

**DEPARTMENT OF LOCAL SERVICES  
ROAD SERVICES DIVISION  
REPORT TO THE HEARING EXAMINER**

**PUBLIC HEARING: October 21, 2021 at 2:00 pm or shortly thereafter**

**Video/Telephonic hearing by the King County Hearing Examiner's Office  
Seattle, WA 98104**

**October 6, 2021**

**PETITION TO VACATE: A portion of S. 278<sup>th</sup> Street**

**Transportation File: V-2737**

**Proposed Ordinance: 2021-0322**

**A. GENERAL INFORMATION**

Petitioner(s): Estate of Marlene Marie McCartney, James McCartney, Executor;  
Rosemary and Ryan Dowd; Sharon and Robert Kiyohara; and Estate  
of Miriam M. Helgeland, Jerilyn Helgeland, Personal Representative

Location of Road: S. 278<sup>th</sup> Street  
Thomas Brothers Page 715  
Quarter Section – NW 34-22-04

Adjacent Parcels: 735100-0180, 735100-0130, 735100-0120, 796760-0140

**B. HISTORY AND OVERVIEW**

R.C.W. 36.87 establishes the right of property owners to petition a county legislative body for the vacation of road rights-of-way. K.C.C. 14.40 establishes King County policies and procedures for accomplishing same.

The petition was filed with the Clerk of the King County Council on September 16, 2020 seeking the vacation of a portion of S. 278<sup>th</sup> Street right-of-way in the Auburn/Star Lake area of unincorporated King County.

The subject right-of-way is delineated on the unrecorded Plat of Star Lake Five Acre Tracts and acquired by King County in 1932 by deeds recorded at 2722073 and 2722083 in the Records of King County.

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The subject portion of right-of-way is unopened and unmaintained and does not currently provide access to any properties. An old access point for the property owned by the Estate of Miriam M. Helgeland, Jerilyn Helgeland, Personal Representative appears at the junction of the subject portion of right-of-way and S. Star Lake Road. However, the property is currently served by two other points of access unrelated to the subject right-of-way and is the subject of a preliminary plat review for a 25 lot Plat with access from another location. It does not appear that approval of the road vacation will impact present or future access to the Helgeland property.

**C. NOTICE**

Notice of this hearing was posted at both ends of the proposed vacation area on September 29, 2021, see Exhibit #23, and published in accordance with requirements of RCW 36.87.060.

**D. REVIEWING AGENCIES AND COMMENTS**

Roads circulated the request for vacation soliciting comments from agencies within King County and utilities serving the area. The responses received are listed below. Lumen (CenturyLink) requested preservation of easement rights for facilities within the subject right-of-way. No other utility and no county division requested easements or identified a reason why the vacation petition should not be approved.

Roads did not receive responses from the following King County agencies: Department of Executive Services, Real Estate Services Division; Department of Natural Resources and Parks, Open Space and Wastewater Divisions; or Department of Local Services Road Services Division Maintenance or Archeology Sections. A copy of the Second Notice is included as Exhibit #11.

<b>ATTACHMENTS</b>	<b>AGENCY</b>	<b>COMMENT</b>
1.	<b>Puget Sound Energy</b>	Response dated 12/17/2020. PSE has no gas or electric equipment in the indicated ROW.
2.	<b>Lumen</b>	Response dated 01/25/2021. Lumen has no objections if an easement is provided to maintain our facilities
3.	<b>Comcast</b>	Response dated 02/04/2021. Comcast has no facilities in the affected area.
4.	<b>Lakehaven Water and Sewer District</b>	Response dated 06/01/2021. No Lakehaven easement necessary for this area of proposed ROW vacation.
5.	<b>Highline Water District</b>	Response dated 02/05/2021. HWD does not have any infrastructure or take any exception to the proposed road vacation.
6.	<b>South King Fire and Rescue</b>	Response dated 12/03/2020. South King Fire and Rescue does not have an issue with this proposal.

