

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

PUBLIC HEARING: February 27, 2018 at 9:50 am or shortly thereafter

**King County Hearing Examiner's Office
516 Third Avenue, Fred Conference Room, 12th Floor
Seattle, WA 98104**

February 8, 2018

PETITION TO VACATE: Portions of Cliff Avenue//SW 284th Street

Transportation File: V-2709

Proposed Ordinance: 2018-0009

A. GENERAL INFORMATION

Petitioner(s): GKW Properties, LLC
Geoff Woton
23712 NE Canon Loop Rd
Battle Ground, WA 98604
(360) 601-8859
Geoff@springbeach.net

Tamara Tallariti
3625 125th Street NW
Gig Harbor, WA 98332
(253) 495-5741
tamitallariti@hotmail.com
jefftallariti@gmail.com

Location of Road: Portions of Cliff Ave//SW 284th Street
Thomas Brothers Page 712
Zoning – RA 2.5

Adjacent Parcels: 7930000220, 7930000170 and 793000180

Exhibit no.	1
Case name	GKW Properties and Tamara Tallariti
Case number	V-2709
Date received	2/27/18
KING COUNTY HEARING EXAMINER	

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B. HISTORY

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 on December 19, 2016 with the Clerk of the King County Council. The petition was revised to decrease the vacation area. The Department of Transportation, Road Services Division (Roads) circulated the request for vacation, soliciting comments from the agencies listed below. The revised petition requests vacation of portions of Cliff Avenue//SW 284th Street located in the Spring Beach Plat on Vashon Island in the SE quarter of Section 34, Township 22, Range 2 E, W.M. and Thomas Brothers Page 712.

Petitioners owns all parcels abutting the subject right-of-way.

A search of records by staff found that King County acquired the subject right-of-way dedication in the Plat of Spring Beach recorded in 1909 in the Volume 17 of Plats, page 38, under recording number 19081121581623.

The right-of-way segment is not currently opened, constructed, or maintained for public use and is not known to be used for access to any parcel. No record has been located reflecting expenditure of public funds for improvement or maintenance of the right-of-way.

C. NOTICE

Notice of this hearing was posted at one termini of the proposed vacation area on January 26, 2018, and, due to the inaccessibility of the second termini, notice was mailed on February 6, 2018 to 12 owners of property within the immediate vicinity of the subject portion of right-of-way as more fully described in Exhibit #19. Notice of hearing was also published in accordance with requirements of RCW 36.87.060.

Pursuant to KCC 14.40.015(C), not less than fourteen days prior to the scheduled hearing for this matter, a copy of the County Road Engineer's Report was sent to all petitioners and persons who are not petitioners but whose property abuts the county road right-of-way or portion of county right-of-way to be vacated under the subject petition. A list of persons to whom the report was sent appears at the end of this report.

D. REVIEWING AGENCIES AND COMMENTS

Roads did not receive responses from CenturyLink, Comcast, Vashon Island Fire and Rescue, or King County Department Natural Resources and Parks, Open Space Division. A copy of the Final Notice is included as Exhibit #12.

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ATTACHMENTS	AGENCY	COMMENT
1.	Puget Sound Energy	Response dated 8/03/2017. PSE does not need an easement.
2.	Wave Broadband	Response dated 12/20/2016. Wave has no facilities in this location and will not be impacted.
3.	DPER	Response dated 3/10/2017. No objection provided access easement(s) are provided for existing lots/parcels.
4.	DES – Property Services	Response dated 3/20/2017. Consideration for the three parcels 793000-0150; 0155 and 0156, on the northwest side of Cliff Ave, should be made for reserving a minimum access width required by code, if more than 20' is required, should they decide to sell and/or take out of Open Space designation to develop
5.	DNRP- Parks Div.	Response dated 1/27/2017. Parks has no objections to this request. Okay to vacate.
6.	DNRP - WLRD	Response dated 2/22/2017. No issues with the site that would preclude vacation.
7.	DNRP-Wastewater	Response dated 12/20/2016. There does not appear to be any facilities impacted by this vacation.
8.	DOT- CIP & Planning Section	Response dated 1/13/2017. No transportation planning concerns with this road vacation.
9.	DOT- Roads Maintenance	Response dated 1/24/2017. Road Maintenance Section has no comments/concerns regarding the proposed vacation.
10.	DOT- Traffic Engineering	Response dated 1/9/2016. KCDOT Traffic Engineering has no objection to this proposed road vacation.
11.	DOT- Transit	Response dated 12/21/2016. No objections.
12.	DOT – Roads Survey	Response dated 1/24/2017. Approve vacation with requirement that easements (if any required) be provided for affected properties (access, utilities, etc.)
13.	DOT-Enviro Unit	Response dated 1/17/2017. No comments
14.	DOT – Roads Drainage	Response dated 12/20/2016. No known storm water facilities

