



King County

Department of Local Services
Road Services Division

June 3, 2025

Joseph Dawson
Dawson Investments, LLC
18040 SE 256th Street
Covington, WA 98042
Dawson.Joseph98@yahoo.com

Agent:
Ed Barnard
DMP, Inc.
726 Auburn Way N.
Auburn, WA 98002
ed@dmp-inc.us

RE: Petition for Vacation of a Portion of SE 256th Street
V-2773

Dear Joseph Dawson and Ed Barnard,

The Department of Local Services' Road Services Division (Roads) has investigated your petition to vacate a portion of SE 256th Street. The King County Code requires the County Road Engineer to issue a report and recommendation.

The County Road Engineer's Report and recommendation is enclosed for your review. The County Road Engineer recommends that the petition to vacate the subject portion of right of way be denied as this area will likely be necessary for the future transportation network and there would be no public benefit from the vacation.

The King County Code provides that compensation may be due to the County for the area to be vacated (KCC 14.40.120). To this code section, we have applied a compensation calculation model using the change in value to the property that will result from the vacation as determined by the County Assessor's Office along with other offsetting costs. The calculation resulted in no additional charge to be assessed to the Petitioner's property.

The County Road Engineer's recommendation shall be presented to the King County Council along with an ordinance for the vacation of the subject portion of right of way. The ordinance introduced to the Council will authorize the Hearing Examiner to conduct a public hearing on the petition. You will be notified of the time and location of the public hearing.

Dawson Investments, LLC

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The Hearing Examiner will provide an independent recommendation to the King County Council based on testimony received at the hearing, the County Road Engineer's recommendation, and the report of Roads staff. The Hearing Examiner may make recommendations different from that of the County Road Engineer on both whether to vacate and what, if any, compensation to require for the vacation.

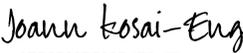
The Hearing Examiner's report and recommendation is presented to the King County Council. The Council makes the final determination of whether to approve vacation of the right-of-way and what compensation is required. The Council is not bound by the recommendations of the County Road Engineer or the Hearing Examiner.

Please note that Puget Sound Energy, Lumen, Comcast and Covington Water and Sewer District have identified current infrastructure and/or a plan for future infrastructure within the subject right of way. As a condition of the final approval of this road vacation, easements will have to be completed in favor of Puget Sound Energy, Lumen, Comcast and Covington Water and Sewer District. You may be contacted by the utilities directly to arrange for the completion of the easements.

If you have any questions, please contact John Bryan, Road Property Program Manager, at 206-477-2594 or via e-mail at jobryan@kingcounty.gov.

Sincerely,

DocuSigned by:



0EB2763B582D47E...
JoAnn Kosai-Eng, P.E.
County Road Engineer

DocuSigned by:



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Tricia Davis, Director
Road Services Division

Enclosures

County Road Engineer Report

Compensation Calculation Worksheet

DEPARTMENT OF LOCAL SERVICES
ROAD SERVICES DIVISION
COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2773

June 3, 2025

Petition to Vacate: A Portion of SE 256th Street
Vacation file: V-2773
Petitioners: Dawson Investments, LLC
Recommendation: The County Road engineer has determined that the subject portion of right-of-way has value to the County transportation system and this petition should be denied.

Joseph Dawson, on behalf of Dawson Investments LLC, and with Ed Barnard acting as his agent, submitted a petition for the vacation of a portion of SE 256th Street in the Covington area of unincorporated King County, 180+/- feet east of the intersection with 180th Avenue SE and abutting APN 192206-9026.

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. The Petitioner owns 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 the petition for vacation be denied.

B.2 – The area proposed for vacation is not in use as a road but appears to have been condemned in 1998 for a project associated with State Route 18 and State Route 516. Feedback from the Traffic Division indicated that the minimum right of way width for a minor arterial is 42 feet and this proposed vacation would reduce the width to only 30 feet. There is a rockery in the proposed vacation area that supports the topography adjacent to the roadway, and a utility pole and two luminaries are located very close to or within the limits of the area that is the subject of this vacation petition.