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7.	<b>DLS Permitting</b>	Response dated 12/04/2020. The Permitting Division is in agreement with the comments provided by R. Eichelsdoerfer (Roads Traffic Engineering). Thanks
8.	<b>DNRP Parks Division</b>	Response dated 12/03/2020. Parks has no objections to this request. Okay to vacate.
9.	<b>DNRP - WLRD</b>	Response dated 03/25/2021. There are no issues here. Okay to vacate.
10.	<b>DLS ROADS- CIP &amp; Planning Section</b>	Response dated 12/10/2020. We have no long range transportation planning concerns with this road vacation.
11.	<b>DLS ROADS- Traffic Engineering</b>	Response dated 12/04/2020. There is currently proposed 25-lot plat for Helgeland parcels. Access to the plat will be by extending S. 277 <sup>th</sup> Place to the west. The proposed vacation should not impact the proposed development. Per iMap street view, there appears to be utility poles located in the proposed right-of-way vacation area between 42 <sup>nd</sup> Avenue South and South Star Lake Road. If this right-of-way is vacated, easements with the adjacent property owners and the plat will be required for the utility poles and lines. There may also be some underground utilities in the proposed right-of-way vacation area that would need to be accommodated within an easement
12.	<b>Metro Transit</b>	Response dated 03/17/2021. No concerns, interests, or comments.
13.	<b>DLS ROADS Survey Unit</b>	Response dated 11/23/2020. The survey package is very complete. The description closes and is correctly written
14.	<b>DLS -ROADS Environmental Unit</b>	Response dated 12/30/2020. No objection from the RSD Maintenance Section Environmental Unit. No critical areas or other environmental issues present.
15.	<b>DLS ROADS Drainage</b>	Response dated 12/04/2020. No easements needed for drainage. Recommend vacate.
16.	<b>EXEC Historical Preservation</b>	Response dated 01/04/2021. Recommend approve vacation

**E. COMPENSATION**

Utilizing the model prepared by King County Office of Performance, Strategy and Budget (PSB), Roads solicited from the Assessor's Office a determination of value for the vacation area that will attach to the property owned by Petitioners. See Exhibit #12.

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Petitioner Estate of Marlene Marie McCartney, James D. McCartney Executor – APN 735100-0180:

The McCartney parcel will receive approximately 1,700 square feet if the road vacation is approved. The Assessor's Office determined that adding 1,700 square feet would result in no increase in value to the property. The valuation as applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB) results in no charge of compensation to this Petitioner should the 1,700 square foot area of unopened undeveloped right-of-way be vacated. Exhibit #13.

Petitioners Rose Mary and Ryan Dowd – APN 735100-0130:

The Dowd property will receive approximately 1,700 square feet if the road vacation petition is approved. The Assessor's Office determined that adding 1,700 square feet to would result in a \$4,000 increase in value. The valuation as applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB) results in no charge of compensation these Petitioners should the 1,700 square foot area of unopened undeveloped right-of-way be vacated. Exhibit #14.

Petitioners Sharon and Robert Kiyohara – APN 735100-0120:

The Kiyohara property will receive 974 square feet if the road vacation petition is approved. The Assessor's Office determined that adding 974 square feet 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) results in a charge of \$809 in compensation to these Petitioners should the 974 square foot area of unopened undeveloped right-of-way be vacated. Exhibit #15.

Petitioners Petitioner Miriam M. Helgeland Estate, Jerilyn Helgeland Personal Representative – APN 796760-0140:

The Helgeland property will receive approximately 4,360 square feet if the road vacation petition is approved. The Assessor's Office determined that adding 4,360 square feet would result in a \$11,000 increase in value. The valuation as applied to the compensation model prepared by the County Office of Performance Strategy and Budget (PSB) results in a charge of \$6,684 in compensation to this Petitioner should the 4,360 square foot area of unopened undeveloped right-of-way be vacated. Exhibit #16.

**Report to the Hearing Examiner****V-2737****Page 5 of 11****F. COUNTY ROAD ENGINEER RECOMMENDATION**

The County Road Engineer has determined that the subject portion of right-of-way is useless to the county transportation system. 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 as applied to this road vacation petition, the subject portion of right-of-way should be vacated with the condition of payment from the petitioners in the amounts as set forth above. The full County Road Engineer's Report is attached as Exhibit #18.

