

**DEPARTMENT OF LOCAL SERVICES  
ROAD SERVICES DIVISION  
REPORT TO THE HEARING EXAMINER**

**PUBLIC HEARING: March 28, 2023 at 1:00 pm, or shortly thereafter**

**Video/Telephonic hearing by the King County Hearing Examiner's Office  
Seattle, WA 98104**

**March 13, 2023**

**PETITION TO VACATE: A portion of 49<sup>th</sup> Avenue S. / Kansas Street**

**Transportation File: V-2733**

**Proposed Ordinance: 2022-0447**

**A. GENERAL INFORMATION**

Petitioner(s): Sergey and Vera Kondratyev

Location of Road: 49<sup>th</sup> Avenue S./ Kansas Street  
Plat of Jovita Heights  
Thomas Brothers Page 775  
Quarter Section – SE 27-21-4

Adjacent Parcels: 375160-5003, 375160-5119 and 375160-5063

**B. HISTORY AND OVERVIEW**

R.C.W. 36.87 establishes the right of property owners to petition a county legislative body for the vacation of road rights-of-way. K.C.C. 14.40 establishes King County policies and procedures for accomplishing same.

The petition was filed with the Clerk of the King County Council on May 21, 2020, seeking the vacation of the North 200 feet of 49<sup>th</sup> Avenue S between S. 362<sup>nd</sup> Street and S. 364<sup>th</sup> Street in the Plat of Jovita Heights Addition in the Auburn area of unincorporated King County.

King County acquired the subject right-of-way by dedication in the 1911 plat of Jovita Heights Addition, as recorded in Volume 20 of Plats at Page 12.

The subject portion of right-of-way is unopened and unmaintained and does not provide access to any properties.

Exhibit no.	1
Case name	Sergey and Vera Kondratyev
Case number	V-2733
Date received	3/28/2023
KING COUNTY HEARING EXAMINER	

## Report to the Hearing Examiner

V-2733

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When the petition was filed, Petitioners owned two of the three properties abutting the subject portion of right-of-way. During the processing of this road vacation, Petitioners acquired ownership of the third parcel, APN 375160-5119. Petitioners are now the owners of all three parcels abutting the subject portion of right-of-way.

### C. NOTICE

Notice of this hearing was posted at the approximate ends of the proposed vacation area on March 2, 2023, see Exhibit #23, and published in accordance with requirements of RCW 36.87.060.

### D. REVIEWING AGENCIES AND COMMENTS

Roads solicited comments from agencies within King County and utilities serving the area regarding the impacts of vacating the subject area. The responses received are listed below. Lakehaven Water and Sewer District requested and obtained an easement over the vacation area. No other utility or county division requested easements.

Roads did not receive responses from the following King County agencies: Executive Services, Division of Real Estate Services; Department of Natural Resources and Parks, Open Space, Water and Land Resources, or Wastewater Divisions; Metro Transit Department; or Department of Local Services Road Services Division Maintenance Section or Archeologist. A copy of the Notice is included as Exhibit #11.

ATTACHMENTS	AGENCY	COMMENT
1.	<b>Puget Sound Energy</b>	Response dated 6/22/2020. PSE has no existing equipment in the ROW.
2.	<b>Comcast</b>	Response dated 6/16/2020. Comcast has no facilities in the vacation area.
3.	<b>Wave Broadband</b>	Response dated 6/12/2020. Wave has no facilities in the vicinity of this project.
4.	<b>Lakehaven Water and Sewer District</b>	Response dated 6/25/2020. Lakehaven's typical ROW vacation process is to have the future owner of the to-be vacated ROW execute the appropriate Lakehaven easement form(s), and then we'll hold that executed easement until we have confirmation the ROW has been formally vacated, and then we'll send in the easement for recording. We'll prepare & send the Lakehaven easement to the ROW vacation proponent this week. And if the ROW vacation terminates, we'll just return/dispose of any executed easement we received.

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V-2733  
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5.	<b>South King Fire and Rescue</b>	Response dated August 13, 2020. South King Fire has no comment regarding this petition.
6.	<b>DLS Permitting</b>	Response dated 8/18/2020. 49 <sup>th</sup> Ave S. should not be vacated at this time, as it appears to be the only access for parcel #3751605119. However, if an easement for ingress/egress & utilities can be provided to parcel 3751605119 there are no objections to the vacation.
7.	<b>DNRP – Parks</b>	Response dated 6/19/2020. No objections. Response dated 8/26/2022. ROW not necessary or useful for planned trail or park improvements.
8.	<b>DLS ROADS- CIP &amp; Planning Section</b>	Response dated 7/01/2020. We have no long range transportation planning concerns with this road vacation. Response dated 2/13/2023. Subject road right-of-way is not necessary or useful as part of the present or future county road or transportation system.
9.	<b>DLS ROADS- Traffic Engineering</b>	Response dated 6/17/2020. No objection to this proposed road vacation.
10.	<b>DLS Roads – Survey</b>	Response dated 6/30/2020. Approve road vacation with any necessary easements for access to parcel 375160-5119 Response updated 11/2/2020. With purchase of 375160-5119, access to this parcel is not longer relevant.
11.	<b>DLS Roads Environmental Unit</b>	Response dated 6/24/2020. No objection to this vacation request. No critical areas or other environmental issues present.
12.	<b>DLS ROADS Drainage</b>	Response dated 6/15/2020. Ok to vacate.
13.	<b>EXEC Historical Preservation</b>	Response dated 9/10/2020. Recommendation - Approve vacation.

**E. COMPENSATION**

Utilizing the model prepared by King County Office of Performance, Strategy and Budget (PSB), Roads solicited from the Assessor’s Office a determination of value for the vacation area that will attach to the property owned by Petitioners. See Exhibit #14.

Petitioners own the three properties abutting the subject portion of right-of-way.

Petitioners’ parcel APN 375160-5003 will receive approximately 7,200 square feet if the road vacation is approved. 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) results in no charge to the Petitioners should this 7,200 square foot area of unopened undeveloped right-of-way be vacated. See Exhibit #15.

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Petitioners’ parcel APN 375160-5063 will receive approximately 4,800 square feet if the road vacation is approved. The Assessor’s Office determined that adding approximately 4,800 square feet to the property would result in no change to the value of the property. See Exhibit #16.

Petitioners’ parcel APN 375160-5119 will receive approximately 1,200 square feet if the road vacation is approved. The Assessor’s Office determined that adding approximately 1,200 square feet to the property would result in no change to the value of the property. See Exhibit #17.

**F. COUNTY ROAD ENGINEER RECOMMENDATION**

The County Road Engineer has determined that the subject portion of right-of-way is useless to the county transportation system. 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 requirement of additional payment from the petitioners as set forth above. The full County Road Engineer’s Report is attached as Exhibit # 19.