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15. EXEC- Landmarks & Heritage	Response dated 1/13/2017. Reviewed data and files for the location and the adjacent parcels. It should be noted that the adjacent parcel to the west contains a landmark eligible historic resources, and the parcel to the south is the Vashon Park District. These features do not necessarily have any impact on the proposed right-of-way vacation, but are worthwhile to note.
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E. OTHER COMMENTS: None

F. COUNTY ROAD ENGINEER RECOMMENDATION

The Department of Transportation recommends vacating the right-of-way. The subject right-of-way is useless to the County Road System. The full report of the County Road Engineer is included as Exhibit #13.

G. COMPENSATION

The County Road Engineer recommends that the County accept the non-monetary benefits of reduction of liability and obligation, the avoided costs of management and the additional tax revenue that will result from vacating this segment of useless right-of-way as full compensation for the proposed vacation and waiver of any payment by Petitioners.

Road vacations are a unique activity created and governed specifically by statute and county code. The circumstances, methodology and purpose of road vacations are limited to the statutes and codes from which they arise. RCW 36.87 and King County Code section 14.40 govern this action.

Under KCC 14.40.020, compensation may be required as a condition of a road vacation. The requirement is discretionary, not mandatory. If the county council chooses to require compensation for a road vacation, it “may consider as a factor the assessed land value of the parcels adjacent to the county right-of-way proposed for vacation in addition to the factors listed in RCW 36.87.120.”

The compensation analysis begins with the assessed value of the properties adjacent to the subject right-of-way. KCC 14.40.020. The Petitioners’ property and those in the immediate area are currently zoned RA-2.5, Rural Area with only one dwelling unit per five acres. The petitioners’ properties range from 77,536 square feet to 6,391 square feet. Under RA 2.5 zoning, the petitioners’ parcels in their current state are below minimum lot size. The addition of the vacation area does not bring the parcels above the minimum lot size.

The total vacation area is approximately 21,707 square feet. The averaged assessed value on a square footage basis for the subject right-of-way is approximately \$5.22 per square foot. Application of this average assessed value of \$5.22 per square foot to the 21,707 square foot vacation area results in a total value for the vacation area of \$113,310.54.

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However, averaging the assessed land values for properties within the vicinity creates an over-valuation for the properties involved in this road vacation. The larger two parcels, 7930000220 owned by GKW Properties, LLC and 7930000170 owned by Tamara Tallariti are both deemed unbuildable as reflected in the King County Assessor's Office property information. The GKW Properties parcel contains 77,356 square feet of steep slope with landslide and erosion hazards. This parcel is assessed at only \$20,000, or \$ 0.26 per square foot. Similarly, the larger parcel owned by Tamara Tallariti contains 16,420 square feet of steep slope, erosion and landslide hazards. This parcel is assessed at only \$12,000, or \$ 0.73. As both parcels are unbuildable and subject to erosion and landslide hazards utilizing the assessed values for the two primary parcels, the average assessed value per square foot reduces to \$0.495. Applied to the vacation area of 21,707 square feet, the beginning compensation calculation is now \$10,744.97.

Furthermore, unlike tax title parcels or other property owned by the county, sections of right-of-way do not have a readily open market. Vacation, pursuant to RCW 36.87, 58.17 and KCC 14.40, is the only method to eliminate the county's interest in useless county right-of-way and the only method by which the county may divest itself of the duty and liability of maintaining county roads. *See Attorney General Opinion 57-58 No.3, March 13, 1957.* Upon vacation, the right-of-way interest is eliminated and the full rights to the underlying property revert to their historical origin. In most instances, the vacated area attaches to the abutting property. When the right-of-way is created by plat, the interests in the right-of-way revert to the adjoining parcels within the plat upon vacation. Except in the very limited circumstance of vacating right-of-way abutting bodies of water (RCW 36.87.130), the county is not free to transfer the vacated right-of-way to anyone other than the abutting property. Therefore, the area to be vacated does not have a ready market for its sale. The only party that can acquire the vacated area from the county is the abutting property owner. The county cannot sell the vacation area on an open market.

RCW 36.87.120 allows the County to adjust the appraised value of proposed vacation area "to reflect the value of the transfer of liability or risk, the increased value to the public in property taxes, the avoided costs for management or maintenance, and any limits on development or future public benefit."