**G. EXHIBITS**

Exhibit #	DESCRIPTION
1.	DLS Roads Report to the Hearing Examiner October 6, 2021 with 16 Attachments and 23 Exhibits.
2.	Petition transmittal letter dated September 17, 2020 to the County Road Engineer from the Clerk of Council.
3.	Petition for Vacation of a County Road. Received September 16, 2020
4.	Letter to Petitioners dated October 15, 2020 acknowledging receipt of Petition.
5.	Exhibit map depicting vacation area
6.	Legal Description and Exhibit of vacation area as prepared by Petitioners' surveyor
7.	King County Assessor's information for Petitioner McCartney property, APN 735100-0180
8.	King County Assessor's information for Petitioner Dowd property, APN 735100-0130
9.	King County Assessor's information for Petitioner Kiyohara property, APN 735100-0120
10.	King County Assessor's information for Petitioner Helgeland property, APN 796760-0140
11.	Copy of second notice sent to stakeholders on May 19, 2017 with vicinity map and site map showing vacation area
12.	Email exchange with Assessor's Office regarding valuation of vacation area.
13.	Compensation calculation model spreadsheet for Petitioner McCartney property, APN 735100-0180
14.	Compensation calculation model spreadsheet for Petitioner Dowd property, APN 735100-0130
15.	Compensation calculation model spreadsheet for Petitioner Kiyohara property, APN 735100-0120
16.	Compensation calculation model spreadsheet for Petitioner Helgeland property, APN 796760-0140
17.	Cover letter to Petitioners dated April 5, 2021 with a copy of the County Road Engineer's Report

**Report to the Hearing Examiner**

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18.	County Road Engineer's Report
19.	Emails from James McCartney and Jeri Helgeland confirming intent to grant easement to Lumen/CenturyLink once vacation is complete.
20.	Ordinance transmittal letter dated August 19, 2021 from King County Executive to Councilmember Claudia Balducci
21.	Proposed Ordinance
22.	Fiscal Note.
23.	Declaration of Posting
24.	Affidavit of Publication for date of hearing – to be supplied by Clerk of the Council.

**H. ISSUES:**

Lumen (formerly CenturyLink) does have facilities within the subject right-of-way. Lumen does not enter into easements with road vacation petitioning property owners until the road vacation is complete. Roads, James McCartney, and Jeri Helgeland have been in contact with a representative of Lumen and confirmed Lumen's procedure. James McCartney and Jeri Helgeland have agreed to provide an easement to Lumen if /when the road vacation is complete. See Exhibit 19.

Exhibit #24, Affidavit of Publication, is typically received either on the day of the hearing or shortly thereafter. The Clerk of Council will forward a copy of the affidavit to both the Examiner's Office and Road Services Division when they receive it.

**Mailing List Road Vacation File V-2737**

# PROPOSED RIGHT-OF-WAY VACATION V-2737

Exhibit 1-019



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.