**G. EXHIBITS**

Exhibit #	DESCRIPTION
1.	DLS Roads Report to the Hearing Examiner March 13, 2023, with 13 Attachments and 24 Exhibits.
2.	Petition transmittal letter dated May 21, 2020, to the County Road Engineer from the Clerk of Council.
3.	Petition for Vacation of a County Road. Received May 21, 2020, 2020
4.	Letter to Petitioners dated May 28, 2020, acknowledging receipt of Petition.
5.	Exhibit map depicting original vacation area
6.	Plat Jovita Heights Addition
7.	King County Assessor’s information for Petitioners’ property, APN 3751605003
8.	King County Assessor’s information for Petitioners’ property, APN 3751605063
9.	King County Assessor’s information for Petitioners’ property, APN 3751605119
10.	Notification from Petitioners of purchase of parcel APN 3751605119
11.	Copy of final notice sent of review to agencies on August 6, 2020.
12.	Revised Exhibit Map reflecting ownership by Petitioners of APN 3751605119
13.	Easement from Petitioners in favor of Lakehaven Water and Sewer District
14.	Email exchange with Assessor’s Office regarding valuation of vacation area.
15.	Compensation calculation model spreadsheet for Petitioners property, APN 3751605003

**Report to the Hearing Examiner**

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16.	Compensation calculation model spreadsheet for Petitioners property, APN 3751605063
17.	Compensation calculation model spreadsheet for Petitioners property, APN 3751605119
18.	Cover letter to Petitioners dated March 3, 2021, with a copy of the County Road Engineer's Report
19.	County Road Engineer's Report
20.	Ordinance transmittal letter dated November 28, 2022, from King County Executive to Councilmember Claudia Balducci
21.	Proposed Ordinance
22.	Fiscal Note.
23.	Declaration of Posting
24.	Affidavit of Publication for date of hearing – to be supplied by Clerk of the Council.

**H. ISSUES:**

Exhibit #24, Affidavit of Publication, is typically received either on the day of the hearing or shortly thereafter. The Clerk of Council will forward a copy of the affidavit to both the Examiner's Office and Road Services Division when they receive it.

**END OF STAFF REPORT TO THE HEARING EXAMINER**

**Report to the Hearing Examiner  
V-2733  
Page 6 of 6**

ATTACHMENTS

1 THROUGH 13

AND

EXHIBITS

2 THROUGH 23

Exhibit 1 -007

From: Yang, Amber <Amber.Yang@pse.com>  
Sent: Monday, June 22, 2020 6:08 PM  
To: Drake, Leslie  
Subject: RE: Notice of Proposed Road Vacation V-2733 Auburn area

ATTACHMENT 1

[EXTERNAL Email Notice! ] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Leslie,

Thank you so much for informing PSE about this ST vacation proposal. PSE has no existing PSE gas or electric equipment in the ROW currently.

Have a wonderful day.

Amber

From: Drake, Leslie <Leslie.Drake@kingcounty.gov>  
Sent: Friday, June 12, 2020 11:51 AM  
To: Right of Way -- mail -- <RightofWay@pse.com>; Jim Biggs <JBiggs@wavebroadband.com>; brian.turner1@centurylink.com; Steele, Jerry D <Jerry\_Steele2@comcast.com>; aaron\_Cantrell@cable.comcast.com; Brian Asbury <BASbury@lakehaven.org>; Office@northhighlineFD.org; Claussen, Kimberly <Kimberly.Claussen@kingcounty.gov>; Kulish, Michael <Michael.Kulish@kingcounty.gov>; Jackson, Robert (DNRP) <Robert.Jackson@kingcounty.gov>; Nunnenkamp, Robert <Robert.Nunnenkamp@kingcounty.gov>; McDonald, Andrew <Andrew.McDonald@kingcounty.gov>; Carr, Trevor <Trevor.Carr@kingcounty.gov>; Ishimaru, Jim <Jim.Ishimaru@kingcounty.gov>; Ledbetter, Tony <Tony.Ledbetter@kingcounty.gov>; Eichelsdoerfer, Robert <Robert.Eichelsdoerfer@kingcounty.gov>; Brown, Keith <Keith.Brown@kingcounty.gov>; McManus, Aileen <Aileen.McManus@kingcounty.gov>; Miles, Dawn <dmiles@kingcounty.gov>; Lauritzen, John M <John.Lauritzen@kingcounty.gov>; Minichillo, Tom <Tom.Minichillo@kingcounty.gov>; Cassidy, Jon <Jon.Cassidy@kingcounty.gov>; Scott, Todd <Todd.Scott@kingcounty.gov>; Carrasquero, Jose <jcarrasquero@kingcounty.gov>  
Subject: Notice of Proposed Road Vacation V-2733 Auburn area

CAUTION - EXTERNAL EMAIL

Phishing? Click the PhishAlarm "Report Phish" button.

For mobile - forward to abuse@pse.com

Hello,  
King County has received a request to vacate a portion of 49th Ave S (Kansas St) of the Jovita Heights Addition in the Auburn area of unincorporated King County. Your agency or division has been identified as a potential stakeholder in this right-of-way vacation. Therefore, your input or response to this petition is of great value in the vacation process.

This is the first notice for Road Vacation File V-2733

Please contact me if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by July 10, 2020

Thank you

Leslie Drake, Road Property Program Manager | Road Services Division, King County Department of

Local Services | 206-477-7764 | 24/7 Help Line 206-477-8100 | [maint.roads@kingcounty.gov](mailto:maint.roads@kingcounty.gov) | [www.kingcounty.gov/roads](http://www.kingcounty.gov/roads)



From: Cantrel, Aaron R <Aaron\_Cantrel@comcast.com>  
Sent: Tuesday, June 16, 2020 2:54 PM  
To: Drake, Leslie  
Cc: Gassin, Steven  
Subject: RE: Notice of Proposed Road Vacation V-2733 Auburn area  
Attachments: Vacation File V-2733-Comcast.pdf

ATTACHMENT 2

[EXTERNAL Email Notice! ] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.  
Comcast has no facilities within the Vacation area.

From: Drake, Leslie <Leslie.Drake@kingcounty.gov>  
Sent: Friday, June 12, 2020 11:51 AM  
To: Rightofway@pse.com; Jim Biggs <JBiggs@wavebroadband.com>; brian.turner1@centurylink.com; Steele, Jerry D <Jerry\_Steele2@comcast.com>; Cantrel, Aaron R <Aaron\_Cantrel@cable.comcast.com>; Brian Asbury <BAsbury@lakehaven.org>; Office@northhighlineFD.org; Claussen, Kimberly <Kimberly.Claussen@kingcounty.gov>; Kulish, Michael <Michael.Kulish@kingcounty.gov>; Jackson, Robert (DNRP) <Robert.Jackson@kingcounty.gov>; Nunnenkamp, Robert <Robert.Nunnenkamp@kingcounty.gov>; McDonald, Andrew <Andrew.McDonald@kingcounty.gov>; Carr, Trevor <Trevor.Carr@kingcounty.gov>; Ishimaru, Jim <Jim.Ishimaru@kingcounty.gov>; Ledbetter, Tony <Tony.Ledbetter@kingcounty.gov>; Eichelsdoerfer, Robert <Robert.Eichelsdoerfer@kingcounty.gov>; Brown, Keith <Keith.Brown@kingcounty.gov>; McManus, Aileen <Aileen.McManus@kingcounty.gov>; Miles, Dawn <dmiles@kingcounty.gov>; Lauritzen, John M <John.Lauritzen@kingcounty.gov>; Minichillo, Tom <Tom.Minichillo@kingcounty.gov>; Cassidy, Jon <Jon.Cassidy@kingcounty.gov>; Scott, Todd <Todd.Scott@kingcounty.gov>; Carrasquero, Jose <jcarrasquero@kingcounty.gov>  
Subject: [EXTERNAL] Notice of Proposed Road Vacation V-2733 Auburn area

Hello,  
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From: Jim Biggs <JBiggs@wavebroadband.com>  
Sent: Friday, June 12, 2020 11:55 AM  
To: Drake, Leslie  
Subject: RE: Notice of Proposed Road Vacation V-2733 Auburn area

[EXTERNAL Email Notice! ] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.  
Wave has no facilities in the vicinity of this project.

