	\$ 554	\$ 55	0
Subtract: Expected Property Taxes	\$ 146	\$ 146	\$ 146
Subtract: Management and Maintenance Costs	\$ 30,577	0	\$ 4,096
DLS Processing Costs	0	0	0
TOTAL	\$ (24,277)	\$ 6,799	\$ 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		0.04	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	6964	Square footage of vacation area
Parcel size in lineal feet		232.13	
Parcel size in "road mileage"		0.043964015	

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

Parcel 375060-8010 value pre-vacation	\$97,000
Parcel 375060-8010 value post-vacation	\$104,000
Value of vacation area	\$7,000

VALUATION OF ROADS RIGHT-OF-WAY
Based on PSB Response to Proviso

V-2730

Parcel #375060-8049
Jerald Laitila

S. 368th St. // 10th St.

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ -	\$ -	\$ -
Subtract: Transfer of Liability or Risk	\$ 359	\$ 36	0
Subtract: Expected Property Taxes	\$ -	\$ -	\$ -
Subtract: Management and Maintenance Costs	\$ 19,807	0	\$ 4,096
DLS Processing Costs	0	0	0
TOTAL	\$ (20,166)	\$ (36)	\$ (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		0.03	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	4511	Square footage of vacation area
Parcel size in lineal feet		150.37	
Parcel size in "road mileage"		0.028479167	

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

Parcel 375060-8049 value pre-vacation	\$5,000
Parcel 375060-8049 value post-vacation	\$5,000
Value of vacation area	\$0

VALUATION OF ROADS RIGHT-OF-WAY
Based on PSB Response to Proviso

V-2730

Parcel #375060-8052
Jerald Laitila

S. 368th St. // 10th St.

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 3,000	\$ 3,000	\$ 3,000
Subtract: Transfer of Liability or Risk	\$ 254	\$ 25	0
Subtract: Expected Property Taxes	\$ 63	\$ 63	\$ 63
Subtract: Management and Maintenance Costs	\$ 14,025	0	\$ 4,096
DLS Processing Costs	0	0	0
TOTAL	\$ (11,341)	\$ 2,912	\$ (1,159)

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	\$ 3,000	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	3194	Square footage of vacation area
Parcel size in lineal feet		106.47	
Parcel size in "road mileage"		0.020164773	

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

Parcel 375060-8052 value pre-vacation	\$376,000
Parcel 375060-8052 value post-vacation	\$379,000
Value of vacation area	\$3,000

PROPOSED RIGHT-OF-WAY VACATION V-2730



Vacation File: V-2730
 S 368th St
 SW 27-21-04 & NW 34-21-04

ROW Area (Approximate):
 14669 FT2 or 0.33 Acres



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

