



King County

Department of Local Services
Road Services Division

DEPARTMENT OF LOCAL SERVICES
ROAD SERVICES DIVISION
COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2733

March 3, 2021

Petition to Vacate: Portion of 49th Ave S / Kansas St - Plat of Jovita Heights

Vacation File: V-2733

Petitioners: Sergey and Vera Kondratyev

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 Sergey and Vera Kondratyev submitted a petition for the vacation of a portion of 49th Ave S/ Kansas St. of the Jovita Heights Plat on May 21, 2020. The subject right-of-way is an unopened and unmaintained portion of right-of-way located in the Jovita 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 49th Ave S/Kansas 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 subject area by King County. The subject right-of-way was dedicated in the 1911 plat of Jovita Heights, as recorded in Volume 20 of Plats at Page 12.

B.3 - The subject portion of 49th Ave S./ Kansas 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.

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.

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Regarding parcel number 375160-5119, the Assessor's Office determined that adding approximately 1,200 square feet to the property would result in no change to the current assessed value of 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 should this 1,200 square foot area of unopened undeveloped right-of-way be vacated.

Regarding parcel number 375160-5003, the Assessor's Office determined that adding approximately 7,200 square feet to the property would result in a \$4,000 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 should this 7,200 square foot area of unopened undeveloped right-of-way be vacated.

Regarding parcel number 375160-5063, the Assessor's Office determined that adding approximately 4,800 square feet to the property would result in no change to the current assessed value of 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 should this 4,800 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 without the condition of additional payment by petitioners.

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

B.8 - Lakehaven Water and Sewer District identified a need for an easement over the vacation area to serve current or planned infrastructure. Therefore, it is recommended that an easement from Petitioner(s) in favor of Lakehaven Water and Sewer District 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 14.40.0106 B, there are no costs to be waived under 14.40.0106C and no costs incurred to list.

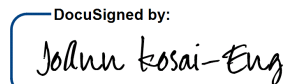
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In conclusion, the subject portion of right-of-way is useless to the county road system and petition V-2733 seeking to vacate this portion of 49th Ave S/Kansas St should be approved.

APPROVED:

DocuSigned by:

0FB2763B582D47B

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

DocuSigned by:

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Tricia Davis, Director
Road Services Division

Attachments:

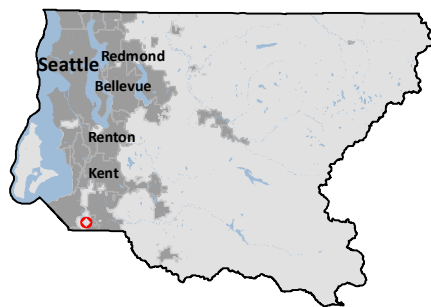
Exhibit A – Site Map





Compensation Calculation Spreadsheets (3)

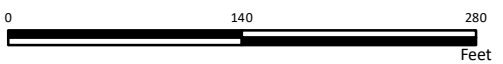
PROPOSED RIGHT-OF-WAY VACATION V-2733



Vacation File: V-2733
 49th Ave S
 SE 27-21-04
ROW Area (Approximate):
 13,216 FT² or 0.30 Acres



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



FOR INFORMATIONAL USE ONLY

VALUATION OF ROADS RIGHT-OF-WAY

V-2733

Parcel #375160-5003

Sergey & Vera

Kondratyev

Based on PSB Response to Proviso

49th Ave S/ Kansas St.

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 4,000	\$ 4,000	\$ 4,000
Subtract: Transfer of Liability or Risk	\$ 573	\$ 57	0
Subtract: Expected Property Taxes	\$ 83	\$ 83	\$ 83
Subtract: Management and Maintenance Costs	\$ 31,614	0	\$ 4,096
DLS Processing Costs	0	0	0
TOTAL	\$ (28,270)	\$ 3,859	\$ (180)

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	\$ 4,000	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	\$ 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	7200	Square footage of vacation area
Parcel size in lineal feet		240	
Parcel size in "road mileage"		0.045454545	

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

Parcel 375160-5003 value pre-vacation	\$48,000
Parcel 375160-5003 value post-vacation	\$52,000
Value of vacation area	\$4,000

VALUATION OF ROADS RIGHT-OF-WAY

V-2733

Parcel #375160-5063

Sergey & Vera

Kondratyev

Based on PSB Response to Proviso

49th Ave S/ Kansas St.

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ -	\$ -	\$ -
Subtract: Transfer of Liability or Risk	\$ 382	\$ 38	0
Subtract: Expected Property Taxes	\$ -	\$ -	\$ -
Subtract: Management and Maintenance Costs	\$ 21,076	0	\$ 4,096
DLS Processing Costs	0	0	0
TOTAL	\$ (21,458)	\$ (38)	\$ (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	4800	Square footage of vacation area
Parcel size in lineal feet		160	
Parcel size in "road mileage"		0.03030303	

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

Parcel 375160-5003 value pre-vacation	\$13,000
Parcel 375160-5003 value post-vacation	\$13,000
Value of vacation area	\$0

VALUATION OF ROADS RIGHT-OF-WAY

V-2733

Parcel #375160-5119

Sergey & Vera

Kondratyev

Based on PSB Response to Proviso

49th Ave S./ Kansas 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	\$ 143	\$ 14	0
Subtract: Expected Property Taxes	\$ 63	\$ 63	\$ 63
Subtract: Management and Maintenance Costs	\$ 7,904	0	\$ 4,096
DLS Processing Costs	0	0	0
TOTAL	\$ (5,109)	\$ 2,923	\$ (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		0.01	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	480	Square footage of vacation area
Parcel size in lineal feet		60	
Parcel size in "road mileage"		0.011363636	

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

Parcel 258680-0065 value pre-vacation	\$130,000
Parcel 258680-0065 value post-vacation	\$133,000
Value of vacation area	\$3,000