Let me know if you have any questions or need anything else from us.

Thanks

Jim Biggs  
Project Manager  
wave  
4766 1st Avenue S  
Seattle, WA 98134  
wavebroadband.com

206.485.7680 (w)  
206.786.8720 (m)  
jbiggs@wavebroadband.com

From: Drake, Leslie <Leslie.Drake@kingcounty.gov>  
Sent: Friday, June 12, 2020 11:51 AM  
To: Rightofway@pse.com; Jim Biggs <JBiggs@wavebroadband.com>; brian.turner1@centurylink.com; Steele, Jerry D <Jerry\_Steele2@comcast.com>; aaron\_Cantrell@cable.comcast.com; Brian Asbury <BASbury@lakehaven.org>; Office@northhighlineFD.org; Claussen, Kimberly <Kimberly.Claussen@kingcounty.gov>; Kulish, Michael <Michael.Kulish@kingcounty.gov>; Jackson, Robert (DNRP) <Robert.Jackson@kingcounty.gov>; Nunnenkamp, Robert <Robert.Nunnenkamp@kingcounty.gov>; McDonald, Andrew <Andrew.McDonald@kingcounty.gov>; Carr, Trevor <Trevor.Carr@kingcounty.gov>; Ishimaru, Jim <Jim.Ishimaru@kingcounty.gov>; Ledbetter, Tony <Tony.Ledbetter@kingcounty.gov>; Eichelsdoerfer, Robert <Robert.Eichelsdoerfer@kingcounty.gov>; Brown, Keith <Keith.Brown@kingcounty.gov>; McManus, Aileen <Aileen.McManus@kingcounty.gov>; Miles, Dawn <dmiles@kingcounty.gov>; Lauritzen, John M <John.Lauritzen@kingcounty.gov>; Minichillo, Tom <Tom.Minichillo@kingcounty.gov>; Cassidy, Jon <Jon.Cassidy@kingcounty.gov>; Scott, Todd <Todd.Scott@kingcounty.gov>; Carrasquero, Jose <jcarrasquero@kingcounty.gov>  
Subject: Notice of Proposed Road Vacation V-2733 Auburn area

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Please contact me if you need further information or would like additional time to complete your

response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by July 10, 2020

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Leslie Drake, Road Property Program Manager | Road Services Division, King County Department of Local Services | 206-477-7764 | 24/7 Help Line 206-477-8100 | [maint.roads@kingcounty.gov](mailto:maint.roads@kingcounty.gov) | [www.kingcounty.gov/roads](http://www.kingcounty.gov/roads)

From: Brian Asbury <BAsbury@lakehaven.org>  
Sent: Thursday, June 25, 2020 1:41 PM  
To: Drake, Leslie  
Subject: RE: Notice of Proposed Road Vacation V-2733 Auburn area  
Attachments: LWSD Map V-2733.pdf; V-2733 Notice to Stakeholders 1-LWSD Response-062520.docx

[EXTERNAL Email Notice! ] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Leslie,  
Lakehaven's form attached, along with an associated GIS map.

Lakehaven's typical ROW vacation process is to have the future owner of the to-be vacated ROW execute the appropriate Lakehaven easement form(s), and then we'll hold that executed easement until we have confirmation the ROW has been formally vacated, and then we'll send in the easement for recording. We'll prepare & send the Lakehaven easement to the ROW vacation proponent this week. And if the ROW vacation terminates, we'll just return/dispose of any executed easement we received.

We should have the necessary LWSD easements prepared & sent to the ROW vacation proponent(s) next week.

Let me/us know if you've any questions or need additional information at this time. Thanks.

Brian Asbury.  
Development Engineering Supervisor

Lakehaven DE Website

Due to recommendations from government and health officials to do everything reasonably possible to prevent the spread of COVID-19, LWSD'S offices are closed to public entry until further notice.

From: Drake, Leslie <Leslie.Drake@kingcounty.gov>  
Sent: Friday, June 12, 2020 11:51 AM  
To: Rightofway@pse.com; Jim Biggs <JBiggs@wavebroadband.com>; brian.turner1@centurylink.com; Steele, Jerry D <Jerry\_Steele2@comcast.com>; aaron\_Cantrell@cable.comcast.com; Brian Asbury <BAsbury@lakehaven.org>; Office@northhighlineFD.org; Claussen, Kimberly <Kimberly.Claussen@kingcounty.gov>; Kulish, Michael <Michael.Kulish@kingcounty.gov>; Jackson, Robert (DNRP) <Robert.Jackson@kingcounty.gov>; Nunnenkamp, Robert <Robert.Nunnenkamp@kingcounty.gov>; McDonald, Andrew <Andrew.McDonald@kingcounty.gov>; Carr, Trevor <Trevor.Carr@kingcounty.gov>; Ishimaru, Jim <Jim.Ishimaru@kingcounty.gov>; Ledbetter, Tony <Tony.Ledbetter@kingcounty.gov>; Eichelsdoerfer, Robert <Robert.Eichelsdoerfer@kingcounty.gov>; Brown, Keith <Keith.Brown@kingcounty.gov>; McManus, Aileen <Aileen.McManus@kingcounty.gov>; Miles, Dawn <dmiles@kingcounty.gov>; Lauritzen, John M <John.Lauritzen@kingcounty.gov>; Minichillo, Tom <Tom.Minichillo@kingcounty.gov>; Cassidy, Jon <Jon.Cassidy@kingcounty.gov>; Scott, Todd <Todd.Scott@kingcounty.gov>; Carrasquero, Jose <jcarrasquero@kingcounty.gov>  
Subject: Notice of Proposed Road Vacation V-2733 Auburn area

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This is the first notice for Road Vacation File V-2733

Please contact me if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by July 10, 2020

Thank you

Leslie Drake, Road Property Program Manager | Road Services Division, King County Department of Local Services | 206-477-7764 | 24/7 Help Line 206-477-8100 | [maint.roads@kingcounty.gov](mailto:maint.roads@kingcounty.gov) | [www.kingcounty.gov/roads](http://www.kingcounty.gov/roads)

The contents of this email may be determined to be a public record and subject to disclosure pursuant to RCW 42.56 regardless of any expectations or claims of confidentiality or privilege asserted.



# King County

Department of Local Services  
**Road Services Division**

June 12, 2020

RE: **V-2733 Notice of Proposed Right-of-Way Vacation** - a portion of 49th Ave S (Kansas St.), of the Jovita Heights Addition Plat in the Auburn area of King County

Dear Recipient,

Serge and Vera Kondratyev have petitioned King County to vacate a portion of 49th Ave. South (Kansas St.), of the Jovita Heights Addition Plat, in the Auburn area of King County. The King County Department of Local Services, Road Services Division's County Road Engineer (CRE) has been directed by the Clerk of the King County Council to examine the road and issue a report and recommendation as to whether the right-of-way should be vacated. However, before a report can be made, the CRE needs your comments or recommendations regarding any interest you may have in the subject right-of-way.

