



King County

Department of Local Services
Road Services Division

DEPARTMENT OF LOCAL SERVICES ROAD SERVICES DIVISION COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2738

April 23, 2021

Petition to Vacate: 310th Ave NE/Alder Rd
Vacation File: V-2738
Petitioners: Richard E. Elander and Vernon S. Timmons
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 Richard E. Elander and Vernon S. Timmons submitted a petition for the vacation of a portion of 310th Ave NE/Alder Rd on September 22, 2020. The subject right-of-way is an unopened and unmaintained portion of right-of-way located in the Duvall 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 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 310th Ave NE/Alder Rd 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 originally dedicated to King County in the plats of Cherry Gardens Division No. 3, records of King County.

B.3 - The subject portion of 310th Ave NE/Alder Rd is an unopen and unmaintained county road right-of-way.

B.4 - The subject portion of 310th Ave NE/Alder Rd 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.

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April 23, 2020

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B.6 - Roads obtained from the King County Assessor's Office a determination of the value for the vacation area associated with each Petitioners' property.

The Assessor's Office determined that adding approximately 35,139 square feet to Petitioners' property, APN 155000-0015 would result in a \$5,000 increase in value. The valuation as applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB), see attached, results in a charge of \$809 in compensation to this Petitioner should the 35,139 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.

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 - King County Water District No. 119 has identified the subject right-of-way as a potential location for installation of a water main and appurtenances. Therefore, it is necessary to preserve or require easements for utilities over the vacation area.

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

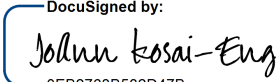
B.10 - The right-of-way to be vacated does not abut a body of salt or fresh water.

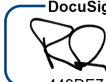
B.11 - No property owners abut the portion of right-of-way proposed to be vacated who are not petitioners to this vacation.

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 14.40.0106 C 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-2738 seeking to vacate this portion of 310th Ave NE/Alder Rd should be approved conditioned upon payment of compensation in the amount of \$809 and the grant of an easement to King County Water District No. 119 in a form suitable for the water district's purposes.

APPROVED:

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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-2738



The information on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to use of such information. This document is not intended for us as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.






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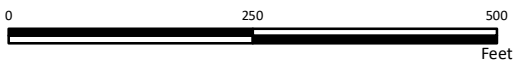
IMAGE_Ortho2019KCNAT
12/15/2019

Vacation File: V-2738
 310th Ave NE (Alder Road)
 SW 4-26-7

ROW Area (Approximate):
 35139 FT2 or 0.80 Acres



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



FOR INFORMATIONAL USE ONLY

VALUATION OF ROADS RIGHT-OF-WAY

V-2738

Parcel # 155000-0015

**Richard E. Elander and
Vernon S. Timmons**

Based on PSB Response to Proviso

310th Ave NE/Alder Rd

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 5,000	\$ 5,000	\$ 5,000
Subtract: Transfer of Liability or Risk	\$ 4,696	\$ 470	0
Subtract: Expected Property Taxes	\$ 104	\$ 104	\$ 104
Subtract: Management and Maintenance Costs	\$ 170,925	0	\$ 4,087
DLS Processing Costs	0	0	0
TOTAL	\$ (170,725)	\$ 4,426	\$ 809

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	\$ 5,000	See below *	Varies per parcel
"Mileage" of parcel		0.22	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 budge	Updated annually
Roads costs for clean-up	Roads	\$ 204,352	Total annual costs; future averag	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

Square footage and lineal measurement of vacation area:

Vacation area in square feet	Roads	35139	Square footage of vacation area
Vacation size in lineal feet		1171.3	
Vacation size in "road mileage"		0.221837121	

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

Parcel 155000-0015 value pre-vacation	\$212,000
Parcel 155000-0015 value post-vacation	\$217,000
Value of vacation area	\$5,000