

DEPARTMENT OF LOCAL SERVICES
ROAD SERVICES DIVISION
COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2761

August 8, 2023

Petition to Vacate: Cedar Grove Rd SE/John J. Hallworth Rd./County Road No. 583

Vacation file: V-2761

Petitioners: Don and Janette Dunavant

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 Don and Janette Dunavant submitted a petition for the vacation of a portion of Cedar Grove Rd SE/John J. Hallworth Rd/County Road No. 583 on October 13, 2022. The subject portion of right-of-way is unopened and unmaintained road right-of-way located in the Issaquah 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 Petitioners are the owners of 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 Cedar Grove Rd 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 established in 1901 as County Road No. 583 and John J. Hallworth Rd.

B.3 – The subject portion of Cedar Grove Rd SE is unopen and unmaintained county road right-of-way.

B.4 – The subject portion of Cedar Grove Rd SE is not needed as part of the county transportation system of the future, and it is not advisable to preserve the subject portions of 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 Petitioner’s 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 10,985 square feet to parcel 222306-9092 would result in a \$16,000 increase in value. The increase in value reflects a change in the property that will result from the road vacation removing the portion of right-of-way currently bisecting the property. 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 \$9,238 in compensation from Petitioner should the approximately 10,985 square foot area of unopened undeveloped right-of-way be vacated to parcel 222306-9092.

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 of compensation from the Petitioners.

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 or county agency identified facilities within the subject vacation area or a plan to install facilities in the future.

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.

In conclusion, the subject portion of right-of-way is useless to the county road system and petition V-2761 seeking to vacate a portion of Cedar Grove Rd SE/John J. Hallworth Rd/County Road No. 583 should be approved conditioned upon payment of compensation in the amount of \$9,238 in accordance with the PSB model.

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

V-2761

**222306-9092
Don and Janette
Dunavant**

Based on PSB Response to Proviso

Cedar Grove Rd SE/John J. Hallworth Rd/County Road No. 583

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 16,000	\$ 16,000	\$ 16,000
Subtract: Transfer of Liability or Risk	\$ 800	\$ 80	0
Subtract: Expected Property Taxes	\$ 236	\$ 236	\$ 236
Subtract: Management and Maintenance Costs	\$ 38,766	0	\$ 6,526
DLS Processing Costs	0	0	0
TOTAL	\$ (23,802)	\$ 15,684	\$ 9,238

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 01/01/2018-01/01/2023
- 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	\$ 16,000	See below *	Varies per parcel
"Mileage" of parcel		0.05	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 2,583,310	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.47	per 1,000 AV; 2023 number	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.24	per 1,000 AV; 2023 number	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	\$ 326,302	Total annual costs; future averag	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