Currently, it takes approximately one year to 18 months to complete the road vacation process. King County Road Services Division is working hard to reduce the length of time it takes to process the petition to vacate a County road. In order to expedite the road vacation petition inquiries, we request that you complete the attached Notice of Petition to Vacate a County Road and return it by:

**July 10, 2020**

Your timely response will allow Road Services Division staff the time necessary to review your comments/recommendations and prepare a report to the King County Council in a timely manner. The report will contain our recommendation regarding the status of the roadway.

If you have any questions, please contact Leslie Drake, Road Property Program Manager, at 206-477-7764 or via e-mail at [Leslie.Drake@kingcounty.gov](mailto:Leslie.Drake@kingcounty.gov).

This is the first notice. Another notice will automatically be sent at the end of 30 days from the date on this notice. As a matter of procedure, you will also receive a notice from the King County Hearing Examiner informing you of the time and place of the public hearing for this petition to vacate the road. Road Services Division would like to thank you in advance for your cooperation in this matter.

Sincerely,

Leslie Drake  
Road Property Program Manager

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V- 2733

June 12, 2020

Petition for Vacation of 49th Ave. South (Kansas St.), of the Jovita Heights Addition Plat, in the Auburn area of King County

Petitioners: Serge and Vera Kondratyev  
Site address: 36220 49<sup>th</sup> Ave S

Site Parcel Numbers: 375160-5003 & 375160-5063

REVIEWING AGENCY – Please answer the questions related to your agency and respond within 30 days of receipt of this notice.

Agency: Lakehaven Water & Sewer District

Date: 6/25/2020

Name: Brian Asbury, Dev. Engr. Supv.

Phone: 253-946-5407

1. Nature of public utilities, if any, in right-of-way? ***Future water & sewer mains (see attached LWSD GIS map).***
2. Is right-of-way improved for travel?
3. Is right-of-way necessary for present or future road system, either for travel or public utilities? ***Not by/for Lakehaven.***
4. Are easements desired? ***Required by Lakehaven.***  
If YES, please provide an estimated date of contact with petitioner(s) 6/30/2020  
(Please Note: All utilities are required to obtain their own easements prior to King County holding a hearing on the proposed road vacation.)
5. Is right-of-way maintained?
6. Has it been maintained or county funds expended?
7. Have any Special Use Permits, Right of Way Use Permits or Franchise Agreements been issued for or regarding this right-of-way? ***General King County franchise agreement with/for Lakehaven.***
8. What is your recommendation? ***Approval of ROW vacation should not be provided, until LWSD has secured necessary easement(s) from the proponents. If Lakehaven is unable to secure easements at this time, we will condition provision of water &/or sewer service to the properties on reservation of such easement at that time.***

Page 3 of 3

Do you have any additional comments? ***Lakehaven will attempt to acquire necessary Lakehaven easement(s), and hold those until ROW is vacated then send to record. If vacation action is terminated, Lakehaven will return/destroy easement(s).***

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Legal Description of the Proposed Vacation area –

Those portions of 49<sup>th</sup> Ave S. (Kansas St.) abutting Lots 1 through 6, Block 115 and also abutting Lots 26 through 30, Block 116, all in the Plat of Jovita Heights Addition according to the plat filed in Vol. 20 of Plats at Page 12, records of King County, Washington.

Thomas Bros Map page 775

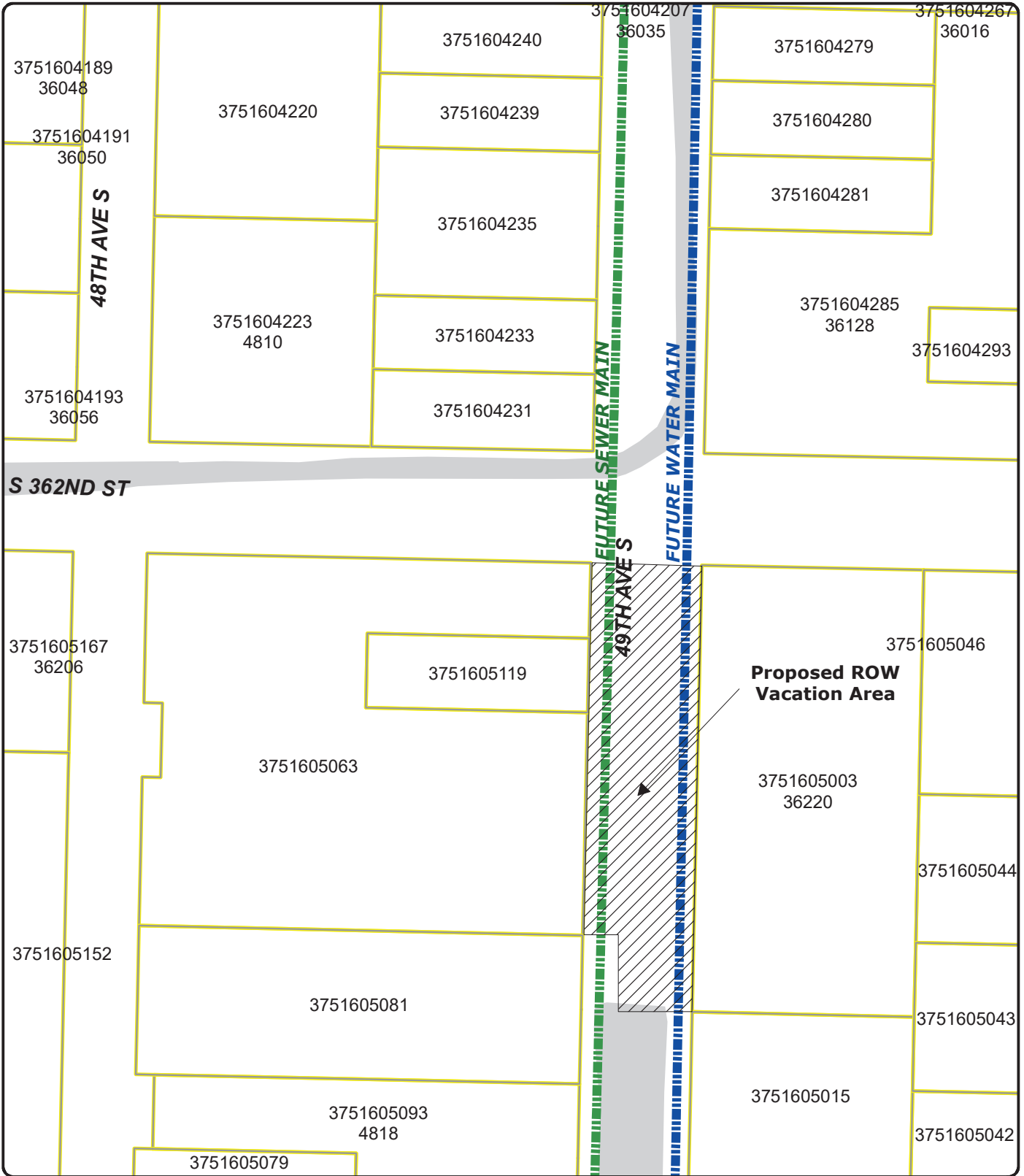
Map identifying the proposed right-of-way vacation area - Please see the attached files.

If additional information is required, please contact Leslie Drake, Road Property Program Manager, at 206-477-7764 or via e-mail at [Leslie.Drake@kingcounty.gov](mailto:Leslie.Drake@kingcounty.gov).