\\Dotroads\SBOS2\GIS\Projects\Road\_Vacations\MXD\V2737.mxd

IMAGE\_Ortho2019KCNAT

**Vacation File: V-2737**  
 S 278th St  
 NW 34-22-04

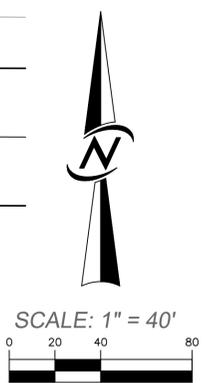
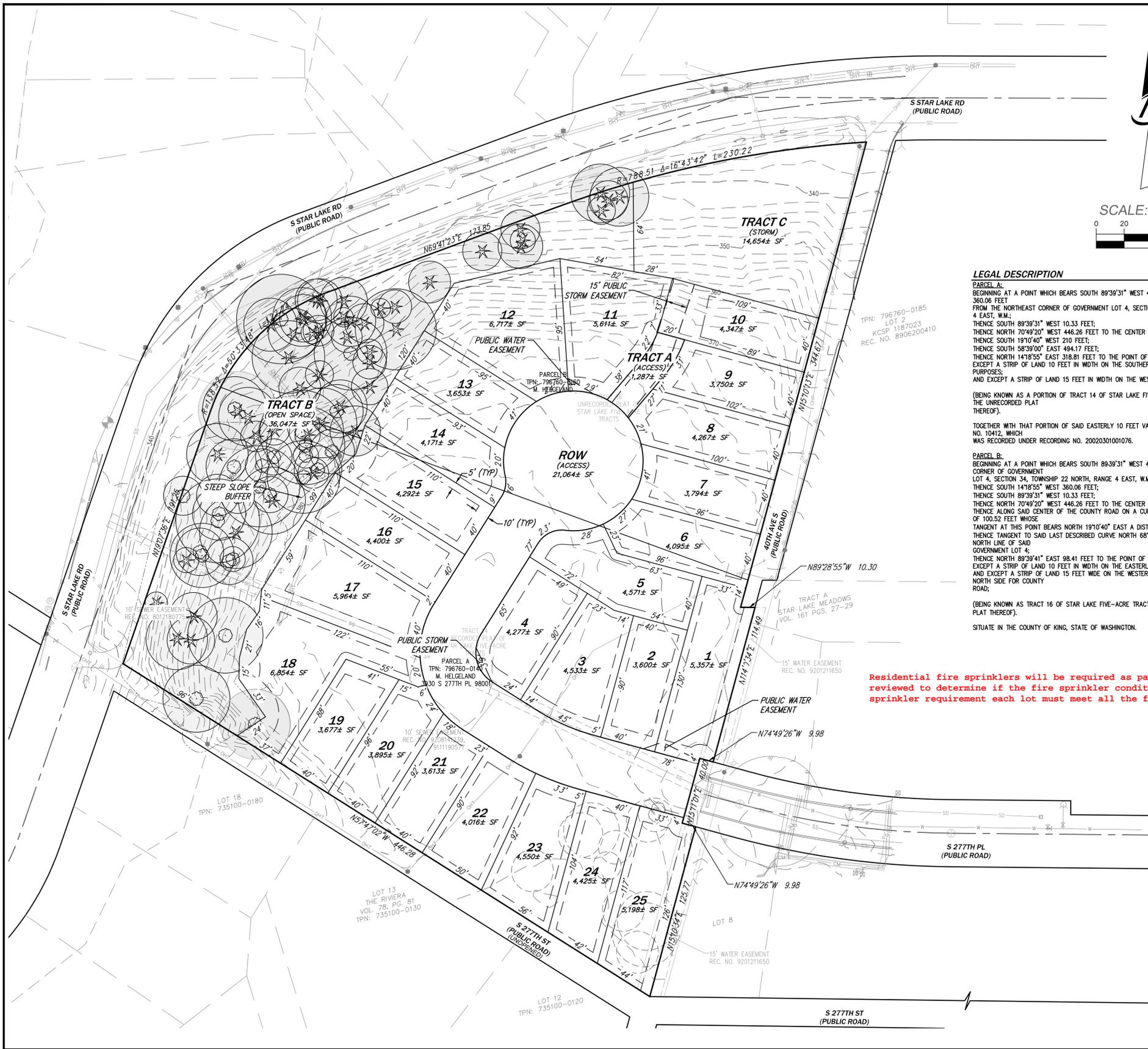
**ROW Area (Approximate):**  
 8734 FT<sup>2</sup> or 0.2 Acres



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



FOR INFORMATIONAL USE ONLY



**DENSITY CALCULATIONS**

GROSS AREA OF PROPERTY:	189,763 SF (4.356 AC)
BASE DENSITY:	6 D.U./ACRE
ALLOWABLE DWELLING UNITS:	26 (4.356x6)

