

DEPARTMENT OF LOCAL SERVICES  
ROAD SERVICES DIVISION  
COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2752

December 29, 2022

Petition to Vacate: 200<sup>th</sup> Ave SE/J.E. Carroll Rd No. 2667

Vacation file: V-2752

Petitioners: Young Kwon and Robyn Isaak-Kwon and Mutsumi Porter

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 Young Kwon and Robyn Isaak-Kwon and Mutsumi Porter submitted a petition for the vacation of a portion of 200<sup>th</sup> Ave SE on October 28, 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 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 200<sup>th</sup> 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 established as J.E. Carroll Rd., County Road No. 2667 on June 30, 1930.

B.3 – The subject portion of 200<sup>th</sup> Ave SE is an unopen and unmaintained county road right-of-way.

B.4 – The subject portion of 200<sup>th</sup> 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 3,303 square feet to parcel 404840-0280 would result in no change 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 no additional charge of compensation from Petitioners Young Kwon and Robyn Isaak-Kwon should the approximately 3,303 square foot area of unopened undeveloped right-of-way be vacated to parcel 404840-0280.

The Assessor’s Office determined that adding approximately 3,038 square feet to parcel 404840-0285 would result in no change 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 no additional charge of compensation from Petitioners Young Kwon and Robyn Isaak-Kwon should the approximately 3,038 square foot area of unopened undeveloped right-of-way be vacated to parcel 404840-0285.

The Assessor’s Office further determined that adding approximately 3,030 square feet to parcel 404840-0290 would result in no change 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 no additional charge of compensation from Petitioner Mutsumi Porter should the approximately 3,030 square foot area of unopened undeveloped right-of-way be vacated to parcel 404840-0290.

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 without the condition of payment of compensation from the Petitioners.

B.7 - The subject portion of right-of-way does provide access to the property of Petitioner Mutsumi Porter, parcel 404840-0290. An access easement over the property of Petitioners Young Kwon and Robyn Isaak-Kwon parcels 404840-0280 and 404840-0285 in favor of parcel 404840-0290 in a location and on terms acceptable to the property owners should be a requirement of final approval of this petition.

B.8 –Puget Sound Energy and King County Water District No. 90 have facilities within the subject area and will need easements to serve their needs. No other utility identified facilities within the subject vacation area or a plan to install facilities in the future. Therefore, easements from Petitioners in favor of Puget Sound Energy and King County Water District No. 90 should be 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.

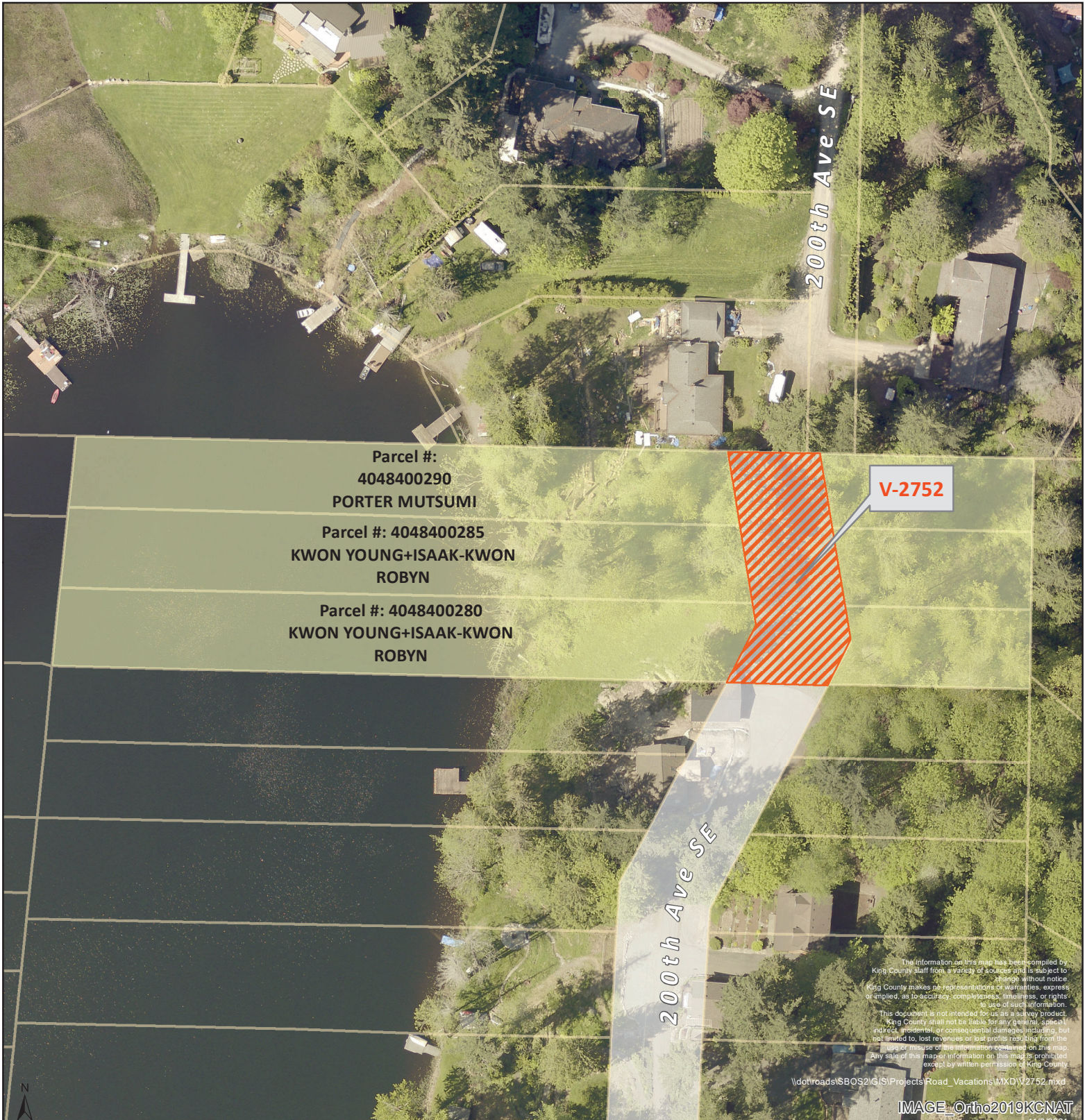
In conclusion, the subject portion of right-of-way is useless to the county road system and petition V-2752 seeking to vacate this portion of 200<sup>th</sup> Ave SE should be approved with the conditions of granting the above-described easements and without the payment of compensation in accordance with the PSB model.