Applying the statutory factors to the current road vacation petition, the County Road Engineer recommends that the County accept the non-monetary benefits of reduction of liability and obligation, the avoided obligation of enforcement and the additional tax revenue as full compensation for the proposed vacation and waive any payment by Petitioners. In reaching this recommendation, the following facts have been considered:

- No public funds were used for the acquisition of this right-of-way;
- The right-of-way is unopened and unimproved and no public funds have been expended to date for its maintenance or repair;
- The right-of-way is imposed over an area with no useful connectivity to the County Road system and it is unlikely that it would ever be developed as a road;

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- The right-of-way is imposed over an area of steep slopes, erosion and landslide hazards making it very unlikely that the right-of-way would ever be developed as a road;
- Upon vacation of this section of unopened, unimproved and unmaintained right-of-way the County shall receive monetary benefit as it is added to the property tax rolls;
- Upon vacation King County Department of Transportation Road Services Division (Roads) is relieved of obligation and liability associated with improvement, enforcement, monitoring and management of the right-of-way;
- Upon vacation King County Department of Transportation Road Services Division (Roads) is relieved of liability that can arise as an owner of vacant and unattended land; and
- Retention of this right-of-way provides no other benefit to the County.

Roads maintains approximately 1500 miles of roadway within unincorporated King County. The total amount of unopened unimproved road right-of-way in the County is not known.

Roads has limited staff hours available; diverting Roads staff to respond to calls associated with unopened right-of-way prevents Roads staff from addressing critical daily work on the County's contiguous road system. Roads supports the vacation of unopened unimproved road right-of-way that is useless to the county road system in order to allow the Department to focus on its core responsibility of maintaining improved county roads.

In addition to the reduction or elimination of opportunity costs associated with diverting Roads staff from critical daily work on the contiguous road system, the vacation of this right-of-way reduces Roads liability and risk exposure. The County's ownership of open and unopened right-of-way can give rise to tort liability for the County. Roads is at risk of a liability claim arising out of the use of every segment, every mile, every yard and every foot of open and unopened right-of-way. Vacation of this right-of-way reduces Roads exposure to a liability claim.

King County Office of Risk Management Services informed Roads that as of March 2017 it had closed 428 claims on behalf of Roads for the five year period of January 1, 2012 through December 31, 2016. Of the 428 claims closed, 152 (64%) were closed with payments. In 2016, the Office of Risk Management Services paid \$3,022,232 to resolve 21 claims on behalf of Roads and closed 2016 with 42 additional open claims remaining.

Risk Management Services also reports that the County routinely pays out in excess of \$50,000 for a simple pedestrian trip and fall occurring in maintained county areas such as park and rides and sidewalks. The county has crews to maintain and service such improved areas and the general public will report hazards within an improved area. Whereas, not only does the county not know of all unopened and unimproved road right-of-way, it does not regularly patrol or monitor unopened right-of-way. A sink hole could open or a skateboard jump could be constructed in unopened right-of-way and the county wouldn't know until a claim is filed.

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The County has the liability risks associated with being an owner of vacant land: hazardous materials dumped on unopened road right-of-way can migrate to adjacent properties exposing the County to potential trespass claims; hazard trees on unopened road right-of-way can fall on adjacent property damaging structures or harming residents; and attractive nuisances can be erected resulting in claims for personal injury.

Every piece of unopened right-of-way held by Roads carries with it the real potential liability for injuries to persons and property. The cost of just one claim can far surpass the straight calculated compensation for the vacation of this road.

Roads seeks to reduce potential obligations, opportunity costs, and liability risk while benefiting the citizens of King County through the vacation of this portion of right-of-way. The dollars Roads might obtain from the petitioners through the vacation of this portion of right-of-way is insignificant in comparison to the County's potential liability from its retention.

The other factors included in RCW 36.87.120 to offset monetary compensation, limits on development and future public benefit are briefly highlighted here. Vacation of this useless right-of-way will not change the limits or increase the likelihood of development of the abutting properties. The addition of the vacation area to the Petitioner's property does not change the use or potential division of the property. Only one parcel is currently occupied by and used as a single family residence. The addition of a few square feet of additional steep slope, erosion and landslide prone property does not increase the usability of the one improved parcel. The other parcels are heavily impacted by environmentally sensitive areas. The large parcels are unbuildable. The subject area is of limited use or function and the addition of the subject area will not change the environmental conditions on the parcels. The public is benefited by reducing the cost and exposure associated with Roads retaining this right-of-way and the private property owners assuming full responsibility of this area and payment of the associated property taxes and assessments.

Furthermore, the plat of Spring Beach is not connected to the county road system. The plat is accessible only by traveling over private roads and easements. The right-of-way within the plat is isolated and will not become part of the county road system. This creates added complications to any potential enforcement, management or response by Roads staff and increases the potential for a dangerous condition to go unnoticed and unremedied by Roads staff.

