



King County

Department of Local Services
Road Services Division

December 18, 2025

Devin and Alexis Jones
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Covington, WA 98042
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alexisthrelkeld7@gmail.com

Garth Cook
1897 Pierce St.
Charleston, SC 29492
granotco@outlook.com

Casey A. and Melody S.
27608 SE 424th St.
Enumclaw, WA 98022
caseyolson34@gmail.com

RE: Petition for Vacation of a portion of County Road 393 // SJ Twiss Rd
V-2776

Dear Petitioners,

The Department of Local Services' Road Services Division (Roads) has investigated your petition to vacate a portion of County Road 393 // SJ Twiss Rd. The King County Code requires the County Road Engineer to issue a report and recommendation.

The County Road Engineer's Report and recommendation is enclosed for your review. The County Road Engineer recommends that the petition to vacate the subject portion of County Road 393 // SJ Twiss Rd be approved as the subject portion of right-of-way is considered useless as part of the county road system and the public would benefit by the vacation.

The King County Code provides that compensation may be due to the County for the area to be vacated, KCC 14.40.120. To this code section, we have applied a compensation calculation model utilizing the change in value to the property that will result from the vacation as determined by the County Assessor's Office along with other offsetting costs. A copy of the calculation model as applied to your road vacation petition is attached to the County Road Engineer's Report. The calculation resulted in no additional charge to be assessed for vacation of this portion of County Road 393 // SJ Twiss Rd.

Devin and Alexis Jones, Garth Cook, Casey and Melody Olson

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The County Road Engineer's recommendation shall be presented to the King County Council along with an ordinance for the vacation of a portion of County Road 393 // SJ Twiss Rd. The ordinance introduced to the Council will authorize the Hearing Examiner to conduct a public hearing on the petition. You will be notified of the time and location of the public hearing.

The Hearing Examiner will provide an independent recommendation to the King County Council based on testimony received at the hearing, the County Road Engineer's recommendation and the report of Roads staff. The Hearing Examiner may make recommendations different from that of the County Road Engineer on both whether to vacate and what, if any, compensation to require for the vacation.

The Hearing Examiner's report and recommendation is presented to the King County Council. The Council makes the final determination of whether to approve vacation of the right-of-way and what compensation is required. The Council is not bound by the recommendations of the County Road Engineer or the Hearing Examiner.

Puget Sound Energy, Luman and Comcast were notified to determine if there were any infrastructure or plans associated with the area proposed for vacation. Only Puget Sound Energy replied and no current infrastructure or plans for future infrastructure were identified within the subject right of way proposed for vacation.

Additionally, the easement that serves Lots 1 through 4 of the Testamentary Lot Division recorded under King County Auditor's File Number 20120411900001 is bisected by the right of way that is the subject of this petition for vacation. Therefore, it is our recommendation that, as a requirement of final approval of this petition, Petitioner Garth Cook grant an easement across the portion to be vacated in favor of King County Parcels 1320069079, 1320069279, 1320069280, and 1320069281, or obtain statements from the owners of these parcels declining such easements.

If you have any questions, please contact John Bryan, Road Property Program Manager, at 206-477-2594 or via e-mail at jobryan@kingcounty.gov.

Sincerely,

DocuSigned by:

0EB2763B582D47B...
JoAnn Kosai-Eng, P.E.
County Road Engineer

DocuSigned by:

771E66D2EB854EF...
Tricia Davis, Director
Road Services Division

Enclosures

DEPARTMENT OF LOCAL SERVICES
ROAD SERVICES DIVISION
COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2776

December 18, 2025

Petition to Vacate: A portion of County Road No. 393 // SJ Twiss Rd

Vacation file: V-2776

Petitioners: Devin and Alexis Jones, Garth Cook, and Casey and Melody Olson

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 Devin and Alexis Jones, Garth Cook, and Casey and Melody Olson submitted a petition on September 8, 2025 for the vacation of a portion of County Road 393 // SJ Twiss Rd located north of SE 424th Street and west of 276th Place SE. The subject right-of- way is located in the Enumclaw area of unincorporated King County, is not presently open, and it is unknown if it was ever opened. See site map attached as Exhibit A. King County Road Services has not improved nor maintained any portion of the subject right-of-way.

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 all 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 portion of County Road 393 // SJ Twiss Rd that is the subject of this petition is unimproved. No records have been located indicating use, improvement or maintenance of the area by King County. The subject right-of-way was established in March 1894 and amended in October 1904.

B.3 – The subject portion of County Road 393 // SJ Twiss Rd is unopened at present. We found no records of King County improving or maintaining this section of right-of-way.

B.4 – The subject portion of County Road 393 // SJ Twiss 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.