**SITE STATISTICS**

SITE AREA	186,679 SF (4.2856 AC)
PROPOSED USE	DETACHED - SINGLE FAMILY
NUMBER OF LOTS	25
AVERAGE LOT SIZE	±4,547 sf
EXISTING ZONE	R-6
PERMITTED DENSITY	6 D.U./ACRE
PROPOSED DENSITY	5.84 D.U./ACRE
DEDICATED R-O-W	21,064 SF
PUBLIC ACCESS EASEMENT	0 SF
PRIVATE ACCESS (TRACT A)	±1,287 SF
OPEN SPACE (TRACT B)	±36,047 SF
STORM (TRACT C)	±14,654 SF
SETBACKS	INTERIOR - 5' ADJACENT TO STREET - 10'
MINIMUM LOT WIDTH	30'
MINIMUM LOT AREA	2,500 SF
MAXIMUM HEIGHT	35', 45' SLOPES=15%
MAXIMUM IMPERVIOUS	70% (LIMITED TO 2,500 SF VIA COVENANT)
SANITARY SEWER PROVIDER	LAKEHAVEN WATER AND SEWER DISTRICT
WATER SUPPLY	HIGHLINE WATER DISTRICT
SCHOOL DISTRICT	FEDERAL WAY
FIRE DISTRICT	PUGET SOUND REGIONAL FIRE
TELEPHONE SERVICE	FRONTIER, COMCAST
ELECTRICITY PROVIDER	PUGET SOUND ENERGY
NATURAL GAS PROVIDER	PUGET SOUND ENERGY

**EARTH WORK**

CUT:	3,990 C.Y.
FILL:	2,279 C.Y.

**TAX PARCEL NO./SITE ADDRESS**

796760-0140 / 3830 S. 277TH PL 98001  
796760-0160 / M. HELGELAND

**VERTICAL DATUM**

NAVD 88

**ORIGINATING BENCHMARK**

WGS 5606, N QUARTER CORNER 34-22N-04E  
EL: 370.04

**PROJECT BENCHMARKS**

NAIL AND WASHER SET ON W SIDE OF S STAR LAKE RD, W OF PARCEL A.  
EL: 338.43

**APPLICANT/OWNER**

COPPER RIDGE, LLC  
P.O. BOX 73790 PUYALLUP, WA 98373  
(253) 820-7835  
CONTACT: EVAN MANN

**PLANNER/ENGINEER/SURVEYOR/LANDSCAPE ARCHITECT**

CORE DESIGN, INC.  
12100 NE 195TH ST., SUITE 300  
BOTHELL, WA. 98011  
(425) 885-7877  
CONTACT: BEN MADEO, AICP - PLANNER BAMB@COREDESIGNINC.COM  
SHERI MURATA, P.E. - ENGINEER SHM@COREDESIGNINC.COM  
KEN SHIPLEY, P.L.S. - SURVEYOR KWS@COREDESIGNINC.COM  
LINDSEY SOLORNO, P.L.A. - LANDSCAPE ARCHITECT  
LBS@COREDESIGNINC.COM

**GEOTECHNICAL ENGINEER**

TERRA ASSOCIATES, INC.  
12220 113TH AVENUE NE, SUITE 130  
KIRKLAND, WA 98034  
(425) 821-7777 EXT 103  
CONTACT: CAROLYN DECKER, P.E.

**WETLAND CONSULTANT**

WETLAND RESOURCES  
9505 19TH AVENUE SE, SUITE 106  
EVERETT, WA 98208  
(425) 337-3774  
CONTACT: JEFF MALLAHAN

**ARBORIST**

WASHINGTON FORESTRY CONSULTANTS INC.  
1919 YELM HWY SE SUITE C  
OLYMPIA, WA. 98501  
(360) 943-4128  
CONTACT: GALEN WRIGHT