B.3 – The area is part of the right-of-way for the open and improved SE 256th Street. The area is not improved as a shoulder but is a low bluff on the north side of SE 256th Street supported by a rockery that runs the entire length of the proposed vacation area and on either side of the driveway into the property at 18040 SE 256th Street.

B.4 – The area is likely to be needed for the county transportation system of the future. Two roundabouts were recently completed on either side of the interchange of SE 256th Street and State Route 18, approximately 0.3 miles to the east. Immediately southeast of this interchange is the Lakepoint Urban Village Subarea in the City of Covington. There are reportedly plans for this area to be developed with over 1.3 million square feet of retail space, 90,000 square feet of office space, and over 1,750 residential units. It is anticipated that this will result in increased traffic through this area and potentially require traffic improvements that include the full existing right-of-way. There is also the possibility of future drainage improvements within the vacation area associated with Jenkins Creek to the east.

B.5 – The public will not benefit from the vacation of the right-of-way. The vacation area is necessary for the future County road system. Any small benefit from the incorporation of the right-of-way into the Petitioners' property and returning it to the public tax rolls will be greatly outweighed by the expenditure of public funds to re-purchase the area as needed for future improvements to SE 256th Street.

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 vacation would increase the size of Parcel 192206-9026 by 11,250 square feet +/- . The Assessor's Office determined that adding this area would increase the assessment by \$5,000.

The valuation using the compensation model prepared by the County Office of Performance Strategy and Budget (PSB), with offsets for management and maintenance costs and future expected property tax, is attached. The indicated compensation due from the petitioner would depend on the categorization of the property.

As "Opened Roads", which does not appear to be representative of the area proposed for vacation, no compensation would be due from the petitioner. As "Frequently Traversed Public Areas", which the property more closely resembles, compensation due would be \$4,860. As "Undeveloped and Unopened Right of Way", which the property also somewhat resembles, no compensation would be due.

The difference between these indications is the assumption about what the ongoing maintenance costs for the area proposed for vacation will be. The "Frequently Traversed Public Areas" category assumes that there will be no associated maintenance costs, which probably isn't accurate, and any expense for maintenance with this category will reduce the amount due for compensation. The "Undeveloped and Unopened Right of Way" category includes costs of \$6,880 for maintenance, which equates to an equivalent annual expense of \$688, inflation-adjusting, over 10 years. Regular maintenance, brush-clearing, and trash removal from dumping incidents could account for this expense assumption. Based on this, we conclude that no compensation would be due from the owner for this vacation.

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.a. – King County's Utility Franchise Program Manager also indicated that the area that is the subject of the petition includes utility franchise areas, but the exact locations could not be confirmed. Agency responses from the following utility purveyors indicated that they have facilities within the proposed vacation area: Puget Sound Energy (PSE), Lumen, and Comcast. Covington Water District also responded that they do not object to the proposed vacation but would like to retain an easement for staging equipment and/or placing a water main in that area in the future.

B.8.b. – It is recommended that, should the vacation petition be approved, such approval be conditioned upon the petitioner providing easements in favor of PSE, Lumen, Comcast and Covington Water District.

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 – Parcel 192206-9120 abuts the western edge of the area proposed for this vacation, but the property owner is not a petitioner 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 has current and future value to the King County road system. We recommend that petition V-2773, which seeks to vacate a portion of SE 256th Street, be denied.