Throughout the county there are segments of right-of-way that are useless to the county road system. The county has many unopened short useless segments of right-of-way that will never be made into a county road. However, the county has the burdens of ownership and risk, which are risks to the county with no public benefit. Vacation is the only mechanism to move these useless segments of right-of-way out of the county inventory and into private ownership. The subject right-of-way is one of the useless segments of right-of-way that is better in private ownership than retained by the county.

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It is the recommendation of the County Road Engineer and the Director of Road Services that this right-of-way be vacated and any associated monetary compensation be waived. The reduction in liability and obligations for maintenance and enforcement are valuable consideration for the vacation of this right-of-way.

H. EXHIBITS

Exhibit #	DESCRIPTION
1.	DOT Report to the Hearing Examiner February 8, 2018 with 15 attachments.
2.	Petition transmittal letter dated December 19, 2016 to the Department of Transportation from the Clerk of Council.
3.	Petition for Vacation of a County Road. Received December 19, 2016.
4.	Revised Petition for Vacation of County Road
5.	Site map depicting vacation area.
6.	Area Map showing vacation area with topographical lines
7.	Plat of Spring Beach
8.	King County Assessor's information regarding Petitioner's Parcel 7930000220
9.	King County Assessor's information regarding Petitioner's Parcel 7930000170
10.	Letter to Petitioner dated December 21, 2016, acknowledging receipt of petition and explaining process and presenting the option to increase the vacation area.
11.	Copy of final agency notice sent to stakeholders on March 9, 2017, including comment sheet, vicinity map, and maps of vacation area.
12.	Letter dated September 13, 2017 to petitioner with a copy of the County Road Engineer's Report.
13.	County Road Engineer's Report
14.	Easement waiver from Petitioners
15.	Letter dated January 30, 2018 to Margaret Campbell transmitting copy of County Road Engineer Report sent pursuant to KCC 14.40.015(C)
16.	Letter dated January 30, 2018 to William R. Schaefer, Spring Beach HOA, transmitting copy of County Road Engineer Report sent pursuant to KCC 14.40.015(C)
17.	Letter dated February 5, 2018 to Vashon Park District transmitting copy of County Road Engineer Report sent pursuant to KCC 14.40.015(C)
18.	Ordinance transmittal letter dated October 18, 2017 from King County Executive to Councilmember Joe McDermott. (note: signed copy unavailable)
19.	Proposed Ordinance 2017-xxxx

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20.	Fiscal Note.
21.	Affidavit of Notice & notice of hearing.
22.	Affidavit of Publication for date of hearing – to be supplied by Clerk of the Council.

G. ISSUES:

Exhibit #22 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-2709

Petitioners

GKW Properties, LLC
Geoff Woton
23712 NE Canon Loop Rd
Battle Ground, WA 98604
(360) 601-8859
Geoff@springbeach.net

Puget Sound Energy
P.O. Box 97034
MS : EST-06W (AEM)
Bellevue, WA 98009
Rightofway@pse.com
(425) 462-3436

Wave Broadband
10427 MLK Jr Way S
Tukwila, WA 98178
Attn: Jim Biggs
jbiggs@WaveBroadband.com
(206) 926-2906

CenturyLink
1208 NE 64th St., Rm. 401
Seattle, WA 98115
Attn: Franklin Bolden
Franklin.Bolden@centurylink.com
(425) 918-2516

Petitioners

Tamara Tallariti
3625 125th Street NW
Gig Harbor, WA 98332
(253) 495-5741
tamitallariti@hotmail.com
jefftallariti@gmail.com

Comcast Cable
Attn: Bill Walker
Bill_Walker@comcast.com

Frontier Communications
Attn: Justin Fontes
Justin.Fontes@ftr.com
(425) 263-4018

King County DOT - Road Services Division
MS – KSC-TR-0313
Attn: Rick Brater, P. E., County Road Engineer
(206) 477-3601
Rick.brater@kingcounty.gov

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Clerk of the Council
MS - KCC-CC-1200

Terri Jenkins-McLean
King County Public Health
(206) 263-8520
Terri.Jenkins-McLean@kingcounty.gov

King County DNRP - Parks and Recreation
Division
MS - KSC-NR-0700
Attn: Robert Nunnenkamp, Property Agent III
Capital Planning and Land Management
Phone: (206) 477-4581
Robert.Nunnenkamp@kingcounty.gov

King County DOT - Road Services Division
MS – KSC-TR-0313
Attn: Leslie Drake, Road Property Program
Manager
(206) 477-7764
Leslie.Drake@kingcounty.gov

King County DES – Facilities Management
Division
MS - ADM-ES-0830
Attn: Michael Kulish, Supervisor
Real Estate Services Section
(206) 477-9375
Michael.Kulish@kingcounty.gov