**LEGAL DESCRIPTION**

**PARCEL A:**  
BEGINNING AT A POINT WHICH BEARS SOUTH 89°39'31" WEST 420 FEET AND SOUTH 14°18'55" WEST 360.06 FEET FROM THE NORTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 34, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M.;  
THENCE SOUTH 89°39'31" WEST 10.33 FEET;  
THENCE NORTH 70°49'20" WEST 446.26 FEET TO THE CENTER OF COUNTY ROAD;  
THENCE SOUTH 19°10'40" WEST 210 FEET;  
THENCE SOUTH 89°39'00" EAST 494.17 FEET;  
THENCE NORTH 14°18'55" EAST 318.81 FEET TO THE POINT OF BEGINNING;  
EXCEPT A STRIP OF LAND 10 FEET IN WIDTH ON THE SOUTHERLY AND EASTERLY SIDES FOR ROAD PURPOSES,  
AND EXCEPT A STRIP OF LAND 15 FEET IN WIDTH ON THE WESTERLY SIDE FOR COUNTY ROAD;

(BEING KNOWN AS A PORTION OF TRACT 14 OF STAR LAKE FIVE-ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

TOGETHER WITH THAT PORTION OF SAID EASTERLY 10 FEET VACATED BY KING COUNTY ORDINANCE NO. 10412, WHICH WAS RECORDED UNDER RECORDING NO. 20020301001076.

**PARCEL B:**  
BEGINNING AT A POINT WHICH BEARS SOUTH 89°39'31" WEST 420 FEET FROM THE NORTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 34, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M.;  
THENCE SOUTH 14°18'55" WEST 360.06 FEET;  
THENCE SOUTH 89°39'31" WEST 10.33 FEET;  
THENCE NORTH 70°49'20" WEST 446.26 FEET TO THE CENTER OF THE COUNTY ROAD;  
THENCE ALONG SAID CENTER OF THE COUNTY ROAD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 100.52 FEET WHOSE TANGENT AT THIS POINT BEARS NORTH 19°10'40" EAST A DISTANCE OF 87.12 FEET;  
THENCE TANGENT TO SAID LAST DESCRIBED CURVE NORTH 68°50'00" EAST 390.41 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 4;  
THENCE NORTH 89°39'41" EAST 98.41 FEET TO THE POINT OF BEGINNING;  
EXCEPT A STRIP OF LAND 10 FEET IN WIDTH ON THE EASTERLY SIDE FOR ROAD PURPOSES,  
AND EXCEPT A STRIP OF LAND 15 FEET WIDE ON THE WESTERLY SIDE AND 30 FEET WIDE ON THE NORTH SIDE FOR COUNTY ROAD;

(BEING KNOWN AS TRACT 16 OF STAR LAKE FIVE-ACRE TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Residential fire sprinklers will be required as part of the plat conditions. Each building permit will be reviewed to determine if the fire sprinkler conditions can be removed... In order to remove the fire sprinkler requirement each lot must meet all the fire access and water supply conditions listed below.

Single Family - Fire Access

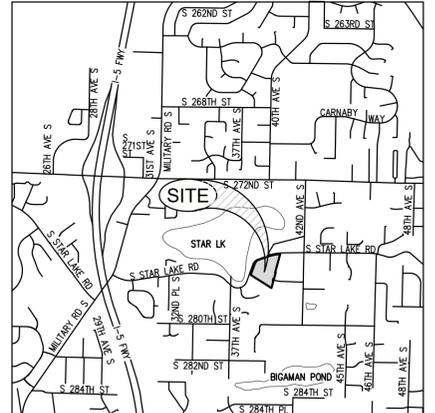
All portions of the exterior walls of the structure (at grade) shall be within 150 feet from approved fire apparatus access. The distance shall be measured along a direct walking path around the building considering obstructions such as retaining walls. These requirements apply to all the access road leading from the nearest fire station to the residence. An approved access road shall be a minimum:

- A minimum of a 20-foot wide drivable surface
- A minimum unobstructed height of 13' 6"
- Capable of supporting 25 tons in all-weather conditions
- A finished roadway gradient cannot exceed 15% at any location

A dead-end access roadway cannot exceed 150 feet in length without an approved means of turning the fire apparatus around. An approved turn around shall be either a minimum 80-foot diameter cul-de-sac with a minimum turning radii of 20 feet inside and 40 feet outside, or an approved "hammerhead" turn-around (per King County Public Rule 17.04).