Please return this completed form via e-mail to: [Leslie.Drake@kingcounty.gov](mailto:Leslie.Drake@kingcounty.gov)

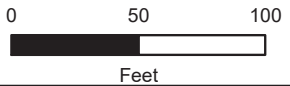
Via mail to: King County Department of Local Services  
Road Services Division  
201 South Jackson Street  
Seattle, WA 98104-3856  
MS – KSC-LS-0313  
ATTN: Leslie Drake





NOTE: Lakehaven Water and Sewer District neither warrants nor guarantees the accuracy of any facility information provided. Facility locations and conditions are subject to field verification.

**ROW Vacation V-2733**



6/25/2020 BIA

V- 2733

August 6, 2020

Petition for Vacation of 49th Ave. South (Kansas St.), of the Jovita Heights Addition Plat, in the Auburn area of King County

Petitioners: Serge and Vera Kondratyev  
Site address: 36220 49<sup>th</sup> Ave S

Site Parcel Numbers: 375160-5003 & 375160-5063

REVIEWING AGENCY – Please answer the questions related to your agency and respond within 30 days of receipt of this notice.

Agency: South King Fire + Rescue Date: 8/13/2020  
Name: Tony PARISE Phone: 253-946-7349

1. Nature of public utilities, if any, in right-of-way?
2. Is right-of-way improved for travel?
3. Is right-of-way necessary for present or future road system, either for travel or public utilities?
4. Are easements desired?  
If YES, please provide an estimated date of contact with petitioner(s) \_\_\_\_\_  
(Please Note: All utilities are required to obtain their own easements prior to King County holding a hearing on the proposed road vacation.)
5. Is right-of-way maintained?
6. Has it been maintained or county funds expended?
7. Have any Special Use Permits, Right of Way Use Permits or Franchise Agreements been issued for or regarding this right-of-way?
8. What is your recommendation?

Do you have any additional comments?

SOUTH KING FIRE HAS NO COMMENT REGARDING THIS  
PETITION - THANK YOU, TONY

From: Claussen, Kimberly  
Sent: Tuesday, August 18, 2020 7:51 AM  
To: Drake, Leslie  
Subject: RE: Second Notice of Proposed Road Vacation V-2733 in the Auburn/Jovita Heights area

49th Ave S. should not be vacated at this time, as it appears to be the only access for parcel #3751605119. However, if an easement for ingress/egress & utilities can be provided to parcel 3751605119 there are no objections to the vacation. Thanks

From: Drake, Leslie <Leslie.Drake@kingcounty.gov>  
Sent: Thursday, August 6, 2020 11:08 AM  
To: Claussen, Kimberly <Kimberly.Claussen@kingcounty.gov>; Kulish, Michael <Michael.Kulish@kingcounty.gov>; Jackson, Robert (DNRP) <Robert.Jackson@kingcounty.gov>; McDonald, Andrew <Andrew.McDonald@kingcounty.gov>; Carr, Trevor <Trevor.Carr@kingcounty.gov>; Ledbetter, Tony <Tony.Ledbetter@kingcounty.gov>; Miles, Dawn <dmiles@kingcounty.gov>; Minichillo, Tom <Tom.Minichillo@kingcounty.gov>; Scott, Todd <Todd.Scott@kingcounty.gov>; prevention.division@southkingfire.org; Harb, Alex <Alex.Harb@CenturyLink.com>  
Subject: Second Notice of Proposed Road Vacation V-2733 in the Auburn/Jovita Heights area

Hello,  
King County has received a request to vacate a portion of 49th Avenue S. // Kansas St as platted in the Jovita Heights Plat in the Auburn area of unincorporated King County. Your agency or division has been identified as a potential stakeholder in this right-of-way vacation. Therefore, your input or response to this petition is of great value in the vacation process.

This is the second and final notice for Road Vacation File V-2733 for the review period. You will be notified by the Office of the Hearing Examiner of any hearing set in this matter.

Please contact me if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

Please  
Thank you

R.S.V.P by September 9, 2020

Leslie Drake, Road Property Program Manager | Road Services Division, King County Department of Local Services | 206-477-7764 | 24/7 Help Line 206-477-8100 | [maint.roads@kingcounty.gov](mailto:maint.roads@kingcounty.gov) | [www.kingcounty.gov/roads](http://www.kingcounty.gov/roads)



June 12, 2020

**RE: V-2733 Notice of Proposed Right-of-Way Vacation** - a portion of 49th Ave S (Kansas St.), of the Jovita Heights Addition Plat in the Auburn area of King County

Dear Recipient,

Serge and Vera Kondratyev have petitioned King County to vacate a portion of 49th Ave. South (Kansas St.), of the Jovita Heights Addition Plat, in the Auburn area of King County. The King County Department of Local Services, Road Services Division's County Road Engineer (CRE) has been directed by the Clerk of the King County Council to examine the road and issue a report and recommendation as to whether the right-of-way should be vacated. However, before a report can be made, the CRE needs your comments or recommendations regarding any interest you may have in the subject right-of-way.

Currently, it takes approximately one year to 18 months to complete the road vacation process. King County Road Services Division is working hard to reduce the length of time it takes to process the petition to vacate a County road. In order to expedite the road vacation petition inquiries, we request that you complete the attached Notice of Petition to Vacate a County Road and return it by:

**July 10, 2020**

Your timely response will allow Road Services Division staff the time necessary to review your comments/recommendations and prepare a report to the King County Council in a timely manner. The report will contain our recommendation regarding the status of the roadway.

If you have any questions, please contact Leslie Drake, Road Property Program Manager, at 206-477-7764 or via e-mail at [Leslie.Drake@kingcounty.gov](mailto:Leslie.Drake@kingcounty.gov).

This is the first notice. Another notice will automatically be sent at the end of 30 days from the date on this notice. As a matter of procedure, you will also receive a notice from the King County Hearing Examiner informing you of the time and place of the public hearing for this petition to vacate the road. Road Services Division would like to thank you in advance for your cooperation in this matter.

Sincerely,

Leslie Drake  
Road Property Program Manager

V- 2733

June 12, 2020

Petition for Vacation of 49th Ave. South (Kansas St.), of the Jovita Heights Addition Plat, in the Auburn area of King County

Petitioners: Serge and Vera Kondratyev  
Site address: 36220 49<sup>th</sup> Ave S

Site Parcel Numbers: 375160-5003 & 375160-5063

REVIEWING AGENCY – Please answer the questions related to your agency and respond within 30 days of receipt of this notice.

Agency: Parks and Recreation Division Date: 6-19-20

Name: Robert Nunnenkamp Phone: 206-477-4581

1. Nature of public utilities, if any, in right-of-way?
2. Is right-of-way improved for travel?
3. Is right-of-way necessary for present or future road system, either for travel or public utilities?
4. Are easements desired? *No*  
If YES, please provide an estimated date of contact with petitioner(s) \_\_\_\_\_  
(Please Note: All utilities are required to obtain their own easements prior to King County issuing a recommendation on the proposed vacation.)
5. Is right-of-way maintained?
6. Has it been maintained or county funds expended?

Do you have any additional comments?

*Parks has no objections to this request.*

What is your recommendation?

*Okay to vacate.*

Page 3 of 3

Legal Description of the Proposed Vacation area –

Those portions of 49<sup>th</sup> Ave S. (Kansas St.) abutting Lots 1 through 6, Block 115 and also abutting Lots 26 through 30, Block 116, all in the Plat of Jovita Heights Addition according to the plat filed in Vol. 20 of Plats at Page 12, records of King County, Washington.