King County DOT - Road Services Division
MS – KSC-TR-0313
Attn: Cindy Torkelson, Program Manager II
Strategic Business Operations Section
(206) 477-3638
Cindy.Torkelson@kingcounty.gov

King County DNRP - Wastewater Treatment
Division
MS - KSC-NR-0512
Attn: Trevor Carr, Real Property Agency III
Environmental and Community Services
Section
Regulatory Compliance & Land Acquisition
Services
(206) 477-5452
Trevor.Carr@kingcounty.gov

King County DNRP - Water & Land
Resources Division
MS - KSC-NR-0600
Attn: Andrew McDonald, Engineer III
Storm Water Services
Asset Management Unit
(206) 477-4768
Andrew.Mcdonald@kingcounty.gov

King County DNRP - Water & Land Resources
Division
MS - KSC-NR-0600
Attn: Robert Jackson, Title & Escrow Officer
Rural and Regional Services Section
Open Space Acquisitions
(206) 477-4604
Robert.Jackson@kingcounty.gov

King County DOT - Road Services Division
MS - KSC-TR-0313
Attn.: Rob Fritz, Supervising Ecologist
Maintenance Section
Environmental Unit
(206) 477-2397
Rob.Fritz@kingcounty.gov

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King County DOT - Road Services Division
MS – RSD-TR-0100
Attn.: Jim Ballweber, Site Development
Specialist II
Maintenance Section
Environmental Unit
(206) 477-2374
Jim.Ballweber@kingcounty.gov

King County DOT – Transit
MS - KSC-TR-0431
Attn: Jennifer Lee, Real Property Agent III
Design & Construction
Real Estate/Land Use/ Environmental Planning
Phone: (206) 477-5925
Jennifer.Lee@kingcounty.gov

King County DPER
MS – SNO-DP-0210
Attn: Kim Claussen, Program Manager III
Current Planning Section
(206) 477-0329
Kim.Claussen@kingcounty.gov

King County DOT - Road Services Division
MS - KSC-TR-0313
Attn.: Jim Ishimaru, Transportation Planner
III
Strategic Business Operations Section
Policy, Planning & Grant Administration
(206) 477-3623
Jim.Ishimaru@kingcounty.gov

King County DOT - Road Services Division
MS – KSC-TR-0313
Attn: Robert Eichelsdoerfer, Engineer III
Engineering Services Section
Road Design & Traffic Engineering
(206) 477-3652
Robert.Eichelsdoerfer@kingcounty.gov

King County DNRP
MS – KSC-NR-0700
Attn: Ivy Freitag, Preservation Planner
Historic Preservation Program
(206) 477-7976
Ivy.Freitag@kingcounty.gov

Other Properties to receive CRE Report - KCC 14.40.015

Spring Beach HOA
1700 7th Ave
Seattle, WA 98101

Margaret Campbell
816 S. 216th St #511
Des Moines, WA 98198

Vashon Park District
P.O. Box 1608
Vashon WA 98070

END OF MAILING LIST

End of Report to the Hearing Examiner

ATTACHMENTS

1 THROUGH 15

AND

EXHIBITS

1 THROUGH 22

Drake, Leslie

From: Corpuz, Connie <Connie.Corpuz@pse.com>
Sent: Thursday, August 03, 2017 9:42 AM
To: Drake, Leslie; Kelly Wotton
Cc: geoff@springbeach.net
Subject: RE: PREA16-0265 - Spring Beach Road

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Leslie,

Yes, this does change PSE's need for an easement! The electric facilities we needed to protect are up where Cliff Ave. comes off of SW Spring Beach Rd. , so **PSE no longer needs an easement** in connection with the vacation of Cliff Ave. I will close out my file on this one.

Sorry it took so long to get back to you – I left on vacation the day before you sent this message and have just returned. The Osh Kosh Air Show was amazing!

Regards,

Connie Corpuz
Sr. Real Estate Representative
Puget Sound Energy
3130 South 38th Street
Tacoma, WA 98409
(253) 476-6110

From: Drake, Leslie [mailto:Leslie.Drake@kingcounty.gov]
Sent: Thursday, July 27, 2017 2:43 PM
To: Corpuz, Connie; Kelly Wotton
Cc: geoff@springbeach.net
Subject: RE: PREA16-0265 - Spring Beach Road

Hello Connie. The petitioners are revising the area of the road vacation. I have attached their drawing of the reduced vacation area.

Please let me know if the reduced vacation area changes PSE's need for an easement.

Thank you.

