



**King County**

Department of Local Services  
**Road Services Division**

DEPARTMENT OF LOCAL SERVICES  
ROAD SERVICES DIVISION  
COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2743

November 16, 2021

Petition to Vacate: 172nd Avenue SE

Vacation File: V-2743

Petitioners: Nir and Sarina Ziv

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 Nir and Sarina Ziv submitted a petition for the vacation of a portion of 172nd Ave SE on January 27, 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. Petitioners own the majority of the lineal footage of the frontage of portion 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 172nd 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 Renton Suburban Tracts Division No. 2, recorded in Volume 58 of Plats, Pages 97-98 records of King County.

B.3 - The subject portion of 172nd Ave SE is an unopen and unmaintained county road right-of-way.

B.4 - The subject portion of 172nd 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.

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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 3,073 square feet to the property owned by Petitioners Nir and Sarina Ziv, Assessor's Parcel number 722980-0505, would result in a \$7,000 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 \$2,767 in compensation to Petitioners should the 3,073 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 in the amount of \$2,767.

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.

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.

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In conclusion, the subject portion of right-of-way is useless to the county road system and petition V-2743 seeking to vacate this portion of 172nd 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

**VALUATION OF ROADS RIGHT-OF-WAY**  
Based on PSB Response to Proviso

**V-2743**

**Parcel # 7229800505**  
**Nir & Sarina Ziv**

172nd Ave SE

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 7,000	\$ 7,000	\$ 7,000
<b>Subtract:</b> Transfer of Liability or Risk	\$ 397	\$ 40	0
<b>Subtract:</b> Expected Property Taxes	\$ 146	\$ 146	\$ 146
<b>Subtract:</b> Management and Maintenance Costs	\$ 14,447	0	\$ 4,087
DLS Processing Costs	0	0	0
<b>TOTAL</b>	<b>\$ (7,990)</b>	<b>\$ 6,814</b>	<b>\$ 2,767</b>

**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	\$ 7,000	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	3073	Square footage of vacation area
Vacation size in lineal feet		99	
Vacation size in "road mileage"		0.01875	

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

Parcel 722980-0505 value pre-vacation	\$226,000
Parcel 722980-0505 value post-vacation	\$233,000
Value of vacation area	\$7,000



# PROPOSED RIGHT-OF-WAY VACATION V-2743

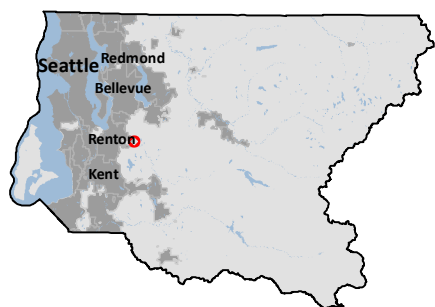








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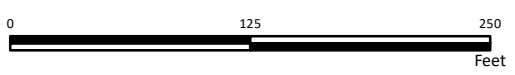
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IMAGE\_Ortho2019KCNAT  
5/23/2021

**Vacation File: V-2743**  
172nd Ave SE  
SW 13-23-05  
**ROW Area (Approximate):**  
3073 FT2 or 0.07 Acres



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



FOR INFORMATIONAL USE ONLY