



King County

Department of Local Services
Road Services Division

DEPARTMENT OF LOCAL SERVICES
ROAD SERVICES DIVISION
COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2737

April 5, 2021

Petition to Vacate: Portion of South 278th Street

Vacation File: V-2737

Petitioners: Estate of Marlene Marie McCartney, James D. McCartney Executor
Rose Mary and Ryan Dowd
Sharon and Robert Kiyohara
Miriam M. Helgeland Estate, Jerilyn Helgeland Personal Representative

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 James D. McCartney on behalf of the Estate of Marlene Marie McCartney, Rose Mary and Ryan Dowd, Sharon and Robert Kiyohara, and Jerilyn Helgeland on behalf of the Estate of Miriam M. Helgeland submitted a petition for the vacation of a portion of S. 278th Street on September 16, 2020. The subject right-of-way is an unopened and unmaintained portion of 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 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 S. 278th Street 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 area by King County. The subject right-of-way was originally created in the unrecorded plat of Star Lake Five Acre Tracts and then deeded to King County by deed recorded in Book 1527 of Deeds, Page 264, records of King County.

B.3 - The subject portion of S. 278th is an unopen and unmaintained county road right-of-way.

B.4 - The subject portion of S. 278th Street 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.

V2737 County Report Engineer Report

April 5, 2021

Page 2

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.

Regarding parcel number 735100-0180, owned by Petitioner Estate of Marlene Marie McCartney, James D. McCartney Executor, the Assessor's Office determined that adding 1,700 square feet to the property would result in no increase in value. Therefore, 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 of compensation to this Petitioner should the 1,700 square foot area of unopened undeveloped right-of-way be vacated.

Regarding parcel number 735100-0130, owned by Petitioners Rose Mary and Ryan Dowd, the Assessor's Office determined that adding 1,700 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 of compensation these Petitioners should the 1,700 square foot area of unopened undeveloped right-of-way be vacated.

Regarding parcel number 735100-0120, owned by Petitioners Sharon and Robert Kiyohara, the Assessor's Office determined that adding 974 square feet to the property would result in a \$5,000 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 \$809 in compensation to these Petitioners should the 974 square foot area of unopened undeveloped right-of-way be vacated.

Regarding parcel number 796760-0140, owned by Petitioner Miriam M. Helgeland Estate, Jerilyn Helgeland Personal Representative, the Assessor's Office determined that adding 4,360 square feet to the property would result in a \$11,000 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 \$6,684 in compensation to this Petitioner should the 4,360 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 petitioners Sharon and Robert Kiyohara in the amount of \$809 and the Estate of Miriam M. Helgeland in the amount of \$6,684.

B.7 - The subject portion of right-of-way does not serve as access to any property not a party to this road vacation petition. No access easements are required.

B.8 - No utility identified facilities within the subject vacation area or a plan to install facilities in the future. Therefore, it is not necessary to preserve or require easements for utilities over the vacation area.

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

V2737 County Report Engineer Report

April 5, 2021

Page 3

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 is useless to the county road system and petition V-2737 seeking to vacate this portion of S. 278th Street should be approved.

APPROVED:

DocuSigned by:

0EB2763B582D47B...
JoAnn Kosai-Eng, P.E.
County Road Engineer.

DocuSigned by:

449DE71A6745480...
Tricia Davis, Director
Road Services Division

Attachments:

Exhibit A – Site Map

Compensation Calculation Spreadsheets (4)

PROPOSED RIGHT-OF-WAY VACATION V-2737



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 us 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.