B.6 – Roads obtained from the King County Assessor's Office a determination of the value for the vacation area associated with each of the Petitioner's properties and the area that will attach to a non-petitioning property if the petition to vacate is approved. These amounts are shown on the table following:

Parcel Number	Owner	Current Area (SF)	Added Area (SF)	Additional Assessed Value*	Compensation Due**
132006-9282	Devin & Alexis Jones	41,597	11,432	\$4,000	\$0
132006-9283	Garth Cook	236,284	7,728	\$1,000	\$0
182007-9042	Casey & Melody Olson	82,328	2,740	\$3,000	\$0

* Based on a determination by the Assessor's Office

** Based on the compensation model prepared by the County Office of Performance Strategy and Budget (PSB) with offsets for management and maintenance costs and future expected property tax. See model attached.

The valuations are applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB), see attached, and result in no charge of additional compensation for any of the Petitioner's parcels or the non-petitioning parcel should these areas of right-of-way be categorized as unopened undeveloped and vacated.

B.7 - The subject portion of right-of-way does not serve as access for any properties but the easement that serves Lots 1 through 4 of the Testamentary Lot Division recorded under King County Auditor's File Number 20120411900001 is bisected by the right of way that is the subject of this petition for vacation. Therefore, it is our recommendation that, as a requirement of final approval of this petition, Petitioner Garth Cook grant an easement across the portion to be vacated in favor of King County Parcels 1320069079, 1320069279, 1320069280, and 1320069281, or obtain statements from the owners of these parcels declining such easements.

B.8 – Puget Sound Energy, Comcast and Lumen were contacted during the Agency Review process. Only Puget Sound Energy replied, and no objections were raised or easements requested.

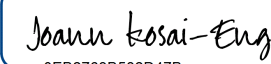
B.9 – No fees have been charged nor costs incurred for this vacation beyond the \$200 filing fee.

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

B.11 –The portion of right-of-way proposed to be vacated does not abut any properties that are not party to this petition.

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-2776 seeking to vacate this portion of County Road 393 // SJ Twiss Rd should be approved with the condition of granting easements as referenced above.

DocuSigned by:

 0EB2763B582D47B...
 JoAnn Kosai-Eng, P.E.
 County Road Engineer.

DocuSigned by:

 771E66D2EB854EF...
 Tricia Davis, Director
 Road Services Division

Attachments:
 Exhibit A – Site Map
 Compensation Calculation Spreadsheets(3)

VALUATION OF ROADS RIGHT-OF-WAY

**V-2776 Parcel No. 132006-9282
Devin & Alexis Jones
County Road 393 / SJ Twiss Road**

Based on PSB Response to Proviso

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 4,000	\$ 4,000	\$ 4,000
Subtract: Transfer of Liability or Risk	\$ 363	\$ 363	\$ -
Subtract: Expected Property Taxes	\$ -	\$ -	\$ -
Subtract: Management and Maintenance Costs	\$ 36,672	\$ -	\$ 6,880
DLS Processing Costs	\$ -	\$ -	\$ -
TOTAL	\$ (33,036)	\$ 3,637	\$ (2,880)

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 since 01/01/2019 as of 01/01/2024
- 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).
- 5) Update multipliers for the current OEFA discount rate.
<https://kingcounty.gov/en/independents/governance-and-leadership/economic-financial-analysis/discount-rate>

Factor:	Provider:	Number		
Value of vacation area	DOA	\$ 4,000	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	\$ 1,239,907	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.49695	per 1,000 AV; 2025 subject calculation	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.30780	per 1,000 AV; 2025 subject calculation	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	\$ 344,011	Total annual costs; future average of 5 year spend	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

Square footage and lineal measurement of vacation area:

Parcel Size in square feet	Roads	11,432	Square footage of vacation area
Parcel size in lineal feet		232	
Parcel size in "road mileage"		0.04	

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

Parcel 132006-9282 value pre-vacation	\$80,000
Parcel 132006-9282 value post-vacation	\$84,000
Value of vacation area	\$4,000

Liability and Risk / Management and Maintenance Multiplier			
Escalation Rate			3.50%
Discount Rate			3.50%
Year	FV	Discount Factor	PV
1	1.000	1.000	1.000
2	1.035	0.966	1.000
3	1.071	0.934	1.000
4	1.109	0.902	1.000
5	1.148	0.871	1.000
6	1.188	0.842	1.000
7	1.229	0.814	1.000
8	1.272	0.786	1.000
9	1.317	0.759	1.000
10	1.363	0.734	1.000
NPV	10.00		10.00

Expected Property Taxes Multiplier			
Escalation Rate			1.00%
Discount Rate			3.50%
Year	FV	Discount Factor	PV
1	1.000	1.000	1.000
2	1.010	0.966	0.976
3	1.020	0.934	0.952
4	1.030	0.902	0.929
5	1.041	0.871	0.907
6	1.051	0.842	0.885
7	1.062	0.814	0.864
8	1.072	0.786	0.843
9	1.083	0.759	0.822
10	1.094	0.734	0.802
NPV	8.98		8.98