Leslie Drake, Road Property Program Manager | **Road Services Division**, King County Department of Transportation | 206-477-7764 | 24/7 Help Line 206-477-8100

From: Corpuz, Connie [mailto:Connie.Corpuz@pse.com]
Sent: Thursday, March 30, 2017 4:54 PM
To: Kelly Wotton <KellyW@trailtech.net>
Cc: Drake, Leslie <Leslie.Drake@kingcounty.gov>; geoff@springbeach.net
Subject: RE: PREA16-0265 - Spring Beach Road

Connie Corpuz

Senior Real Estate Representative
Puget Sound Energy (PSE)
3130 South 38th Street
Tacoma, WA 98409
(253) 476-6110
connie.corpuz@pse.com

From: Corpuz, Connie
Sent: Tuesday, March 21, 2017 5:51 PM
To: 'Kelly Wotton'
Subject: RE: PREA16-0265 - Spring Beach Road

Will do.

From: Kelly Wotton [<mailto:KellyW@trailtech.net>]
Sent: Tuesday, March 21, 2017 4:26 PM
To: Corpuz, Connie
Subject: RE: PREA16-0265 - Spring Beach Road

Hello Connie,

Thanks so much for getting back to me so quickly. I totally understand about having to play catch up from being away (and congratulations on your new grandson – such a wonderful time of life). Please email me the PDF when you get a moment, and I'll make sure to get the signature(s) notarized and mailed off according to instruction.

Best Regards,

Kelly Wotton

From: Corpuz, Connie [<mailto:Connie.Corpuz@pse.com>]
Sent: Tuesday, March 21, 2017 1:37 PM
To: Kelly Wotton <KellyW@trailtech.net>
Subject: RE: PREA16-0265 - Spring Beach Road

Kelly,

Puget Sound Energy (PSE) has a pole with anchor, guy wire and underground riser that falls within the vacation area. PSE does not object to the vacation, however we will need an easement for overhead and underground electric facilities on a PSE standard easement form executed prior to/at final approval of the Street Vacation. I have attached PSE's Web Map showing the approximate location of the pole, appurtenances and service lines.

I can prepare the Easement document(s) and email in pdf to you to print out (or send hard copy in the US Mail if you prefer) for signature in the presence of a Notary Public. I will get this done by the end of the week as I have just returned from a week in Wisconsin getting to know my newborn grandson and have much to catch up on in the next day or two.

Regards,

Leslie Drake, Road Property Program Manager | Road Services Division, King County Department of Transportation |
206-477-7764 | 24/7 Help Line 206-477-8100

From: Kelly Wotton [mailto:KellyW@trailtech.net]
Sent: Tuesday, March 14, 2017 3:45 PM
To: Drake, Leslie <Leslie.Drake@kingcounty.gov>
Cc: geoff@springbeach.net
Subject: RE: PREA16-0265 - Spring Beach Road

Hi Leslie,

Have you received replies from all of the stakeholders, by chance?
By the way, I did reach out to PSE by phone; they told me to email their right-of-way department, which I did.
So far, though, we have received no response to my email, or information from them as to what sort of easement they would need.

Best Regards,

Kelly Wotton
SW Spring Beach Rd, Vashon

Drake, Leslie

From: Jim Biggs <JBiggs@wavebroadband.com>
Sent: Tuesday, December 20, 2016 8:04 AM
To: Drake, Leslie
Subject: RE: Notice of Proposed Right-of-Way Vacation of a portion of Cliff Ave & SW 248th St Spring Beach Vashon - V-2709

Wave has no facilities in this location and will not be impacted.

Thanks.

Jim Biggs
Project Manager

wave

10427 Martin Luther King Jr Way
Tukwila, WA 98178
wavebroadband.com

206.926.2906 (w)
206.786.8720 (m)
jbiggs@wavebroadband.com

From: Drake, Leslie [<mailto:Leslie.Drake@kingcounty.gov>]
Sent: Monday, December 19, 2016 4:31 PM
To: michela.potts@pse.com; Jeffrey_Burris@cable.comcast.com; Baruso, Tonna; justin.fontes@ftr.com; Jim Biggs; Kulish, Michael; Jackson, Robert; Nunnenkamp, Robert; McDonald, Andrew; Carr, Trevor; Ishimaru, Jim; Ballweber, Jim; Eichelsdoerfer, Robert; Lee, Jennifer; Lauritzen, John M; Morehead, Tina; Cassidy, Jon; Freitag, Ivy; administrative@vifr.org
Subject: Notice of Proposed Right-of-Way Vacation of a portion of Cliff Ave & SW 248th St Spring Beach Vashon - V-2709

Hello,

This is the first notice for Road Vacation File V-2709, the proposed vacation of portions of Cliff Ave and SW 248th Street within the Plat of Spring Beach on Vashon Island.