Thomas Bros Map page 775

Map identifying the proposed right-of-way vacation area - Please see the attached files.

If additional information is required, please contact Leslie Drake, Road Property Program Manager, at 206-477-7764 or via e-mail at [Leslie.Drake@kingcounty.gov](mailto:Leslie.Drake@kingcounty.gov).

Please return this completed form via e-mail to: [Leslie.Drake@kingcounty.gov](mailto:Leslie.Drake@kingcounty.gov)

Via mail to: King County Department of Local Services  
Road Services Division  
201 South Jackson Street  
Seattle, WA 98104-3856  
MS – KSC-LS-0313  
ATTN: Leslie Drake

**V-2733**

Current Park or Trail improvements in vicinity	YES – Five Mile Lk (1/4 mile w)
Future planned Park or Trail Improvements in vicinity	NO
ROW necessary or useful for current or future trail	NO
Preserve all or portion ROW	NO
Additional comments	NO
3751605003, -5063	

From: Ishimaru, Jim  
Sent: Wednesday, July 1, 2020 1:51 PM  
To: Drake, Leslie  
Subject: RE: Notice of Proposed Road Vacation V-2733 Auburn area

Hi Leslie, we have no long range transportation planning concerns with this road vacation. Jim

Jim Ishimaru | Road Services Division, King County Department of Local Services | 206.477.3623

From: Drake, Leslie  
Sent: Friday, June 12, 2020 11:51 AM  
To: Rightofway@pse.com; Jim Biggs <JBiggs@wavebroadband.com>; brian.turner1@centurylink.com; Steele, Jerry D <Jerry\_Steele2@comcast.com>; aaron\_Cantrell@cable.comcast.com; Brian Asbury <BASbury@lakehaven.org>; Office@northhighlineFD.org; Claussen, Kimberly <Kimberly.Claussen@kingcounty.gov>; Kulish, Michael <Michael.Kulish@kingcounty.gov>; Jackson, Robert (DNRP) <Robert.Jackson@kingcounty.gov>; Nunnenkamp, Robert <Robert.Nunnenkamp@kingcounty.gov>; McDonald, Andrew <Andrew.McDonald@kingcounty.gov>; Carr, Trevor <Trevor.Carr@kingcounty.gov>; Ishimaru, Jim <Jim.Ishimaru@kingcounty.gov>; Ledbetter, Tony <Tony.Ledbetter@kingcounty.gov>; Eichelsdoerfer, Robert <Robert.Eichelsdoerfer@kingcounty.gov>; Brown, Keith <Keith.Brown@kingcounty.gov>; McManus, Aileen <Aileen.McManus@kingcounty.gov>; Miles, Dawn <dmiles@kingcounty.gov>; Lauritzen, John M <John.Lauritzen@kingcounty.gov>; Minichillo, Tom <Tom.Minichillo@kingcounty.gov>; Cassidy, Jon <Jon.Cassidy@kingcounty.gov>; Scott, Todd <Todd.Scott@kingcounty.gov>; Carrasquero, Jose <jcarrasquero@kingcounty.gov>  
Subject: Notice of Proposed Road Vacation V-2733 Auburn area

Hello,  
King County has received a request to vacate a portion of 49th Ave S (Kansas St) of the Jovita Heights Addition in the Auburn area of unincorporated King County. Your agency or division has been identified as a potential stakeholder in this right-of-way vacation. Therefore, your input or response to this petition is of great value in the vacation process.

This is the first notice for Road Vacation File V-2733

Please contact me if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by July 10, 2020

Thank you

Leslie Drake, Road Property Program Manager | Road Services Division, King County Department of Local Services | 206-477-7764 | 24/7 Help Line 206-477-8100 | [maint.roads@kingcounty.gov](mailto:maint.roads@kingcounty.gov) | [www.kingcounty.gov/roads](http://www.kingcounty.gov/roads)



## RSD Road Vacations - responses

Draft

3/11/2023

	V-2733
<b>1. Is the subject road right-of-way necessary or useful as part of the present or future county road system?</b>	No to both. The adjacent connecting roads are unimproved gravel roads and not county-owned. King County does not have jurisdiction over them and has no future planned improvements for either.
<b>2. Is the subject road right-of-way necessary or useful for the present or future county transportation system?</b>	No. The existing combination of local access, private, and County-owned roads in this residential neighborhood are adequate to meet current and future traffic needs.
<b>3. Is it advisable to preserve all or a portion of the road right-of-way for the county transportation system of the future?</b>	No. There is an adequate existing road network in this area to meet current and future needs of area residents.
<b>4. Do you have any additional comments on this possible vacation of the subject road right-of-way?</b>	No

\

From: Eichelsdoerfer, Robert  
Sent: Wednesday, June 17, 2020 10:48 AM  
To: Drake, Leslie  
Subject: RE: Notice of Proposed Road Vacation V-2733 Auburn area

ATTACHMENT 9

Follow Up Flag: Follow up  
Flag Status: Flagged

Hi Leslie,

KCDLS, Road Services Division, Road and Traffic Engineering would have no objection to this proposed road vacation.

Robert Eichelsdoerfer, PE, Development Review and Road Variance Engineer, Road Services Division, King County Department of Local Services, 206-477-3652  
24/7 Help Line 206-477-8100, maint.road@kingcounty.gov, www.kingcounty.gov/roads

From: Drake, Leslie <Leslie.Drake@kingcounty.gov>  
Sent: Friday, June 12, 2020 11:51 AM  
To: Rightofway@pse.com; Jim Biggs <JBiggs@wavebroadband.com>; brian.turner1@centurylink.com; Steele, Jerry D <Jerry\_Steele2@comcast.com>; aaron\_Cantrell@cable.comcast.com; Brian Asbury <BASbury@lakehaven.org>; Office@northhighlineFD.org; Claussen, Kimberly <Kimberly.Claussen@kingcounty.gov>; Kulish, Michael <Michael.Kulish@kingcounty.gov>; Jackson, Robert (DNRP) <Robert.Jackson@kingcounty.gov>; Nunnenkamp, Robert <Robert.Nunnenkamp@kingcounty.gov>; McDonald, Andrew <Andrew.McDonald@kingcounty.gov>; Carr, Trevor <Trevor.Carr@kingcounty.gov>; Ishimaru, Jim <Jim.Ishimaru@kingcounty.gov>; Ledbetter, Tony <Tony.Ledbetter@kingcounty.gov>; Eichelsdoerfer, Robert <Robert.Eichelsdoerfer@kingcounty.gov>; Brown, Keith <Keith.Brown@kingcounty.gov>; McManus, Aileen <Aileen.McManus@kingcounty.gov>; Miles, Dawn <dmiles@kingcounty.gov>; Lauritzen, John M <John.Lauritzen@kingcounty.gov>; Minichillo, Tom <Tom.Minichillo@kingcounty.gov>; Cassidy, Jon <Jon.Cassidy@kingcounty.gov>; Scott, Todd <Todd.Scott@kingcounty.gov>; Carrasquero, Jose <jcarrasquero@kingcounty.gov>  
Subject: Notice of Proposed Road Vacation V-2733 Auburn area

Hello,  
King County has received a request to vacate a portion of 49th Ave S (Kansas St) of the Jovita Heights Addition in the Auburn area of unincorporated King County. Your agency or division has been identified as a potential stakeholder in this right-of-way vacation. Therefore, your input or response to this petition is of great value in the vacation process.

