



King County

Department of Local Services
Road Services Division

COUNTY ROAD ENGINEER REPORT - VACATION PETITION V-2725

DATE: December 24, 2019

Petition to Vacate: Portion of 200th Ave NE/John O'Holland Rd /J.O. Holland Rd
Vacation file: V-2725

Petitioners: Michael R. Murray and Lake Washington School District #414

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 Michael R. Murray submitted a petition for the vacation of a portion of 200th Ave NE/John O'Holland Rd/J.O. Holland Rd on March 14, 2019. The vacation area was revised and the petition was joined by Lake Washington School District #414 on May 21, 2019. 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.

The subject right-of-way was established by Order of the King County Board of Commissioners on June 6, 1932.

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 - 200th Ave NE/John O'Holland Rd/J.O. Holland Rd is an unopened and unmaintained road right-of-way not in use by the traveling public.

B.3 - 200th Ave NE/John O'Holland Rd/J.O. Holland Rd is an unopen and unmaintained county road right-of-way. No records have been located indicating use, improvement or maintenance of the area by King County.

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 any of the specific 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. 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 of the approximately 73,949 square feet of right-of-way to be vacated under this petition. The Assessor's Office determined that the vacation of this portion of right-of-way will not increase the value of the Petitioners' properties. Therefore, the value of this portion of right-of-way if vacated is zero. The valuation as applied to the County Code and compensation model prepared by the County Office of Performance Strategy and Budget (PSB) is attached. 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, this portion of right-of-way be vacated without the requirement of additional payment from the Petitioners.

B.7 - The subject portion of right-of-way only serves as access to Petitioner Murray's property. Access to the property owned by Lake Washington School District #414, is not affected by this proposed vacation. Access to non-petitioning properties will not be impacted by the approval of this vacation petition. No access easements are required.

B.8 - No utilities have been identified within the subject portion right-of-way. Therefore, no easements are required as part of this petition.

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

B.10 - The portion of the right-of-way be vacated does not abut a body of salt or fresh water and will have no impact on public access to the Puget Sound.

B.11 - No property owners abut the portion of right-of-way proposed to be vacated who are not petitioners to this vacation.

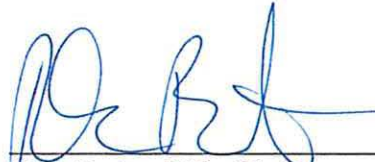
B.12 - Under KCC 14.40.0106, discretion was exercised and petitioner is not charged any fees or costs in association with this Petition beyond the filing fee. As no additional fees were assessed under 14.40.0106 B, there are no costs to be waived under 14.40.0106C and no costs incurred to list.

In conclusion, the subject portion of right-of-way is useless to the county transportation system and petition V-2725 to vacate this portion of 200th Ave NE/John O'Holland Rd/J.O. Holland Rd should be approved.

APPROVED:



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



Rick Brater, P.E., Director
Road Services Division

VALUATION OF ROADS RIGHT-OF-WAY

V-2725

Parcels 0525069022 and 0525069010

Based on PSB Response to Proviso

Murray

Portion of 200th Ave NE/John O'Holland Rd

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ -	\$ -	\$ -
Subtract: Transfer of Liability or Risk	\$ 2,050	\$ 205	0
Subtract: Expected Property Taxes	\$ -	\$ -	\$ -
Subtract: Management and Maintenance Costs	\$ 155,699	0	\$ 2,000
DLS Processing Costs	0	0	0
TOTAL	\$ (157,749)	\$ (205)	\$ (2,000)

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.
- 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		0.22	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,434,127	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.61	per 1,000 AV; 2019 number	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.67	per 1,000 AV; 2019 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	\$ 100,000	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 70933 Square footage of vacation area

Parcel size in lineal feet 1182
 Parcel size in "road mileage" 0.223863636

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

Parcel 052506-9022 value pre-vacation	\$1,000,000
Parcel 052506-9022 value post-vacation	\$1,000,000
Parcel 052506-9010 value pre-vacation	\$1,250,000
Parcel 052506-9010 value post-vacation	\$1,250,000
Value of vacation area	\$0

VALUATION OF ROADS RIGHT-OF-WAY

Based on PSB Response to Proviso

V-2725

Parcel 0525069036

Lake Washington School District
Portion of 200th Ave NE/John O'Holland Rd

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ -	\$ -	\$ -
Subtract: Transfer of Liability or Risk	\$ 356	\$ 36	0
Subtract: Expected Property Taxes	\$ -	\$ -	\$ -
Subtract: Management and Maintenance Costs	\$ 27,004	0	\$ 2,000
DLS Processing Costs	0	0	0
TOTAL	\$ (27,359)	\$ (36)	\$ (2,000)

ANNUAL UPDATES:

The factors identified in the table need to be updated annually. These include:

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- 2) General Fund and Roads Fund property tax rates.
- 3) Total road mileage in the system.
- 4) Roads operating budget (use half of the biennial budget).

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"Mileage" of parcel		0.04	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,434,127	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.61	per 1,000 AV; 2019 number	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.67	per 1,000 AV; 2019 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	\$ 100,000	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	5279	Square footage of vacation area
Parcel size in lineal feet		205	
Parcel size in "road mileage"		0.038825758	

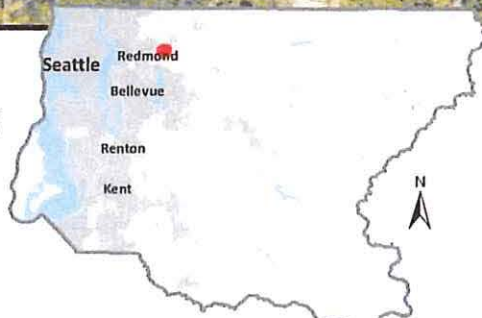
*** Value of vacation area from Assessor's Office:**

Parcel 523000-0230 value pre-vacation	\$23,000	As unbuildable
Parcel 523000-0230 value post-vacation	\$23,000	As unbuildable
Value of vacation area	\$0	

PROPOSED RIGHT-OF-WAY VACATION V-2725



Vacation File: V-2725
 200th Ave NE & John O'Holland Rd
 SW 05-25-06
 ROW Area: Approx. 73949 SF
 or 1.7 Acres



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

IMAGE_Orho2017KCNAT_King Coun