Please contact me if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by January 23, 2017

Thank you

Leslie Drake, Road Property Program Manager | **Road Services Division**, King County Department of Transportation | 206-477-7764 | 24/7 Help Line 206-477-8100

Drake, Leslie

From: Claussen, Kimberly
Sent: Friday, March 10, 2017 7:13 AM
To: Drake, Leslie
Subject: RE: REMINDER Notice of Proposed Right-of-Way Vacation of a portion of Cliff Ave & SW 248th St Spring Beach Vashon - V-2709

No objections provided access easement(s) are provided for existing lots/parcels. Thanks

From: Drake, Leslie
Sent: Thursday, March 09, 2017 1:49 PM
To: Claussen, Kimberly <Kimberly.Claussen@kingcounty.gov>; administration@vifr.org
Subject: REMINDER Notice of Proposed Right-of-Way Vacation of a portion of Cliff Ave & SW 248th St Spring Beach Vashon - V-2709

Hello. I am following up on this proposed road vacation. We are now more than thirty days past the second notice submission on this pending road vacation and have not received a response from your agencies. If you could respond to this email with your comments on this proposed vacation, it would be greatly appreciated.

Thank you.

Leslie Drake, Road Property Program Manager | **Road Services Division**, King County Department of Transportation | 206-477-7764 | 24/7 Help Line 206-477-8100

From: Drake, Leslie
Sent: Monday, December 19, 2016 4:31 PM
To: 'michela.potts@pse.com' <michela.potts@pse.com>; 'Jeffrey_Burris@cable.comcast.com' <Jeffrey_Burris@cable.comcast.com>; 'Baruso, Tonna' <Tonna.Baruso@CenturyLink.com>; 'justin.fontes@ftr.com' <justin.fontes@ftr.com>; 'Jim Biggs' <JBiggs@wavebroadband.com>; Kulish, Michael <Michael.Kulish@kingcounty.gov>; Jackson, Robert <Robert.Jackson@kingcounty.gov>; Nunnenkamp, Robert <Robert.Nunnenkamp@kingcounty.gov>; McDonald, Andrew <Andrew.McDonald@kingcounty.gov>; Carr, Trevor <Trevor.Carr@kingcounty.gov>; Ishimaru, Jim <Jim.Ishimaru@kingcounty.gov>; Ballweber, Jim <Jim.Ballweber@kingcounty.gov>; Eichelsdoerfer, Robert <Robert.Eichelsdoerfer@kingcounty.gov>; Lee, Jennifer <Jennifer.Lee@kingcounty.gov>; Lauritzen, John M <JohnM.Lauritzen@kingcounty.gov>; Morehead, Tina <Tina.Morehead@kingcounty.gov>; Cassidy, Jon <Jon.Cassidy@kingcounty.gov>; Freitag, Ivy <Ivy.Freitag@kingcounty.gov>; 'administrative@vifr.org' <administrative@vifr.org>
Subject: Notice of Proposed Right-of-Way Vacation of a portion of Cliff Ave & SW 248th St Spring Beach Vashon - V-2709

Hello,

This is the first notice for Road Vacation File V-2709, the proposed vacation of portions of Cliff Ave and SW 248th Street within the Plat of Spring Beach on Vashon Island.

Please contact me if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by January 23, 2017

Thank you



King County

Department of Transportation
Road Services Division

January 23, 2017

RE: **Notice of Proposed Right-of-Way Vacation** - a portion of Cliff Ave and SW 284th St
V-2709

Dear Recipient,

Geoff Wotton, on behalf of GKW Properties, LLC, and Tamara Tallariti has petitioned King County to vacate a portion of Cliff Ave and SW 284th Street within in the Plat of Spring Beach on Vashon Island. The King County Department of Transportation, Road Services Division's County Road Engineer (CRE) has been directed by the Clerk of the King County Council to examine the road and report an opinion as to whether the right-of-way should be vacated. However, before a report can be made, the CRE needs your comments or recommendations regarding any interest you may have in the subject right-of-way.

Currently, it takes approximately one year to 18 months to complete the road vacation process. King County Road Services Division is working hard to reduce the length of time it takes to process the petition to vacate a County road. In order to expedite the road vacation petition inquiries, we request that you complete the attached Notice of Petition to Vacate a County Road and return it by:

(February 24, 2017)

Your timely response will allow Road Services Division staff the time necessary to review your comments/recommendations and prepare a report to the Clerk of the King County Council in a timely manner. The report will contain our recommendation regarding the status of the roadway.

If you have any questions, please contact Leslie Drake, Road Property Program Manager, at 206-477-7764 or via e-mail at Leslie.Drake@kingcounty.gov.

This is the final notice. Another notice will automatically be sent at the end of 30 days from the date on this notice. As a matter of procedure, you will also receive a notice from the King County Hearing Examiner informing you of the time and place of the public hearing for this petition to vacate the road. Road Services Division would like to thank you in advance for your cooperation in this matter.