This is the first notice for Road Vacation File V-2733

Please contact me if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by July 10, 2020

Thank you

Leslie Drake, Road Property Program Manager | Road Services Division, King County Department of Local Services | 206-477-7764 | 24/7 Help Line 206-477-8100 | [maint.roads@kingcounty.gov](mailto:maint.roads@kingcounty.gov) | [www.kingcounty.gov/roads](http://www.kingcounty.gov/roads)



June 12, 2020

RE: **V-2733 Notice of Proposed Right-of-Way Vacation** - a portion of 49th Ave S (Kansas St.), of the Jovita Heights Addition Plat in the Auburn area of King County

Dear Recipient,

Serge and Vera Kondratyev have petitioned King County to vacate a portion of 49th Ave. South (Kansas St.), of the Jovita Heights Addition Plat, in the Auburn area of King County. The King County Department of Local Services, Road Services Division's County Road Engineer (CRE) has been directed by the Clerk of the King County Council to examine the road and issue a report and recommendation as to whether the right-of-way should be vacated. However, before a report can be made, the CRE needs your comments or recommendations regarding any interest you may have in the subject right-of-way.

Currently, it takes approximately one year to 18 months to complete the road vacation process. King County Road Services Division is working hard to reduce the length of time it takes to process the petition to vacate a County road. In order to expedite the road vacation petition inquiries, we request that you complete the attached Notice of Petition to Vacate a County Road and return it by:

**July 10, 2020**

Your timely response will allow Road Services Division staff the time necessary to review your comments/recommendations and prepare a report to the King County Council in a timely manner. The report will contain our recommendation regarding the status of the roadway.

If you have any questions, please contact Leslie Drake, Road Property Program Manager, at 206-477-7764 or via e-mail at [Leslie.Drake@kingcounty.gov](mailto:Leslie.Drake@kingcounty.gov).

This is the first notice. Another notice will automatically be sent at the end of 30 days from the date on this notice. As a matter of procedure, you will also receive a notice from the King County Hearing Examiner informing you of the time and place of the public hearing for this petition to vacate the road. Road Services Division would like to thank you in advance for your cooperation in this matter.

Sincerely,

Leslie Drake  
Road Property Program Manager

V- 2733

June 12, 2020

Petition for Vacation of 49th Ave. South (Kansas St.), of the Jovita Heights Addition Plat, in the Auburn area of King County

Petitioners: Serge and Vera Kondratyev  
Site address: 36220 49<sup>th</sup> Ave S

Site Parcel Numbers: 375160-5003 & 375160-5063

REVIEWING AGENCY – Please answer the questions related to your agency and respond within 30 days of receipt of this notice.

Agency: KC DLS-Survey Unit Date: 6/30/20

Name: John M. Lauritzen, PLS Phone: (206) 477-1457

1. Nature of public utilities, if any, in right-of-way? Not Sure
2. Is right-of-way improved for travel? No, Unopened.
3. Is right-of-way necessary for present or future road system, either for travel or public utilities? No. Access provided to other parcels from the south and north
4. Are easements desired? Not sure. Depends on utility requirements for current and future use.

If YES, please provide an estimated date of contact with petitioner(s) \_\_\_\_\_

(Please Note: All utilities are required to obtain their own easements prior to King County holding a hearing on the proposed road vacation.)

5. Is right-of-way maintained? No. Unopened. Not on KC Road Log
6. Has it been maintained or county funds expended? Not sure.
7. Have any Special Use Permits, Right of Way Use Permits or Franchise Agreements been issued for or regarding this right-of-way? Not sure.
8. What is your recommendation? Yes, with qualification that access needs to be provided for APN375160-5119. \*See comments below.

Do you have any additional comments?

It appears that APN 375160-5119 (Lot 29, Block 116, Plat of Jovita Heights) owned by Crown Service Corporation will be landlocked unless an easement is provided for access and utilities. It is a 40' (N-S) x 120' (E-W) parcel on the West side of 49<sup>th</sup> Ave S lying between 40' south and 80' south of S 362<sup>nd</sup> St right-of-way. S 362<sup>nd</sup> St is an opened County right-of-way. The lot does not extend far enough to the west to access 48<sup>th</sup> Ave S and therefore will be left without legal access to a public street/road.

Page 3 of 3

Legal Description of the Proposed Vacation area –

Those portions of 49<sup>th</sup> Ave S. (Kansas St.) abutting Lots 1 through 6, Block 115 and also abutting Lots 26 through 30, Block 116, all in the Plat of Jovita Heights Addition according to the plat filed in Vol. 20 of Plats at Page 12, records of King County, Washington.

Thomas Bros Map page 775

Map identifying the proposed right-of-way vacation area - Please see the attached files.

If additional information is required, please contact Leslie Drake, Road Property Program Manager, at 206-477-7764 or via e-mail at [Leslie.Drake@kingcounty.gov](mailto:Leslie.Drake@kingcounty.gov).

Please return this completed form via e-mail to: [Leslie.Drake@kingcounty.gov](mailto:Leslie.Drake@kingcounty.gov)

Via mail to: King County Department of Local Services  
Road Services Division  
201 South Jackson Street  
Seattle, WA 98104-3856  
MS – KSC-LS-0313  
ATTN: Leslie Drake

Exhibit 1 -032

From: Lauritzen, John M  
Sent: Monday, November 2, 2020 3:04 PM  
To: Drake, Leslie  
Subject: RE: V-2733 new road vacation

Follow Up Flag: Follow up  
Flag Status: Flagged

Hi Leslie,

No modifications needed. The current description includes the of portion of 49th Ave S. fronting on APN 3751605119. I wrote it assuming that the whole street would be vacated and that an access easement would be reserved to the owners of APN 3751605119.

Please revise my comments of June 12, 2020 in the response to the 1st Notice to Stakeholders, to reflect this change. I previously approved the vacation with the condition that access be provided to this parcel, which is no longer relevant.

Best regards,  
-John

John Lauritzen PLS, Engineer III, Road Services Division, King County Department of Local Services,  
Survey Unit 206.477.1457 john.lauritzen@kingcounty.gov







From: Carrasquero, Jose  
Sent: Wednesday, June 24, 2020 12:51 PM  
To: Drake, Leslie  
Subject: RE: Notice of Proposed Road Vacation V-2733 Auburn area  
Attachments: V-2733 Notice to Stakeholders\_EU Comments.docx

ATTACHMENT 11

Hi Leslie:

See attached; Roads' Environmental Unit (EU) has no objections on this vacation request.

