



King County

Department of Local Services
Road Services Division

DEPARTMENT OF LOCAL SERVICES ROAD SERVICES DIVISION COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2736

July 23, 2021

Petition to Vacate: 232nd Ave NE

Vacation File: V-2736

Petitioners: Hyunchul Yi

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.

Petitioner Hyunchul Yi submitted a petition for the vacation of a portion of 232nd Ave NE on July 22, 2020. The subject right-of-way is an unopened and unmaintained portion of right-of-way located in the Redmond 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. Petitioner has requested the vacation of the eastern 30 feet of 232nd Ave NE abutting Petitioner's property, 6106 232nd Ave NE, APN 1026059151. Petitioner owns the majority of the lineal footage of the frontage of the portion of 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 232nd Ave NE 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 conveyed to King County by deed recorded at 7311020348.

B.3 - The subject portion of 232nd Ave NE is an unopen and unmaintained county road right-of-way.

B.4 - The subject portion of 232nd Ave NE 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 Petitioner's 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 Petitioner's property.

V2736 County Road Engineer Report

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The Assessor's Office determined that adding approximately 9,582 square feet to the property would result in an \$8,000 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 \$3,746 to Petitioner should this 9,582 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 Petitioner in the amount of \$3,746.

B.7 - A portion of the subject right-of-way provides driveway access to neighboring properties, 6022 232nd Ave NE - APN 1025069150, and 6010 233rd Ave NE – APN 1025069120. Therefore, it is the recommendation that access easements benefiting each property, or a waiver of an easement, should be obtained by Petitioner as a required condition of approval of the petition.

B.8 - Puget Sound Energy and Comcast have identified facilities within the vacation area. Therefore, it is the recommendation that an easement from Petitioner in favor of Puget Sound Energy and an easement in favor of Comcast be a requirement of final approval of this petition.

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

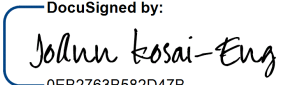
B.10 - The right-of-way to be vacated does not abut a body of salt or fresh water.

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 incurred costs to list.

In conclusion, the subject portion of right-of-way is useless to the county road system and petition V-2736 seeking to vacate this portion of 232nd Ave NE should be approved.

APPROVED:

DocuSigned by:

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

DocuSigned by:

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Tricia Davis, Director
Road Services Division

Attachments:

Exhibit A – Site Map

Compensation Calculation Spreadsheet

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

V-2736

Parcel # 1025069151
Hyunchul Yi

232nd Ave NE

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 8,000	\$ 8,000	\$ 8,000
Subtract: Transfer of Liability or Risk	\$ 1,283	\$ 128	0
Subtract: Expected Property Taxes	\$ 167	\$ 167	\$ 167
Subtract: Management and Maintenance Costs	\$ 46,697	0	\$ 4,087
DLS Processing Costs	0	0	0
TOTAL	\$ (40,147)	\$ 7,705	\$ 3,746

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).

Factor:	Provider:	Number		
Value of vacation area	DOA	\$ 8,000	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	\$ 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	9582	Square footage of vacation area
Vacation size in lineal feet		320	
Vacation size in "road mileage"		0.060606061	

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

Parcel 102506-9151 value pre-vacation	\$412,000
Parcel 102506-9151 value post-vacation	\$420,000
Value of vacation area	\$8,000

PROPOSED RIGHT-OF-WAY VACATION V-2736

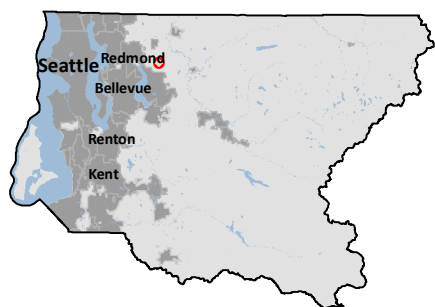







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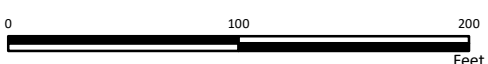
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IMAGE_Ortho2019KCNAT

Vacation File: V-2736
 232nd Ave NE
 SW 10-25-06
ROW Area (Approximate):
 9582 FT2 or 0.22 Acres



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



FOR INFORMATIONAL USE ONLY

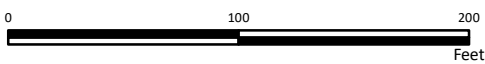
PROPOSED RIGHT-OF-WAY VACATION V-2736



Vacation File: V-2736
 232nd Ave NE
 SW 10-25-06
ROW Area (Approximate):
 8399 FT2 or 0.19 Acres



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



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