DocuSigned by:  
  
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JOANN KOSAI-ENG, P. E.  
County Road Engineer.

DocuSigned by:  
  
771E66D2EB854EF...  
NICOLA DAVIS, Director  
Road Services Division

Attachments:  
Exhibit A – Site Map  
Compensation Calculation Spreadsheets

# PROPOSED RIGHT-OF-WAY VACATION V-2752







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IMAGE\_Ortho2019KCNAT  
11/8/2021

**Vacation File: V-2752**  
 200th Ave SE  
 NW 20 23 06  
**ROW Area (Approximate):**  
 9,255 FT<sup>2</sup> or 1.75 Acres



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



**VALUATION OF ROADS RIGHT-OF-WAY**

V-2752

APN 404840-0285

Young Kwon and Robin  
Isaak-Kwon

Based on PSB Response to Proviso

200th Ave SE

| Factor  | Opened Roads      | Frequently Traversed Public Areas | Undeveloped Unopened ROW |
|---|-------------------|-----------------------------------|--------------------------|
| Appraised Value                                   | \$ -              | \$ -                              | \$ -                     |
| <b>Subtract:</b> Transfer of Liability or Risk    | \$ 127            | \$ 13                             | \$ 0                     |
| <b>Subtract:</b> Expected Property Taxes          | \$ -              | \$ -                              | \$ -                     |
| <b>Subtract:</b> Management and Maintenance Costs | \$ 7,384          | \$ 0                              | \$ 4,177                 |
| DLS Processing Costs                              | \$ 0              | \$ 0                              | \$ 0                     |
| <b>TOTAL</b>                                      | <b>\$ (7,510)</b> | <b>\$ (13)</b>                    | <b>\$ (4,177)</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 01/01/2017-01/01/2022
- 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 *                        |
| "Mileage" of parcel              |           | 0.01           | Parcel size in linear mileage      |
| Average of 5 years of risk costs | ORM       | \$ 2,067,487   | 5 year average, annual cost        |
| Property tax rate - general fund | PSB / DOA | \$ 0.56        | per 1,000 AV; 2022 number          |
| Property tax rate roads          | PSB / DOA | \$ 1.60        | per 1,000 AV; 2022 number          |
| Road miles in system             | Roads     | 1500           | Updated annually                   |
| Roads annual operating budget    | Roads     | \$ 120,641,814 | Half of biennial operating budget  |
| Roads costs for clean-up         | Roads     | \$ 208,838     | Total annual costs; future average |
| DLS Processing costs             | N/A       | \$ -           | N/A                                |

**Square footage and lineal measurement of vacation area:**

|                               |       |             |                                 |
|-------------------------------|-------|-------------|---------------------------------|
| Parcel Size in square feet    | Roads | 3038        | Square footage of vacation area |
| Parcel size in lineal feet    |       | 50.6        |                                 |
| Parcel size in "road mileage" |       | 0.009583333 |                                 |

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

|  |          |
|--|----------|
| Parcel 404840-0285 value pre-vacation  | \$84,000 |
| Parcel 404840-0285 value post-vacation | \$84,000 |
| Value of vacation area                 | \$0      |