DocuSigned by:



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

DocuSigned by:



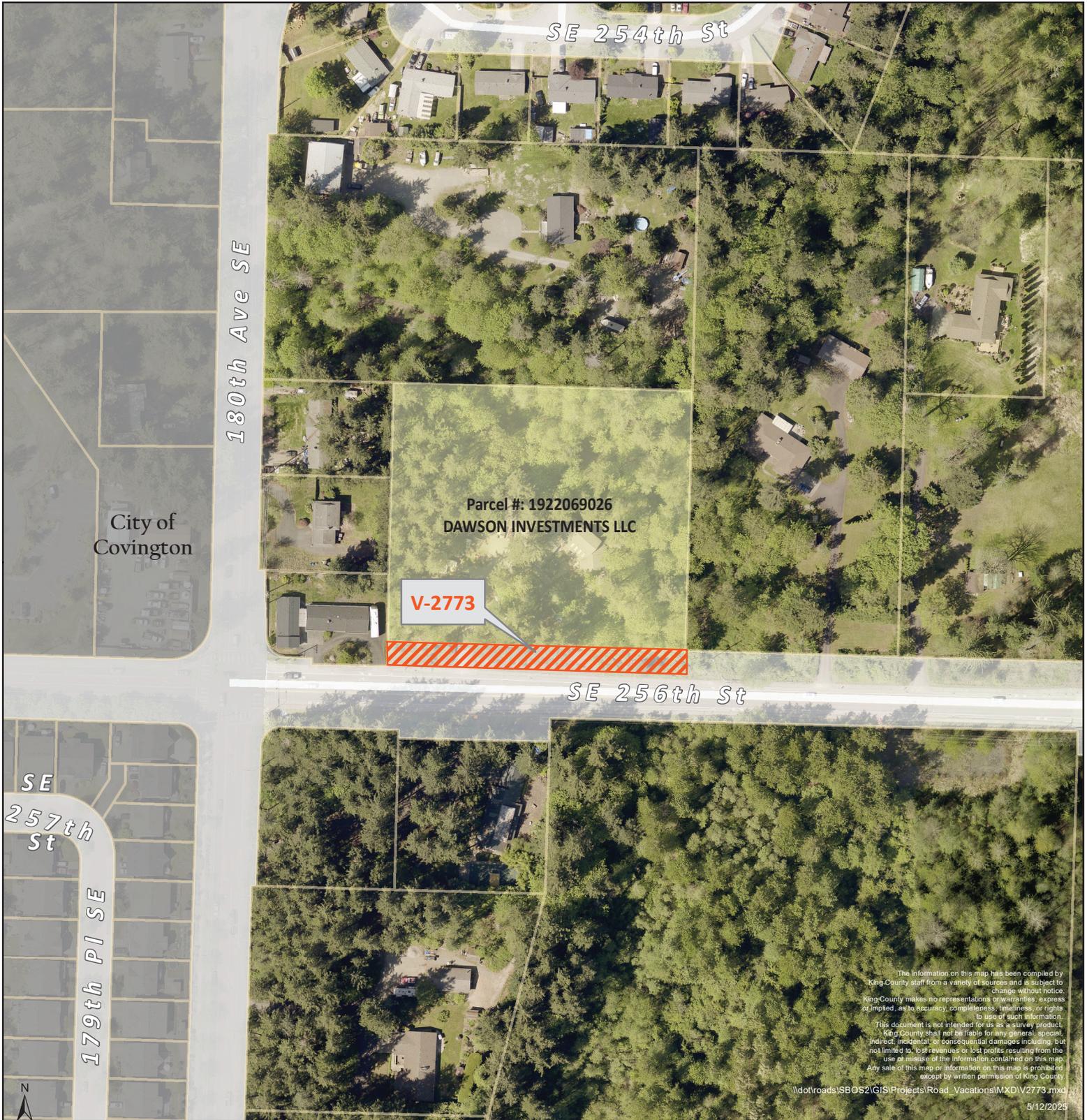
771E66D2EB854E5
Tricia Davis, Director
Road Services Division

Attachments:

