



King County

Department of Local Services
Road Services Division

DEPARTMENT OF LOCAL SERVICES
ROAD SERVICES DIVISION
COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2745

November 18, 2021

Petition to Vacate: 152nd Avenue SE

Vacation File: V-2745

Petitioners: Micah and Florine Palmer

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 Micah and Florine Palmer submitted a petition for the vacation of a portion of 152nd Ave SE on April 1, 2021. The subject right-of-way is an unopened and unmaintained portion of right-of-way located in the Renton 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. The King County Department of Executive Services, Facility Management Division (FMD) owns the property abutting the subject right-of-way on the west. On April 14, 2021, FMD signed the petition as an additional Petitioner. Therefore, Petitioners own the majority of the lineal footage of the frontage of the portion of right-of-way proposed for vacation.

B.1 - The portion of right-of-way proposed to be vacated has been examined and it is recommended that it should be vacated and abandoned.

B.2 - The subject portion of 152nd Ave SE 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 dedicated to the County in the Plat of Cedar River Five Acre Tracts, recorded in Volume 16 of Plats, Page 52, recording number 19071023516124, records of King County.

B.3 - The subject portion of 152nd Ave SE is an unopen and unmaintained county road right-of-way.

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B.4 - The subject portion of 152nd Ave SE 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.

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 the Petitioners' property.

The Assessor's Office determined that adding approximately 6,250 square feet to the property owned by Petitioners Micah and Florine Palmer, Assessor's Parcel number 146340-0035, would result in a \$15,000 increase in value. The valuation as applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB), see attached, with offsets for management and maintenance costs and future expected property tax, results in a charge of \$10,600 to Petitioners should the 6,250 square foot area of unopened undeveloped right-of-way be vacated.

While FMD is the owner of the property abutting the subject right-of-way on the west, if the road vacation petition is approved, the full vacation area attaches to the property owned by Petitioners Micah and Florine Palmer, APN 146340-0035, and not to the FMD property. Therefore, there is no valuation calculation for the FMD owned property.

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 in the amount of \$10,600.

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, no easements from Petitioners are a requirement of final approval of this petition.

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

B.10 - The right-of-way to be vacated does not abut a body of salt or fresh water.

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

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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-2745 seeking to vacate this portion of 152nd Ave SE should be approved.

APPROVED:

DocuSigned by:

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

DocuSigned by:

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Tricia Davis, Director
Road Services Division

Attachments:

Exhibit A – Site Map

Compensation Calculation Spreadsheet

PROPOSED RIGHT-OF-WAY VACATION V-2745

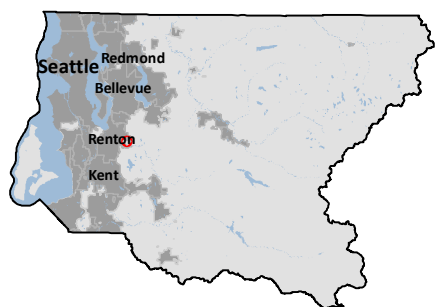






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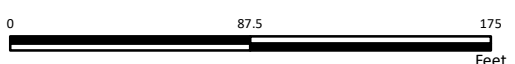
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IMAGE_Ortho2019KCNAT
8/17/2021

Vacation File: V-2745
 152nd Ave SE and 142nd St SE
 SW 14 23 05
ROW Area (Approximate):
 6,002 FT2 or 0.1 Acres



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



VALUATION OF ROADS RIGHT-OF-WAY

V-2745

Parcel # 146340-0035

Micah and Florine

Palmer

Based on PSB Response to Proviso

152nd Ave SE

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 15,000	\$ 15,000	\$ 15,000
Subtract: Transfer of Liability or Risk	\$ 835	\$ 84	0
Subtract: Expected Property Taxes	\$ 313	\$ 313	\$ 313
Subtract: Management and Maintenance Costs	\$ 30,404	0	\$ 4,087
DLS Processing Costs	0	0	0
TOTAL	\$ (16,552)	\$ 14,604	\$ 10,600

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	\$ 15,000	See below *	Varies per parcel
"Mileage" of parcel		0.04	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	6250	Square footage of vacation area
Vacation size in lineal feet		208.35	
Vacation size in "road mileage"		0.039460227	

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

Parcel 146340-0035 value pre-vacation	\$197,000
Parcel 146340-0035 value post-vacation	\$212,000
Value of vacation area	\$15,000