

DEPARTMENT OF LOCAL SERVICES
ROAD SERVICES DIVISION
COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2760

August 1, 2023

Petition to Vacate: 104th Ave SW/Summit Ave and 105th Ave SW/Bluff Ave.

Vacation file: V-2760

Petitioners: Andrew Tristani

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.

Petitioner Andrew Tristani submitted a petition for the vacation of a portion of 104th Ave SW/Summit Ave and a portion of 105th Ave SW/Bluff Ave on September 26, 2022. The subject portions of right-of-way are unopened and unmaintained right-of-way located on Vashon Island, 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 Petitioner is the owner of 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 portions of 104th Ave SW and 105th Ave SW are not in use as a road nor are they 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 Summit Avenue and Bluff Avenue in the Imnaha Addition Plat as recorded in Volume 16 of Plats, Page 10, records of King County.

B.3 – The subject portions of 104th Ave SW and 105th Ave SW are unopen and unmaintained county road right-of-way.

B.4 – The subject portions of 104th Ave SW and 105th Ave SW are not needed as part of the county transportation system of the future, and it is not advisable to preserve the subject portions of 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 Petitioner's 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 5,995 square feet to parcel 356380-0100 would result in a \$5000 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 Petitioner should the approximately 5,995 square foot area of unopened undeveloped right-of-way be vacated to parcel 356380-0100.

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 not serve as access to any property not a party to this road vacation petition. No access easements are required.

B.8 – Comcast has facilities within the subject area and will need an easement to serve its needs. No other utility identified facilities within the subject vacation area or a plan to install facilities in the future. Therefore, an easement from Petitioner in favor of Comcast 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-2760 seeking to vacate a portion of 104th Ave SW/Summit Ave and a portion of 105th Ave SW/Bluff Ave should be approved with the condition of granting the above-described easement and without the payment of compensation in accordance with the PSB model.

DocuSigned by:



912E1BAB-0DCC-4672-AAD6-0AD8D7F70DC1
JoAnn Kosai-Eng, P.E.
County Road Engineer.

DocuSigned by:



77F892E19545F
Thera Davis, Director
Road Services Division

Attachments:

Exhibit A – Site Map

Compensation Calculation Spreadsheet

VALUATION OF ROADS RIGHT-OF-WAY

V-2760

356380-0100

Based on PSB Response to Proviso

Andrew Tristani

104th Ave SW (Summit Ave) and 105th Ave SW (Bluff Ave.)

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 5,000	\$ 5,000	\$ 5,000
Subtract: Transfer of Liability or Risk	\$ 625	\$ 62	0
Subtract: Expected Property Taxes	\$ 74	\$ 74	\$ 74
Subtract: Management and Maintenance Costs	\$ 30,286	0	\$ 6,526
DLS Processing Costs	0	0	0
TOTAL	\$ (25,985)	\$ 4,864	\$ (1,600)

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 01/01/2018-01/01/2023
- 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		0.04	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 2,583,310	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.47	per 1,000 AV; 2023 number	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.24	per 1,000 AV; 2023 number	Updated annually
Road miles in system	Roads	1500		Updated annually
Roads annual operating budget	Roads	\$ 125,191,849	Half of biennial operating budge	Updated annually
Roads costs for clean-up	Roads	\$ 326,302	Total annual costs; future averag	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