VALUATION OF ROADS RIGHT-OF-WAY

**V-2776 Parcel No. 132006-9283
Garth Cook
County Road 393 / SJ Twiss Road**

Based on PSB Response to Proviso

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 1,000	\$ 1,000	\$ 1,000
Subtract: Transfer of Liability or Risk	\$ 301	\$ 301	\$ -
Subtract: Expected Property Taxes	\$ -	\$ -	\$ -
Subtract: Management and Maintenance Costs	\$ 30,350	\$ -	\$ 6,880
DLS Processing Costs	\$ -	\$ -	\$ -
TOTAL	\$ (29,650)	\$ 699	\$ (5,880)

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 since 01/01/2019 as of 01/01/2024
- 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).
- 5) Update multipliers for the current OEFA discount rate.
<https://kingcounty.gov/en/independents/governance-and-leadership/economic-financial-analysis/discount-rate>

Factor:	Provider:	Number		
Value of vacation area	DOA	\$ 1,000	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	\$ 1,239,907	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.49695	per 1,000 AV; 2025 subject calculation	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.30780	per 1,000 AV; 2025 subject calculation	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	\$ 344,011	Total annual costs; future average of 5 year spend	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

Square footage and lineal measurement of vacation area:

Parcel Size in square feet	Roads	7,728	Square footage of vacation area
Parcel size in lineal feet		192	
Parcel size in "road mileage"		0.04	

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

Parcel 132006-9283 value pre-vacation	\$126,000
Parcel 132006-9283 value post-vacation	\$127,000
Value of vacation area	\$1,000

Liability and Risk / Management and Maintenance Multiplier			
Escalation Rate			3.50%
Discount Rate			3.50%
Year	FV	Discount Factor	PV
1	1.000	1.000	1.000
2	1.035	0.966	1.000
3	1.071	0.934	1.000
4	1.109	0.902	1.000
5	1.148	0.871	1.000
6	1.188	0.842	1.000
7	1.229	0.814	1.000
8	1.272	0.786	1.000
9	1.317	0.759	1.000
10	1.363	0.734	1.000
NPV	10.00		10.00

Expected Property Taxes Multiplier			
Escalation Rate			1.00%
Discount Rate			3.50%
Year	FV	Discount Factor	PV
1	1.000	1.000	1.000
2	1.010	0.966	0.976
3	1.020	0.934	0.952
4	1.030	0.902	0.929
5	1.041	0.871	0.907
6	1.051	0.842	0.885
7	1.062	0.814	0.864
8	1.072	0.786	0.843
9	1.083	0.759	0.822
10	1.094	0.734	0.802
NPV	8.98		8.98

VALUATION OF ROADS RIGHT-OF-WAY

**V-2776 Parcel No. 182007-9042
Casey & Melody Olson
County Road 393 / SJ Twiss Road**

Based on PSB Response to Proviso

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 3,000	\$ 3,000	\$ 3,000
Subtract: Transfer of Liability or Risk	\$ 214	\$ 214	\$ -
Subtract: Expected Property Taxes	\$ -	\$ -	\$ -
Subtract: Management and Maintenance Costs	\$ 21,656	\$ -	\$ 6,880
DLS Processing Costs	\$ -	\$ -	\$ -
TOTAL	\$ (18,870)	\$ 2,786	\$ (3,880)

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 since 01/01/2019 as of 01/01/2024
- 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.
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- 5) Update multipliers for the current OEFA discount rate.
<https://kingcounty.gov/en/independents/governance-and-leadership/economic-financial-analysis/discount-rate>

Factor:	Provider:	Number		
Value of vacation area	DOA	\$ 3,000	See below *	Varies per parcel
"Mileage" of parcel		0.03	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,239,907	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.49695	per 1,000 AV; 2025 subject calculation	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.30780	per 1,000 AV; 2025 subject calculation	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	\$ 344,011	Total annual costs; future average of 5 year spend	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

Square footage and lineal measurement of vacation area:

Parcel Size in square feet	Roads	2,740	Square footage of vacation area
Parcel size in lineal feet		137	
Parcel size in "road mileage"		0.03	