\\Dotroads\SBOS2\GIS\Projects\Road_Vacations\MXD\V2737.mxd

IMAGE_Ortho2019KCNAT

Vacation File: V-2737
 S 278th St
 NW 34-22-04

ROW Area (Approximate):
 8734 FT² or 0.2 Acres



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



FOR INFORMATIONAL USE ONLY

VALUATION OF ROADS RIGHT-OF-WAY

V-2737

Parcel # 735100-0180

**Marlene M McCartney
Estate, James
McCartney Exec**

Based on PSB Response to Proviso

S. 278th St.

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ -	\$ -	\$ -
Subtract: Transfer of Liability or Risk	\$ 682	\$ 68	0
Subtract: Expected Property Taxes	\$ -	\$ -	\$ -
Subtract: Management and Maintenance Costs	\$ 24,808	0	\$ 4,087
DLS Processing Costs	0	0	0
TOTAL	\$ (25,489)	\$ (68)	\$ (4,087)

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	\$ -	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	\$ 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	1700	Square footage of vacation area
Vacation size in lineal feet		170	
Vacation size in "road mileage"		0.03219697	

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

Parcel 735100-0180 value pre-vacation	\$128,000
Parcel 735100-0180 value post-vacation	\$128,000
Value of vacation area	\$0

VALUATION OF ROADS RIGHT-OF-WAY

V-2737

**Parcel # 735100-0130
Rosemary and Ryan
Dowd**

Based on PSB Response to Proviso

S. 278th 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	\$ 682	\$ 68	0
Subtract: Expected Property Taxes	\$ 83	\$ 83	\$ 83
Subtract: Management and Maintenance Costs	\$ 24,808	0	\$ 4,087
DLS Processing Costs	0	0	0
TOTAL	\$ (21,573)	\$ 3,848	\$ (170)

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	\$ 4,000	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	\$ 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	1700	Square footage of vacation area
Vacation size in lineal feet		170	
Vacation size in "road mileage"		0.03219697	

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

Parcel 735100-0130 value pre-vacation	\$166,000
Parcel 735100-0130 value post-vacation	\$170,000
Value of vacation area	\$4,000

VALUATION OF ROADS RIGHT-OF-WAY

V-2737

Parcel # 735100-0120

Sharon and Robert

Kiyohara

Based on PSB Response to Proviso

S. 278th St.

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 5,000	\$ 5,000	\$ 5,000
Subtract: Transfer of Liability or Risk	\$ 391	\$ 39	0
Subtract: Expected Property Taxes	\$ 104	\$ 104	\$ 104
Subtract: Management and Maintenance Costs	\$ 14,218	0	\$ 4,087
DLS Processing Costs	0	0	0
TOTAL	\$ (9,713)	\$ 4,857	\$ 809

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	\$ 5,000	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	\$ 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	974	Square footage of vacation area
Vacation size in lineal feet		97.43	
Vacation size in "road mileage"		0.018452652	

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

Parcel 735100-0120 value pre-vacation	\$153,000
Parcel 735100-0120 value post-vacation	\$158,000
Value of vacation area	\$5,000

VALUATION OF ROADS RIGHT-OF-WAY

V-2737

**Parcel # 796760-0140
Miriam M. Helgeland
Estate, Jerilyn
Helgeland PR**

Based on PSB Response to Proviso

S. 278th St.

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 11,000	\$ 11,000	\$ 11,000
Subtract: Transfer of Liability or Risk	\$ 1,748	\$ 175	0
Subtract: Expected Property Taxes	\$ 229	\$ 229	\$ 229
Subtract: Management and Maintenance Costs	\$ 63,619	0	\$ 4,087
DLS Processing Costs	0	0	0
TOTAL	\$ (54,596)	\$ 10,596	\$ 6,684

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	\$ 11,000	See below *	Varies per parcel
"Mileage" of parcel		0.08	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 budge	Updated annually
Roads costs for clean-up	Roads	\$ 204,352	Total annual costs; future averag	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

Square footage and lineal measurement of vacation area:

Vacation area in square feet	Roads	4360	Square footage of vacation area
Vacation size in lineal feet		435.96	
Vacation size in "road mileage"		0.082568182	

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

Parcel 79670-0140 value pre-vacation	\$243,000
Parcel 79670-0140 value post-vacation	\$254,000
Value of vacation area	\$11,000