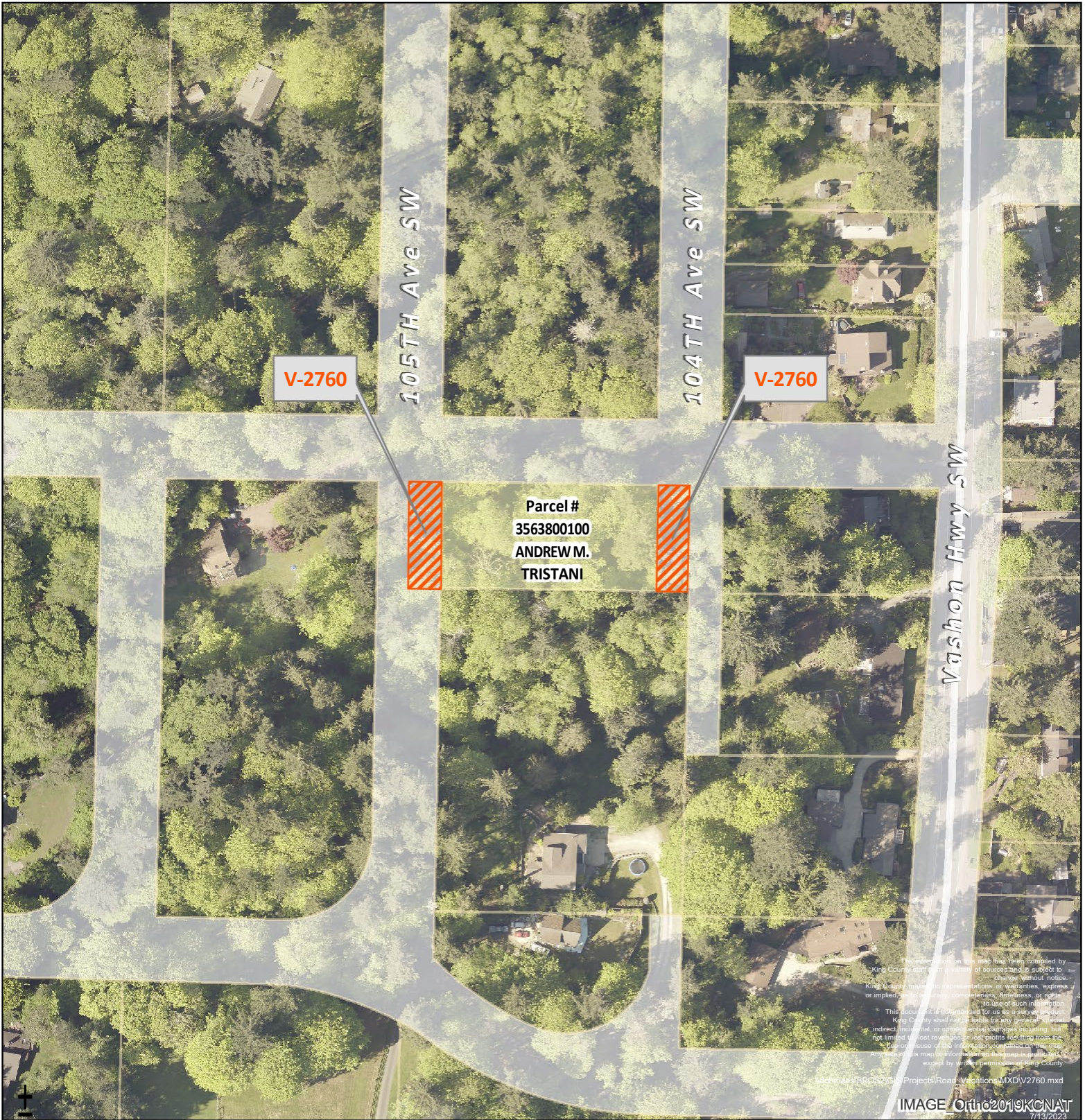
Square footage and lineal measurement of vacation area:

Parcel Size in square feet	Roads	5995	Square footage of vacation area
Parcel size in lineal feet		200	
Parcel size in "road mileage"		0.037878788	

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

Parcel 356380-0100 value pre-vacation	\$161,000
Parcel 356380-0100 value post-vacation	\$166,000
Value of vacation area	\$5,000

PROPOSED RIGHT-OF-WAY VACATION V-2760

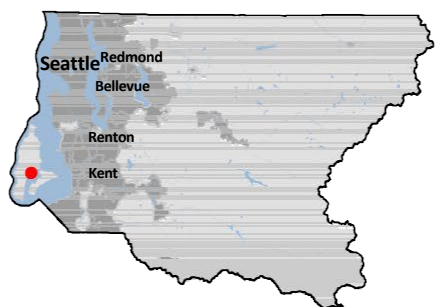







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IMAGE: Ortho2019KCNAT 7/13/2023

Vacation File: V-2760
 104th Ave SW and 105th Ave SW
 SE 18-22-03
ROW Area (Approximate):
 5,995 FT2 or 0.14 Acres



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

