

DEPARTMENT OF LOCAL SERVICES
ROAD SERVICES DIVISION
COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2750

November 17, 2022

Petition to Vacate: 43rd Ave S.

Vacation file: V-2750

Petitioners: Drake Randle and William and Vikki Johnson

Recommendation: The County Road engineer has determined that the subject portion of right-of-way remains useful to the county road system and should not be vacated. It is recommended that the Road Vacation Petition V-2750 be denied.

Petitioners Drake Randle and William and Vikki Johnson submitted a petition for the vacation of a portion of 43rd Ave S on September 17, 2021. The subject right-of-way is an opened and maintained road 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 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 not be vacated, and the Road Vacation Petition be denied. 43rd Ave S serves as one of three points of access to Camelot Park, a King County Park.

B.2 – The subject portion of 43rd Ave S is in use as a road and serves as access to Camelot Park. The road is improved and maintained by King County. The subject right-of-way was dedicated to the County in the Plat Camelot Division G, recorded in Volume 77 of Plats, Pages 17 and 18, recording number 196501125831676, records of King County.

B.3 – The subject portion of 43rd Ave S is an open, improved and maintained county road.

B.4 – The subject portion of 43rd Ave S serves as one of three access points to Camelot Park and contains a 24' storm drainage pipe. The subject road is needed as part of the county transportation system of the future and it is recommended that the subject portion of road be retained as part of the current and future county transportation system.

B.5 - The public will not be benefited by the vacation of the subject right-of-way. The subject vacation area remains necessary and useful to the county road system and the public will benefit from the retention of the subject area.

B.6 – Roads obtained from the King County Assessor's Office a determination of the value for the vacation area associated with the Petitioners' property.

The Assessor’s Office determined that adding approximately 2,667 square feet to the property owned by Petitioner Drake Randle, Assessor’s Parcel number 1311600370, would result in no change in value. The valuation as applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB), see attached, with offsets for management and maintenance costs and future expected property tax, results in no charge of additional compensation to Petitioners should the 2,667 square foot area of opened road right-of-way be vacated.

Similarly, the Assessor’s Office determined that adding approximately 2,667 square feet to the property owned by Petitioners William and Vikki Johnson Assessor’s Parcel number 1311600360, would result in no change in value. The valuation as applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB), see attached, with offsets for management and maintenance costs and future expected property tax, results in no charge of additional compensation to Petitioners should the 2,667 square foot area of opened road 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, should the petition to vacation a portion of 43rd Ave S be approved, the subject portion of right-of-way be vacated without the condition of payment of additional compensation by the Petitioners.

B.7 - The subject portion of right-of-way serves as access to a King County Park, Camelot Park.

B.8 –Puget Sound Energy indicates that it has lines within the proposed vacation area and King County Road Services has stormwater drainage infrastructure within the vacation area. Therefore, should the road vacation be approved, easements from Petitioners in favor of Puget Sound Energy and King County Road Services Division should be a requirement of final approval of this petition.

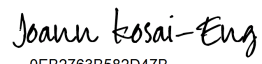
B.9 - No fees have been charged nor costs incurred for this vacation beyond the \$200 filing fee.

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 costs incurred to list.

In conclusion, the subject portion of right-of-way remains useful and necessary to the county road system and petition V-2750 seeking to vacate this portion of 43rd Ave S should be denied.

DocuSigned by:

0EB2762B582D47B
JoAnn Kosai-Eng, P.E.
County Road Engineer.

DocuSigned by:

771E66D2E854EE
Tricia Davis, Director
Road Services Division

Attachments:
Exhibit A – Site Map
Compensation Calculation Spreadsheet

VALUATION OF ROADS RIGHT-OF-WAY

V-2750

**131160-0360
William and Vikki
Johnson**

Based on PSB Response to Proviso

43rd Ave S

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ -	\$ -	\$ -
Subtract: Transfer of Liability or Risk	\$ 263	\$ 26	0
Subtract: Expected Property Taxes	\$ -	\$ -	\$ -
Subtract: Management and Maintenance Costs	\$ 15,322	0	\$ 3,735
DLS Processing Costs	0	0	0
TOTAL	\$ (15,585)	\$ (26)	\$ (3,735)

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 01/01/2017-01/01/2022
- 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	\$ 2,067,487	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.56	per 1,000 AV; 2022 number	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.60	per 1,000 AV; 2022 number	Updated annually
Road miles in system	Roads	1500		Updated annually
Roads annual operating budget	Roads	\$ 120,641,814	Half of biennial operating budge	Updated annually
Roads costs for clean-up	Roads	\$ 186,747	Total annual costs; future averaę	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

Square footage and lineal measurement of vacation area:

Parcel Size in square feet	Roads	2667	Square footage of vacation area
Parcel size in lineal feet		105	
Parcel size in "road mileage"		0.019886364	

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

Parcel 1311600360 value pre-vacation	\$112,000
Parcel 1311600360 value post-vacation	\$112,000
Value of vacation area	\$0

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

V-2750

131160-0370
Drake Randall

43rd Ave S

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ -	\$ -	\$ -
Subtract: Transfer of Liability or Risk	\$ 263	\$ 26	\$ 0
Subtract: Expected Property Taxes	\$ -	\$ -	\$ -
Subtract: Management and Maintenance Costs	\$ 15,322	\$ 0	\$ 3,735
DLS Processing Costs	\$ 0	\$ 0	\$ 0
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Value of vacation area	\$0

PROPOSED RIGHT-OF-WAY VACATION V-2750







The information on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

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IMAGE_Ortho2019KCNAT

Vacation File: V-2750
 43rd Ave S
 NE 03 21 04
ROW Area (Approximate):
 5,334 FT2 or 1.01 Acres



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