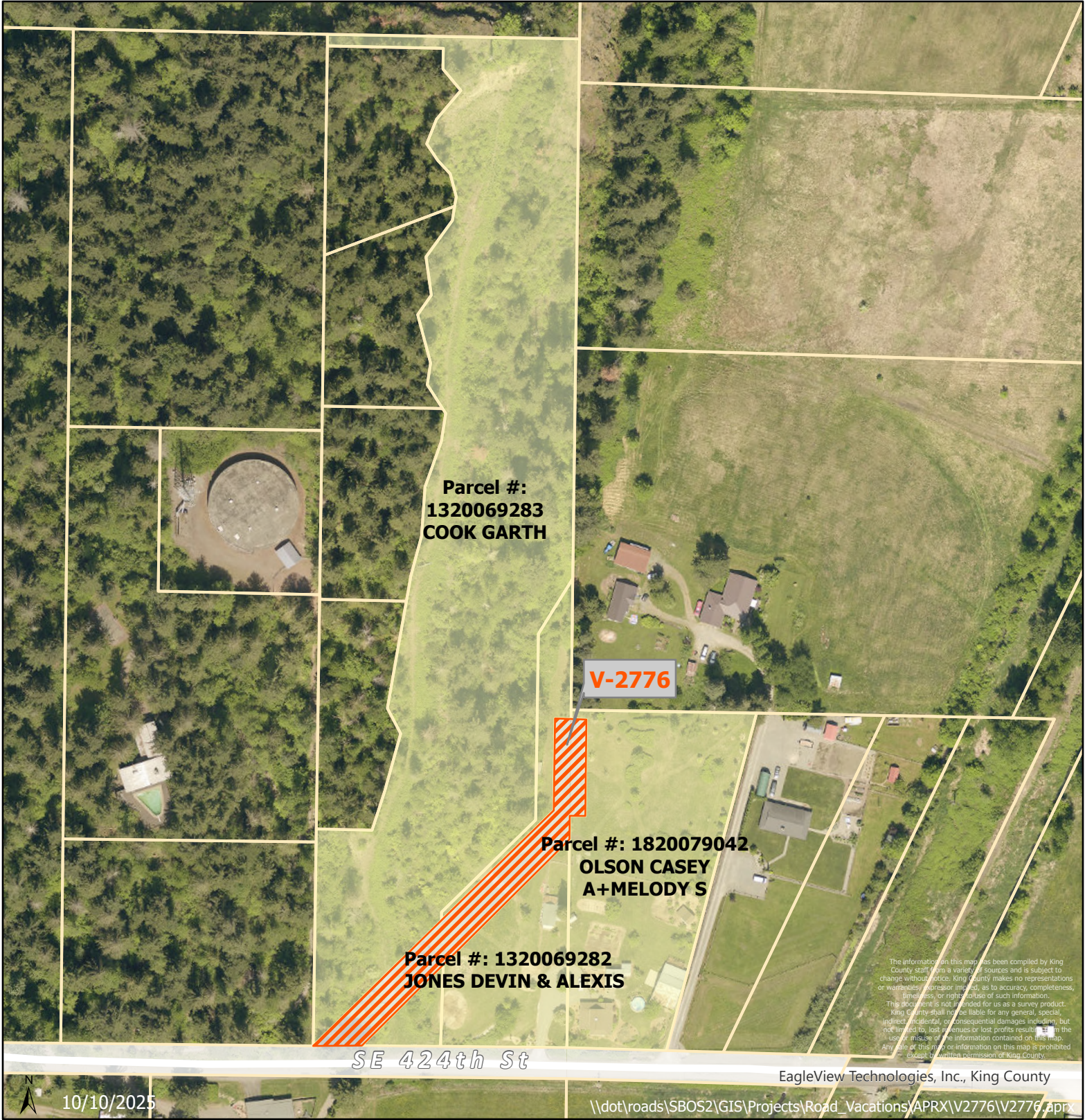
*** Value of vacation area from Assessor's Office:**

Parcel 182007-9042 value pre-vacation	\$376,000
Parcel 182007-9042 value post-vacation	\$379,000
Value of vacation area	\$3,000

Liability and Risk / Management and Maintenance Multiplier			
Escalation Rate			3.50%
Discount Rate			3.50%
Year	FV	Discount Factor	PV
1	1.000	1.000	1.000
2	1.035	0.966	1.000
3	1.071	0.934	1.000
4	1.109	0.902	1.000
5	1.148	0.871	1.000
6	1.188	0.842	1.000
7	1.229	0.814	1.000
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NPV	10.00		10.00

Expected Property Taxes Multiplier			
Escalation Rate			1.00%
Discount Rate			3.50%
Year	FV	Discount Factor	PV
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



PROPOSED RIGHT-OF-WAY VACATION V-2776

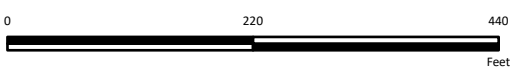


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Vacation File: V-2776
 Ptn. of County Rd 393/Samuel Twiss Rd
 NE 13-20-06 and NW 18-20-07
ROW Area (approximate):
 21900 FT2 or 0.50 Acres



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



FOR INFORMATIONAL USE ONLY