Exemptions:

- Residences provided with an approved fire sprinkler system
- Attached decks, exterior porches and carports open on two sides



**VICINITY MAP**  
NO SCALE



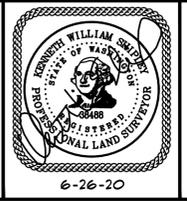
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877



Know what's below.  
Call before you dig.

SURVEY JOB NO.:			
CHECKED:			
CAD ENTERED:			
DESIGNED:			
CHECKED:			
SUPERVISOR:			
NUM.	REVISION	BY	DATE



FED. AID No. ---

PROJECT No. ---

MAINTENANCE DIVISION No. ---

PRELIMINARY  
NOT FOR  
CONSTRUCTION

KING COUNTY DEPT. OF LOCAL SERVICES  
JOHN TAYLOR, DIRECTOR  
**STAR LAKE HEIGHTS  
COPPER RIDGE, LLC**  
PRELIMINARY PLAT

SHEET  
**C1.01**  
OF  
**8**  
SHEETS  
**XXX-XX**

7/8/2020 4:25 PM J:\2020\20014\ENGINEERING\PRELIMINARY\SHEETS\20014\_C101.DWG

**Pictures showing the undeveloped roadway as of September 1, 2020**



1. Looking up the undeveloped unmaintained roadway from S Star Lake Rd. that is causing erosion of 2 parcels- #796760-0140 and #735100-0180 *at 27 Degree Slope*



2. Looking down the roadway towards Star Lake Rd. where the erosion is affecting the foundation of Parcel #735100-0180. *At a 27 Degree Slope*



3. Parcel #735100-0130 cuts Blackberries & tree branches to property line.



4. Parcel #735100-0120 cuts pathway into the blackberries and tree branches to be able to maintain fence on property line.

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

**V-2737**

**Parcel # 735100-0180**

**Marlene M McCartney  
Estate, James McCartney  
Exec**

**Based on PSB Response to Proviso**

S. 278th St.

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ -	\$ -	\$ -
<b>Subtract:</b> Transfer of Liability or Risk	\$ 682	\$ 68	0
<b>Subtract:</b> Expected Property Taxes	\$ -	\$ -	\$ -
<b>Subtract:</b> Management and Maintenance Costs	\$ 24,808	0	\$ 4,087
DLS Processing Costs	0	0	0
<b>TOTAL</b>	<b>\$ (25,489)</b>	<b>\$ (68)</b>	<b>\$ (4,087)</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 01/01/2016-01/02/2021
- 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	\$ -	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	\$ 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 budget	Updated annually
Roads costs for clean-up	Roads	\$ 204,352	Total annual costs; future average	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

**Square footage and lineal measurement of vacation area:**

Vacation area in square feet	Roads	1700	Square footage of vacation area
Vacation size in lineal feet		170	
Vacation size in "road mileage"		0.03219697	

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

Parcel 735100-0180 value pre-vacation	\$128,000
Parcel 735100-0180 value post-vacation	\$128,000
Value of vacation area	\$0

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

**V-2737**

**Parcel # 735100-0130  
Rosemary and Ryan  
Dowd**

Based on PSB Response to Proviso

S. 278th St.

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 4,000	\$ 4,000	\$ 4,000
<b>Subtract:</b> Transfer of Liability or Risk	\$ 682	\$ 68	0
<b>Subtract:</b> Expected Property Taxes	\$ 83	\$ 83	\$ 83
<b>Subtract:</b> Management and Maintenance Costs	\$ 24,808	0	\$ 4,087
DLS Processing Costs	0	0	0
<b>TOTAL</b>	<b>\$ (21,573)</b>	<b>\$ 3,848</b>	<b>\$ (170)</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 01/01/2016-01/02/2021
- 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	\$ 4,000	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	\$ 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 average	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

**Square footage and lineal measurement of vacation area:**

Vacation area in square feet	Roads	1700	Square footage of vacation area
Vacation size in lineal feet		170	
Vacation size in "road mileage"		0.03219697	