**VALUATION OF ROADS RIGHT-OF-WAY**

V-2752

APN 404840-0280

Young Kwon and Robin  
Isaak-Kwon

Based on PSB Response to Proviso

200th Ave SE

| Factor  | Opened Roads      | Frequently Traversed Public Areas | Undeveloped Unopened ROW |
|---|-------------------|-----------------------------------|--------------------------|
| Appraised Value                                   | \$ -              | \$ -                              | \$ -                     |
| <b>Subtract:</b> Transfer of Liability or Risk    | \$ 136            | \$ 14                             | \$ 0                     |
| <b>Subtract:</b> Expected Property Taxes          | \$ -              | \$ -                              | \$ -                     |
| <b>Subtract:</b> Management and Maintenance Costs | \$ 7,938          | \$ 0                              | \$ 4,177                 |
| DLS Processing Costs                              | \$ 0              | \$ 0                              | \$ 0                     |
| <b>TOTAL</b>                                      | <b>\$ (8,075)</b> | <b>\$ (14)</b>                    | <b>\$ (4,177)</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 01/01/2017-01/01/2022
- 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 *                        |
| "Mileage" of parcel              |           | 0.01           | Parcel size in linear mileage      |
| Average of 5 years of risk costs | ORM       | \$ 2,067,487   | 5 year average, annual cost        |
| Property tax rate - general fund | PSB / DOA | \$ 0.56        | per 1,000 AV; 2022 number          |
| Property tax rate roads          | PSB / DOA | \$ 1.60        | per 1,000 AV; 2022 number          |
| Road miles in system             | Roads     | 1500           | Updated annually                   |
| Roads annual operating budget    | Roads     | \$ 120,641,814 | Updated annually                   |
| Roads costs for clean-up         | Roads     | \$ 208,838     | Half of biennial operating budget  |
| DLS Processing costs             | N/A       | \$ -           | Total annual costs; future average |
|                                  |           | \$ -           | N/A                                |

**Square footage and lineal measurement of vacation area:**

|                               |       |            |                                 |
|-------------------------------|-------|------------|---------------------------------|
| Parcel Size in square feet    | Roads | 3303       | Square footage of vacation area |
| Parcel size in lineal feet    |       | 54.4       |                                 |
| Parcel size in "road mileage" |       | 0.01030303 |                                 |

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

|  |          |
|--|----------|
| Parcel 404840-0280 value pre-vacation  | \$84,000 |
| Parcel 404840-0280 value post-vacation | \$84,000 |
| Value of vacation area                 | \$0      |

**VALUATION OF ROADS RIGHT-OF-WAY**      **V-2752**      **APN 404840-0290**  
**Based on PSB Response to Proviso**      **200th Ave SE**      **Mutsumi Porter**

| Factor  | Opened Roads      | Frequently Traversed Public Areas | Undeveloped Unopened ROW |
|---|-------------------|-----------------------------------|--------------------------|
| Appraised Value                                   | \$ -              | \$ -                              | \$ -                     |
| <b>Subtract:</b> Transfer of Liability or Risk    | \$ 126            | \$ 13                             | \$ 0                     |
| <b>Subtract:</b> Expected Property Taxes          | \$ -              | \$ -                              | \$ -                     |
| <b>Subtract:</b> Management and Maintenance Costs | \$ 7,369          | \$ 0                              | \$ 4,177                 |
| DLS Processing Costs                              | \$ 0              | \$ 0                              | \$ 0                     |
| <b>TOTAL</b>                                      | <b>\$ (7,496)</b> | <b>\$ (13)</b>                    | <b>\$ (4,177)</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 01/01/2017-01/01/2022
- 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       | \$ -        | Varies per parcel |
| "Mileage" of parcel              |           | 0.01        | Varies per parcel |
| Average of 5 years of risk costs | ORM       | 2,067,487   | Updated annually  |
| Property tax rate - general fund | PSB / DOA | 0.56        | Updated annually  |
| Property tax rate roads          | PSB / DOA | 1.60        | Updated annually  |
| Road miles in system             | Roads     | 1500        | Updated annually  |
| Roads annual operating budget    | Roads     | 120,641,814 | Updated annually  |
| Roads costs for clean-up         | Roads     | 208,838     | Updated annually  |
| DLS Processing costs             | N/A       | -           | Updated annually  |

**Square footage and lineal measurement of vacation area:**

|                               |             |                                 |
|-------------------------------|-------------|---------------------------------|
| Parcel Size in square feet    | 3030        | Square footage of vacation area |
| Parcel size in lineal feet    | 50.5        |                                 |
| Parcel size in "road mileage" | 0.009564394 |                                 |

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

|  |          |
|--|----------|
| Parcel 404840-0290 value pre-vacation  | \$83,000 |
| Parcel 404840-0290 value post-vacation | \$83,000 |
| Value of vacation area                 | \$0      |