Exhibit A – Site Map

Compensation Calculation Spreadsheets

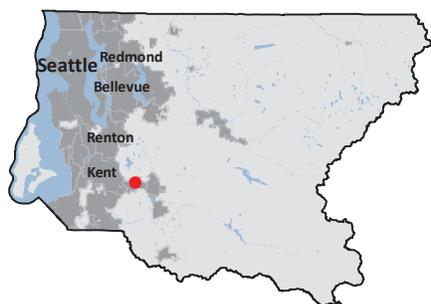
PROPOSED RIGHT-OF-WAY VACATION V-2773



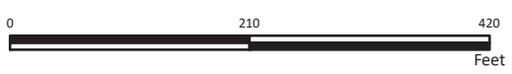
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5/12/2025

Vacation File: V-2773
SE 256th St
SW 19-22-06
ROW Area (Approximate):
11,250 FT² or 0.26 Acres



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



VALUATION OF ROADS RIGHT-OF-WAY

**V-2773 Parcel # 192206-9026
Dawson Investments LLC
SE 256th Street Frontage**

Based on PSB Response to Proviso

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 5,000	\$ 5,000	\$ 5,000
Subtract: Transfer of Liability or Risk	\$ 587	\$ 59	\$ -
Subtract: Expected Property Taxes	\$ 81	\$ 81	\$ 81
Subtract: Management and Maintenance Costs	\$ 59,276	\$ -	\$ 6,880
DLS Processing Costs	\$ -	\$ -	\$ -
TOTAL	\$ (54,945)	\$ 4,860	\$ (1,961)

ANNUAL UPDATES:

- 1) Claims, judgments, settlements, and reserved expenses per mile. Claims with a loss date since 01/01/2019 as of 01/01/2024
- 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).
- 5) Update multipliers for the current OEFA discount rate.
<https://kingcounty.gov/en/indpendents/governance-and-leadership/economic-financial-analysis/discount-rate>

Factor:	Provider:	Number	Value	Update Frequency
Value of vacation area	DOA	\$ 5,000	See below *	Varies per parcel
"Mileage" of parcel		0.07	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,239,907	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.49695	per 1,000 AV; 2025 subject calculation	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.30780	per 1,000 AV; 2025 subject calculation	Updated annually
Road miles in system	Roads	1500		Updated annually
Roads annual operating budget	Roads	\$ 125,191,849	Half of biennial operating budget	Updated annually
Roads costs for clean-up	Roads	\$ 344,011	Total annual costs; future average of 5 year spend	Updated annually
DLS Processing costs	N/A	\$ -	N/A	Updated annually

Square footage and lineal measurement of vacation area:

Parcel Size in square feet	Roads	11,250	Square footage of vacation area
Parcel size in lineal feet		375	
Parcel size in "road mileage"		0.07	

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

Parcel XXXXXXX value pre-vacation	\$309,000
Parcel XXXXXXX value post-vacation	\$314,000
Value of vacation area	\$5,000

Liability and Risk / Management and Maintenance Multiplier			
Escalation Rate		Discount Rate	
Year	FV	Discount Factor	PV
1	1.000	1.000	1.000
2	1.035	0.966	0.976
3	1.071	0.934	0.952
4	1.109	0.902	0.929
5	1.148	0.871	0.907
6	1.188	0.842	0.885
7	1.229	0.814	0.864
8	1.272	0.786	0.843
9	1.317	0.759	0.822
10	1.363	0.734	0.802
NPV	10.00	8.98	10.00

Expected Property Taxes Multiplier			
Escalation Rate		Discount Rate	
Year	FV	Discount Factor	PV
1	1.000	1.000	1.000
2	1.010	0.966	0.976
3	1.020	0.934	0.952
4	1.030	0.902	0.929
5	1.041	0.871	0.907
6	1.051	0.842	0.885
7	1.062	0.814	0.864
8	1.072	0.786	0.843
9	1.083	0.759	0.822
10	1.094	0.734	0.802
NPV	8.98	8.98	8.98