

DEPARTMENT OF LOCAL SERVICES
ROAD SERVICES DIVISION
COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2754

September 18, 2023

Petition to Vacate: Alley and Street in the Plat of Stillwater

Vacation file: V-2754

Petitioners: Patricia Barajas and Cuauhtemoc Barajas Reina, Michael and Kyong O. Hong, and Zoe and Derek Anderson

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, Patricia Barajas and Cuauhtemoc Barajas Reina, submitted a petition for the vacation of a portion of the platted street and alley in the Plat of Stillwater on March 17, 2022. The subject right-of-way is an unopened and unmaintained portion of right-of-way located in the Carnation area of unincorporated King County. Michael and Kyong O. Hong and Zoe and Derek Anderson subsequently joined the petition. 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 portion of the platted street and alley in the Plat of Stillwater 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 the Plat of Stillwater in May 1910.

B.3 – The subject portion of the platted street and alley of Stillwater is an unopen and unmaintained county road right-of-way.

B.4 – The subject portion of the platted street and alley of Stillwater 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.

Regarding parcel 042507-9008 owned by Patricia Barajas and Cuauhtemoc Barajas Reina, the Assessor's Office determined that adding approximately 8308 square feet to the parcel would result in a \$5,000 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 a charge of compensation to Petitioners Patricia Barajas and Cuauhtemoc Barajas Reina in the amount of \$730 should the vacation be approved.

Regarding parcel 801610-0040 owned by Petitioners Michael and Kyong O. Hong, the Assessor’s Office determined that adding approximately 8,243 square feet to the parcel would result in a one dollar per square foot change in value totaling \$8,243. 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 compensation to Petitioners Michael and Kyong O. Hong in the amount of \$3,913 should the vacation be approved.

Regarding parcel 801610-0030 owned by Petitioners Zoe and Derek Anderson, the Assessor’s Office determined that adding approximately 1,354 square feet to the parcel would result in a \$5,000 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 a charge of compensation to Petitioners Zoe and Derek Anderson in the amount of \$730 should the vacation be approved.

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 as calculated.

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 identified facilities within the subject vacation area or a plan to install facilities in the future. Therefore, no 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-2754 seeking to vacate this portion of the platted street and alley in the Plat of Stillwater should be approved with the condition of the payment of compensation in accordance with the PSB model.

DocuSigned by:



9EB2763B592D47B
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

VALUATION OF ROADS RIGHT-OF-WAY

V-2754

**042507-9008
Patricia Barajas and
Cuauhtemoc Barajas
Reina**

Based on PSB Response to Proviso

Alley and Road in Plat of Stillwater

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 5,000	\$ 5,000	\$ 5,000
Subtract: Transfer of Liability or Risk	\$ 889	\$ 89	0
Subtract: Expected Property Taxes	\$ 93	\$ 93	\$ 93
Subtract: Management and Maintenance Costs	\$ 51,860	0	\$ 4,177
DLS Processing Costs	0	0	0
TOTAL	\$ (47,842)	\$ 4,818	\$ 730

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	\$ 5,000	See below *	Varies per parcel
"Mileage" of parcel		0.07	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	8308	Square footage of vacation area
Parcel size in lineal feet		355.38	
Parcel size in "road mileage"		0.067306818	

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

Parcel 042507-9008 value pre-vacation	\$240,000
Parcel 042507-9008 value post-vacation	\$245,000
Value of vacation area	\$5,000

VALUATION OF ROADS RIGHT-OF-WAY

V-2754

**801610-0040
Michael and Kyong O.
Hong**

Based on PSB Response to Proviso

Alley and Road in Plat of Stillwater

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 8,243	\$ 8,243	\$ 8,243
Subtract: Transfer of Liability or Risk	\$ 881	\$ 88	0
Subtract: Expected Property Taxes	\$ 153	\$ 153	\$ 153
Subtract: Management and Maintenance Costs	\$ 51,390	0	\$ 4,177
DLS Processing Costs	0	0	0
TOTAL	\$ (44,181)	\$ 8,001	\$ 3,913

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	\$ 8,243	See below *	Varies per parcel
"Mileage" of parcel		0.07	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 budget	Updated annually
Roads costs for clean-up	Roads	\$ 208,838	Total annual costs; future average	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

Square footage and lineal measurement of vacation area:

Parcel Size in square feet	Roads	8243	Square footage of vacation area
Parcel size in lineal feet		352.16	
Parcel size in "road mileage"		0.06669697	

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

Parcel 801610-0040 value pre-vacation	\$102,400
Parcel 801610-0040 value post-vacation	\$110,643
Value of vacation area	\$8,243

VALUATION OF ROADS RIGHT-OF-WAY

V-2754

801610-0030

Based on PSB Response to Proviso

Zoe and Derek Anderson

Alley and Road in Plat of Stillwater

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 5,000	\$ 5,000	\$ 5,000
Subtract: Transfer of Liability or Risk	\$ 169	\$ 17	0
Subtract: Expected Property Taxes	\$ 93	\$ 93	\$ 93
Subtract: Management and Maintenance Costs	\$ 9,882	0	\$ 4,177
DLS Processing Costs	0	0	0
TOTAL	\$ (5,145)	\$ 4,890	\$ 730

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	\$ 5,000	See below *	Varies per parcel
"Mileage" of parcel		0.01	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 budget	Updated annually
Roads costs for clean-up	Roads	\$ 208,838	Total annual costs; future average	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

Square footage and lineal measurement of vacation area:

Parcel Size in square feet	Roads	1354	Square footage of vacation area
Parcel size in lineal feet		67.72	
Parcel size in "road mileage"		0.012825758	

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





Parcel 801610-0030 value pre-vacation	\$145,000
Parcel 801610-0030 value post-vacation	\$150,000
Value of vacation area	\$5,000

PROPOSED RIGHT-OF-WAY VACATION V-2754



Vacation File: V-2754
 Unnamed Road and Alley Plat of Stillwater
 NW 04 25 07
ROW Area (Approximate):
 17,905 FT² or 0.41 Acres



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

