

DEPARTMENT OF LOCAL SERVICES  
ROAD SERVICES DIVISION  
COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2751

December 16, 2022

Petition to Vacate: 190<sup>th</sup> Avenue SE//Gioranni Vitarelli Rd/Rd No. 1592

Vacation file: V-2751

Petitioners: Denis Lopes Monteiro and Michelle Pedersen

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 Denis Lopes Monteiro and Michelle Pedersen submitted a petition for the vacation of a portion of 190<sup>th</sup> Ave SE on September 17, 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 190<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 Gioranni Vitarelli Rd, County Road No. 1592 on July 25, 1921.

B.3 – The subject portion of 190<sup>th</sup> Ave SE is an unopen and unmaintained county road right-of-way.

B.4 – The subject portion of 190<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 4,000 square feet to the Petitioners' Parcel 182206-9152 would result in a \$1,000 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 no additional

charge of compensation from Petitioners should the approximately 4,000 square foot area of unopened undeveloped right-of-way be vacated.

The Assessor’s Office determined that adding approximately 4,000 square feet to the Petitioners’ Parcel 182206-9155 would result in a \$10,000 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 \$5,637 to Petitioners should the approximately 4,000 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 \$5,637.

B.7 - The subject portion of right-of-way does serve as access to several properties not a party to this road vacation petition. Parcels, 1822069153 (also owned by Petitioners), 1822069154, 1822069157, 1822069122, 1822069151 and 1822069098 are currently accessed over SE 227<sup>th</sup> Place, a private easement for ingress and egress over Petitioner’s property as shown on Boundary Lind Adjustment recorded 19950417900 and 20040518900, and a portion of the vacation area. Access easements across the vacation area in favor of these parcels on terms acceptable to the property owners should be a requirement of final approval of this petition.

B.8 –Puget Sound Energy has facilities within the subject area but already has an easement in place to serve its needs. Comcast has existing facilities located on the Puget Sound Energy poles within the PSE easement. No other utility identified facilities within the subject vacation area or a plan to install facilities in the future. Therefore, no utility easements from Petitioners are a requirement of final approval of this petition.

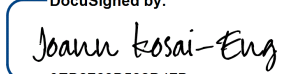
B.9 - No fees have been charged nor costs incurred for this vacation beyond the \$200 filing fee.

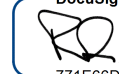
B.10 – The right-of-way to be vacated does not abut a body of salt or fresh water.

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.

In conclusion, the subject portion of right-of-way is useless to the county road system and petition V-2751 seeking to vacate this portion of 190<sup>th</sup> Ave SE should be approved with the conditions of granting the above-described easements and payment of compensation in accordance with the PSB model.

DocuSigned by:  
  
0EB2768B582D47B  
JoAnn Kosai-Eng, P.E.  
County Road Engineer.

DocuSigned by:  
  
771E66D2EB854EE  
Tricia Davis, Director  
Road Services Division

Attachments:  
Exhibit A – Site Map  
Compensation Calculation Spreadsheet

# PROPOSED RIGHT-OF-WAY VACATION V-2751







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 use as a survey product. King County shall not be liable for any general, special, direct, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of information contained on this map. All other use of information on this map is prohibited, except by written permission of King County.

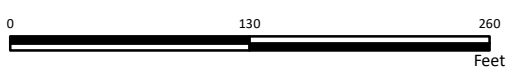
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IMAGE\_Ortho2019KCNAT  
11/10/2021

**Vacation File: V-2751**  
 190th Ave SE  
 NE 18 22 06  
**ROW Area (Approximate):**  
 7,997 FT2 or 1.51 Acres



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



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

**V-2751**

**Parcel #182206-9152**

**Denis Lopes Monteiro  
and Michelle Pedersen**

**Based on PSB Response to Proviso**

190th Ave SE // Gioranni Vitarelli Rd

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 1,000	\$ 1,000	\$ 1,000
<b>Subtract:</b> Transfer of Liability or Risk	\$ 525	\$ 53	0
<b>Subtract:</b> Expected Property Taxes	\$ 19	\$ 19	\$ 19
<b>Subtract:</b> Management and Maintenance Costs	\$ 30,645	0	\$ 4,177
DLS Processing Costs	0	0	0
<b>TOTAL</b>	<b>\$ (30,189)</b>	<b>\$ 929</b>	<b>\$ (3,195)</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	\$ 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	\$ 2,067,487	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.56	per 1,000 AV; 2022 number	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.60	per 1,000 AV; 2022 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	\$ 208,838	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	4200	Square footage of vacation area
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Parcel size in lineal feet 210

Parcel size in "road mileage" 0.039772727

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

Parcel 182206-9152 value pre-vacation	\$31,000
Parcel 182206-9152 value post-vacation \$3	\$32,000
Value of vacation area	\$1,000

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

**V-2751**

**Parcel #182206-9155**

**Denis Lopes Monteiro  
and Michelle Pedersen**

**Based on PSB Response to Proviso**

190th Ave SE // Gioranni Vitarelli Rd

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 10,000	\$ 10,000	\$ 10,000
<b>Subtract:</b> Transfer of Liability or Risk	\$ 525	\$ 53	0
<b>Subtract:</b> Expected Property Taxes	\$ 186	\$ 186	\$ 186
<b>Subtract:</b> Management and Maintenance Costs	\$ 30,645	0	\$ 4,177
DLS Processing Costs	0	0	0
<b>TOTAL</b>	<b>\$ (21,356)</b>	<b>\$ 9,761</b>	<b>\$ 5,637</b>

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Parcel Size in square feet	Roads	4200
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Parcel size in lineal feet 210

Parcel size in "road mileage" 0.039772727

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

Parcel 182206-9155 value pre-vacation	\$172,000
Parcel 182206-9155 value post-vacation \$3	\$182,000
Value of vacation area	\$10,000