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

Parcel 735100-0130 value pre-vacation	\$166,000
Parcel 735100-0130 value post-vacation	\$170,000
Value of vacation area	\$4,000

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

**V-2737**

**Parcel # 735100-0120  
Sharon and Robert  
Kiyohara**

**Based on PSB Response to Proviso**

S. 278th St.

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 5,000	\$ 5,000	\$ 5,000
<b>Subtract:</b> Transfer of Liability or Risk	\$ 391	\$ 39	0
<b>Subtract:</b> Expected Property Taxes	\$ 104	\$ 104	\$ 104
<b>Subtract:</b> Management and Maintenance Costs	\$ 14,218	0	\$ 4,087
DLS Processing Costs	0	0	0
<b>TOTAL</b>	<b>\$ (9,713)</b>	<b>\$ 4,857</b>	<b>\$ 809</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 01/01/2016-01/02/2021
- 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		0.02	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 average	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

**Square footage and lineal measurement of vacation area:**

Vacation area in square feet	Roads	974	Square footage of vacation area
Vacation size in lineal feet		97.43	
Vacation size in "road mileage"		0.018452652	

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

Parcel 735100-0120 value pre-vacation	\$153,000
Parcel 735100-0120 value post-vacation	\$158,000
Value of vacation area	\$5,000

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

**V-2737**

**Parcel # 796760-0140  
Miriam M. Helgeland  
Estate, Jerilyn Helgeland  
PR**

Based on PSB Response to Proviso

S. 278th St.

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 11,000	\$ 11,000	\$ 11,000
<b>Subtract:</b> Transfer of Liability or Risk	\$ 1,748	\$ 175	0
<b>Subtract:</b> Expected Property Taxes	\$ 229	\$ 229	\$ 229
<b>Subtract:</b> Management and Maintenance Costs	\$ 63,619	0	\$ 4,087
DLS Processing Costs	0	0	0
<b>TOTAL</b>	<b>\$ (54,596)</b>	<b>\$ 10,596</b>	<b>\$ 6,684</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 01/01/2016-01/02/2021
- 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	\$ 11,000	See below *	Varies per parcel
"Mileage" of parcel		0.08	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 avera	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

**Square footage and lineal measurement of vacation area:**

Vacation area in square feet	Roads	4360	Square footage of vacation area
Vacation size in lineal feet		435.96	
Vacation size in "road mileage"		0.082568182	

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

Parcel 79670-0140 value pre-vacation	\$243,000
Parcel 79670-0140 value post-vacation	\$254,000
Value of vacation area	\$11,000

Reference: File No. V-2737, Proposed Ordinance No. 2021-0322, Estate of Marlene and James McCartney, Road Vacation Petition

Statement by: Keith Mullen  
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The parties involved propose to acquire the existing S. 278<sup>th</sup> St. road right-of-way (ROW) east from the east edge of the existing 60 foot S. Star Lake Road ROW to the west edge of the 40<sup>th</sup> Ave. S. ROW. King County recently reclassified, under Ordinance No. 19146, S. Star Lake Road from a local road to a collector arterial. As such, the existing 60 foot ROW of S. Star Lake Road at the intersection with the S. 278<sup>th</sup> St. ROW does not meet the 84 foot minimum standard ROW of a collector arterial under the existing 2016 King County Road Standards. Therefore, it is in the best interest of King County to retain 24 feet of the existing S. 278<sup>th</sup> St. ROW connecting with the S. Star Lake Road ROW and extending 24 feet east in order for King County to satisfy the minimum 84 foot ROW standard of a Collector Arterial for S. Star Lake Road.

Maintaining 12 feet of the existing S. 278<sup>th</sup> St. ROW may meet the minimum 84 feet ROW for S. Star Lake Road if the county plans to add 12 feet of ROW on the west side of S. Star Lake Road. However, at this time, because of the proximity of all the houses on the lake side of S. Star Lake Road it is in King County's best interest to retain 24 feet of the existing S. 278<sup>th</sup> St. ROW in order to have flexibility in determining the best location for the future 84 foot ROW of S. Star Lake Road.