Thanks,

José Carrasquero, Environmental Unit Supervisor | Road Services Division, King County  
Department of Local Services  
Office: 206-477-4538 | Cell: 206-437-7966 | 24/7 Help Line 206-477-8100 |  
maint.roads@kingcounty.gov | www.kingcounty.gov/roads

From: Drake, Leslie <Leslie.Drake@kingcounty.gov>  
Sent: Friday, June 12, 2020 11:51 AM  
To: Rightofway@pse.com; Jim Biggs <JBiggs@wavebroadband.com>; brian.turner1@centurylink.com; Steele, Jerry D <Jerry\_Steele2@comcast.com>; aaron\_Cantrell@cable.comcast.com; Brian Asbury <BASbury@lakehaven.org>; Office@northhighlineFD.org; Claussen, Kimberly <Kimberly.Claussen@kingcounty.gov>; Kulish, Michael <Michael.Kulish@kingcounty.gov>; Jackson, Robert (DNRP) <Robert.Jackson@kingcounty.gov>; Nunnenkamp, Robert <Robert.Nunnenkamp@kingcounty.gov>; McDonald, Andrew <Andrew.McDonald@kingcounty.gov>; Carr, Trevor <Trevor.Carr@kingcounty.gov>; Ishimaru, Jim <Jim.Ishimaru@kingcounty.gov>; Ledbetter, Tony <Tony.Ledbetter@kingcounty.gov>; Eichelsdoerfer, Robert <Robert.Eichelsdoerfer@kingcounty.gov>; Brown, Keith <Keith.Brown@kingcounty.gov>; McManus, Aileen <Aileen.McManus@kingcounty.gov>; Miles, Dawn <dmiles@kingcounty.gov>; Lauritzen, John M <John.Lauritzen@kingcounty.gov>; Minichillo, Tom <Tom.Minichillo@kingcounty.gov>; Cassidy, Jon <Jon.Cassidy@kingcounty.gov>; Scott, Todd <Todd.Scott@kingcounty.gov>; Carrasquero, Jose <jcarrasquero@kingcounty.gov>  
Subject: Notice of Proposed Road Vacation V-2733 Auburn area

Hello,  
King County has received a request to vacate a portion of 49th Ave S (Kansas St) of the Jovita Heights Addition in the Auburn area of unincorporated King County. Your agency or division has been identified as a potential stakeholder in this right-of-way vacation. Therefore, your input or response to this petition is of great value in the vacation process.

This is the first notice for Road Vacation File V-2733

Please contact me if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by July 10, 2020

Thank you

Leslie Drake, Road Property Program Manager | Road Services Division, King County Department of Local Services | 206-477-7764 | 24/7 Help Line 206-477-8100 | maint.roads@kingcounty.gov |

[www.kingcounty.gov/roads](http://www.kingcounty.gov/roads)



June 12, 2020

RE: **V-2733 Notice of Proposed Right-of-Way Vacation** - a portion of 49th Ave S (Kansas St.), of the Jovita Heights Addition Plat in the Auburn area of King County

Dear Recipient,

Serge and Vera Kondratyev have petitioned King County to vacate a portion of 49th Ave. South (Kansas St.), of the Jovita Heights Addition Plat, in the Auburn area of King County. The King County Department of Local Services, Road Services Division's County Road Engineer (CRE) has been directed by the Clerk of the King County Council to examine the road and issue a report and recommendation as to whether the right-of-way should be vacated. However, before a report can be made, the CRE needs your comments or recommendations regarding any interest you may have in the subject right-of-way.

Currently, it takes approximately one year to 18 months to complete the road vacation process. King County Road Services Division is working hard to reduce the length of time it takes to process the petition to vacate a County road. In order to expedite the road vacation petition inquiries, we request that you complete the attached Notice of Petition to Vacate a County Road and return it by:

**July 10, 2020**

Your timely response will allow Road Services Division staff the time necessary to review your comments/recommendations and prepare a report to the King County Council in a timely manner. The report will contain our recommendation regarding the status of the roadway.

If you have any questions, please contact Leslie Drake, Road Property Program Manager, at 206-477-7764 or via e-mail at [Leslie.Drake@kingcounty.gov](mailto:Leslie.Drake@kingcounty.gov).

This is the first notice. Another notice will automatically be sent at the end of 30 days from the date on this notice. As a matter of procedure, you will also receive a notice from the King County Hearing Examiner informing you of the time and place of the public hearing for this petition to vacate the road. Road Services Division would like to thank you in advance for your cooperation in this matter.

Sincerely,

Leslie Drake  
Road Property Program Manager

V- 2733

June 12, 2020

Petition for Vacation of 49th Ave. South (Kansas St.), of the Jovita Heights Addition Plat, in the Auburn area of King County

Petitioners: Serge and Vera Kondratyev  
Site address: 36220 49<sup>th</sup> Ave S

Site Parcel Numbers: 375160-5003 & 375160-5063

REVIEWING AGENCY – Please answer the questions related to your agency and respond within 30 days of receipt of this notice.

Agency: Roads/Drainage Date: 6/15/20

Name: Jon A. Cassidy Phone: 7-2588

- 1. Nature of public utilities, if any, in right-of-way? **No known drainage improvements**
- 2. Is right-of-way improved for travel?
- 3. Is right-of-way necessary for present or future road system, either for travel or public utilities?
- 4. Are easements desired? **No**

If YES, please provide an estimated date of contact with petitioner(s) \_\_\_\_\_

(Please Note: All utilities are required to obtain their own easements prior to King County holding a hearing on the proposed road vacation.)

- 5. Is right-of-way maintained?
- 6. Has it been maintained or county funds expended?
- 7. Have any Special Use Permits, Right of Way Use Permits or Franchise Agreements been issued for or regarding this right-of-way?
- 8. What is your recommendation? **Vacate**

Do you have any additional comments?

---

Page 3 of 3

Legal Description of the Proposed Vacation area –

Those portions of 49<sup>th</sup> Ave S. (Kansas St.) abutting Lots 1 through 6, Block 115 and also abutting Lots 26 through 30, Block 116, all in the Plat of Jovita Heights Addition according to the plat filed in Vol. 20 of Plats at Page 12, records of King County, Washington.

Thomas Bros Map page 775

Map identifying the proposed right-of-way vacation area - Please see the attached files.

If additional information is required, please contact Leslie Drake, Road Property Program Manager, at 206-477-7764 or via e-mail at [Leslie.Drake@kingcounty.gov](mailto:Leslie.Drake@kingcounty.gov).

Please return this completed form via e-mail to: [Leslie.Drake@kingcounty.gov](mailto:Leslie.Drake@kingcounty.gov)

Via mail to: King County Department of Local Services  
Road Services Division  
201 South Jackson Street  
Seattle, WA 98104-3856  
MS – KSC-LS-0313  
ATTN: Leslie Drake

V- 2733

August 6, 2020

Petition for Vacation of 49th Ave. South (Kansas St.), of the Jovita Heights Addition Plat, in the Auburn area of King County

Petitioners: Serge and Vera Kondratyev  
Site address: 36220 49<sup>th</sup> Ave S

Site Parcel Numbers: 375160-5003 & 375160-5063

REVIEWING AGENCY – Please answer the questions related to your agency and respond within 30 days of receipt of this notice.

Agency: KC Historic Preservation

Date: 9/10/20

Name: Todd Scott, Preservation Planner

Phone: 206-477-4545

1. Nature of public utilities, if any, in right-of-way?
2. Is right-of-way improved for travel?
3. Is right-of-way necessary for present or future road system, either for travel or public utilities?
4. Are easements desired? No.  
If YES, please provide an estimated date of contact with petitioner(s) \_\_\_\_\_  
(Please Note: All utilities are required to obtain their own easements prior to King County holding a hearing on the proposed road vacation.)
5. Is right-of-way maintained?
6. Has it been maintained or county funds expended?
7. Have any Special Use Permits, Right of Way Use Permits or Franchise Agreements been issued for or regarding this right-of-way?
8. What is your recommendation? Approve vacation.

Do you have any additional comments?

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SERGEY & VERA KONDRATYEV RIGHT OF WAY VACATION PETITION