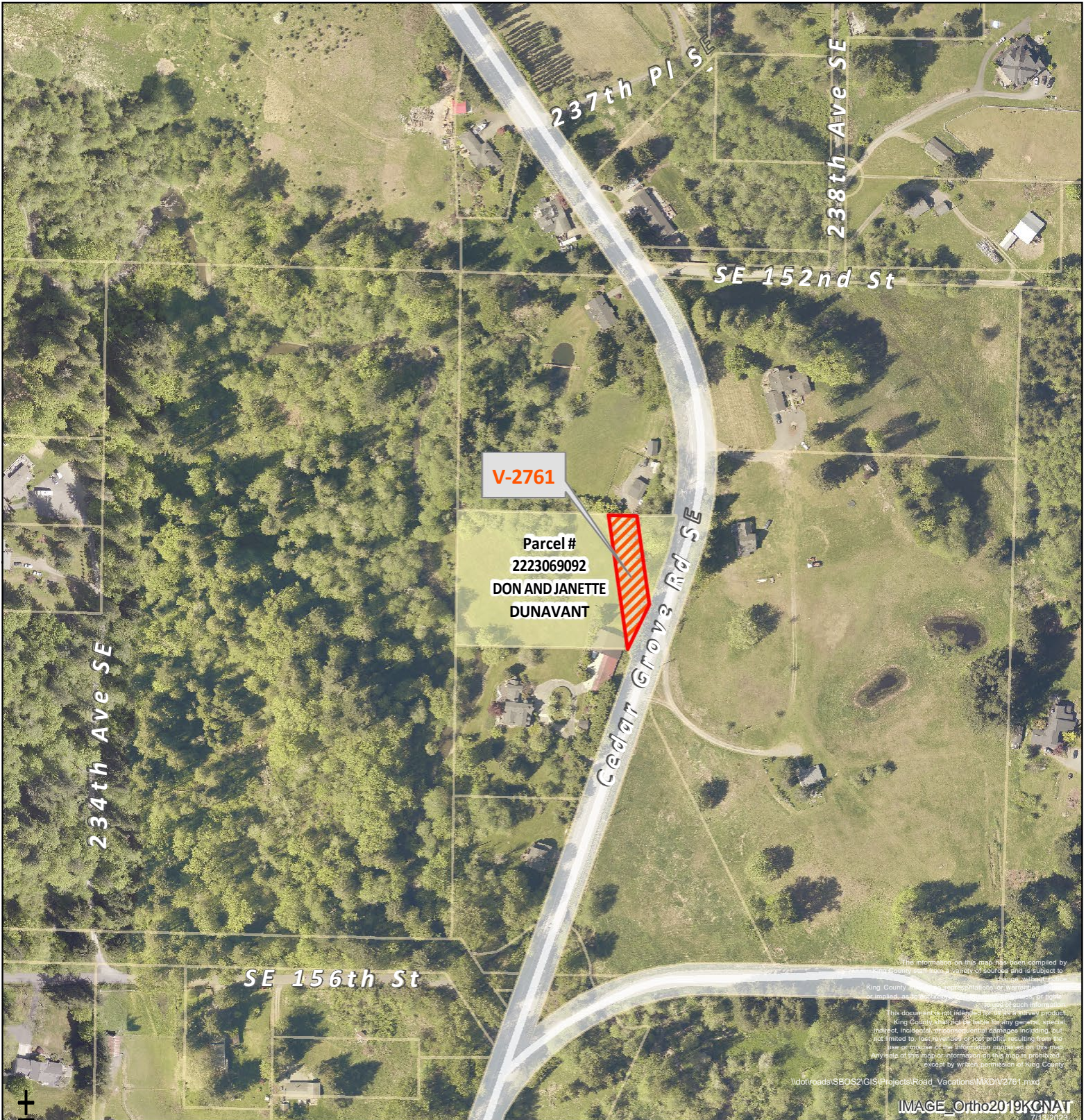
Square footage and lineal measurement of vacation area:

Parcel Size in square feet	Roads	10985	Square footage of vacation area
Parcel size in lineal feet		256	
Parcel size in "road mileage"		0.048484848	

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

Parcel 222306-9092 value pre-vacation	\$274,000.00
Parcel 222306-9092 value post-vacation	\$290,000.00
Value of vacation area	\$16,000.00

PROPOSED RIGHT-OF-WAY VACATION V-2761

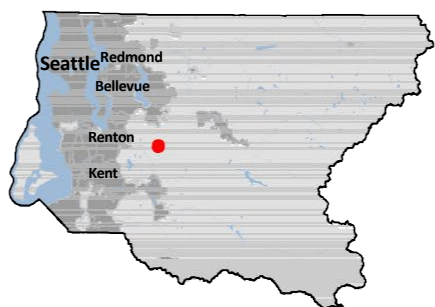







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IMAGE_Ortho2019KCNAT 7/18/2023

Vacation File: V-2761
 Cedar Grove Rd SE/John J. Hallworth Rd
 SE 22-23-06
ROW Area (Approximate):
 10,985 FT2 or 0.25 Acres



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