Sincerely,

Leslie Drake
Road Property Program Manager

V- 2709

January 23, 2017

Petition for Vacation of a portion of Cliff Ave and SW 284th Street within the Plat of Spring Beach, on Vashon Island located in the SE quarter of Section 34, Township 22, Range 2 E, W.M., and Thomas Brothers Page 712. The Plat of Spring Beach is recorded in Volume 17 of Plats, page 38.

Date of this Notice: December 19, 2016

Petitioner: Geoff Wotton
GKW Properties, LLC
23712 NE Canyon Loop Rd
Battle Ground, WA 98604-5060

Telephone: 360-601-8859

Tamara Tallariti
3625 125th St. NW
Gig Harbor, WA 98332

REVIEWING AGENCY – Please answer the questions related to your agency and respond within 30 days of receipt of this notice.

Agency: FMD- Res Date: 3/20/2017

Name: Ingrid Willms-Dixon Phone: 206-477-9608

1. Nature of public utilities, if any, in right-of-way?
2. Is right-of-way improved for travel?
3. Is right-of-way necessary for present or future road system, either for travel or public utilities?
4. Are easements desired?

If YES, please provide an estimated date of contact with petitioner(s) _____

(Please Note: All utilities are required to obtain their own easements prior to King County issuing a recommendation on the proposed vacation.)

5. Is right-of-way maintained?
6. Has it been maintained or county funds expended?

Do you have any additional comments? What is your recommendation?

Consideration for the three parcels 793000-0150; 0155 and 0156, on the northwest side of Cliff Ave, should be made for reserving a minimum access width required by code, if more than 20' is required, should they decide to sell and/or take out of Open Space designation to develop.

ipwd

Legal Description of the Proposed Vacation area – The Westerly half of Cliff Ave abutting Lots 29 through 31 and all of SW 248th Street abutting Lots 35 through 44, inclusive, within in the Plat of Spring Beach recorded in Volume 17 of Plats, page 38, under Recording No.19081121581623. The whole distance being about 0.13 miles.

Map identifying the proposed right-of-way vacation area - Please see the attached files.

If additional information is required, please contact Leslie Drake, Road Property Program Manager, at 206-477-7764 or via e-mail at Leslie.Drake@kingcounty.gov.

Please return this completed form via e-mail to: Leslie.Drake@kingcounty.gov

Via mail to: King County Department of Transportation
Road Services Division
201 South Jackson Street
Seattle, WA 98104-3856
MS – KSC-TR-0313
ATTN: Leslie Drake



King County

Department of Transportation
Road Services Division

January 23, 2017

RE: **Notice of Proposed Right-of-Way Vacation** - a portion of Cliff Ave and SW 284th St
V-2709

Dear Recipient,

Geoff Wotton, on behalf of GKW Properties, LLC, and Tamara Tallariti has petitioned King County to vacate a portion of Cliff Ave and SW 284th Street within in the Plat of Spring Beach on Vashon Island. The King County Department of Transportation, Road Services Division's County Road Engineer (CRE) has been directed by the Clerk of the King County Council to examine the road and report an opinion as to whether the right-of-way should be vacated. However, before a report can be made, the CRE needs your comments or recommendations regarding any interest you may have in the subject right-of-way.

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(February 24, 2017)

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If you have any questions, please contact Leslie Drake, Road Property Program Manager, at 206-477-7764 or via e-mail at Leslie.Drake@kingcounty.gov.

This is the final notice. Another notice will automatically be sent at the end of 30 days from the date on this notice. As a matter of procedure, you will also receive a notice from the King County Hearing Examiner informing you of the time and place of the public hearing for this petition to vacate the road. Road Services Division would like to thank you in advance for your cooperation in this matter.

Sincerely,

Leslie Drake
Road Property Program Manager

V- 2709

January 23, 2017

Petition for Vacation of a portion of Cliff Ave and SW 284th Street within the Plat of Spring Beach, on Vashon Island located in the SE quarter of Section 34, Township 22, Range 2 E, W.M., and Thomas Brothers Page 712. The Plat of Spring Beach is recorded in Volume 17 of Plats, page 38.

Date of this Notice: December 19, 2016

Petitioner: Geoff Wotton
GKW Properties, LLC
23712 NE Canyon Loop Rd
Battle Ground, WA 98604-5060

Telephone: 360-601-8859

Tamara Tallariti
3625 125th St. NW
Gig Harbor, WA 98332

REVIEWING AGENCY – Please answer the questions related to your agency and respond within 30 days of receipt of this notice.

Agency: Parks and Recreation Division

Date: 1-27-17

Name: Robert Nunnenkamp

Phone: 206-477-4581

1. Nature of public utilities, if any, in right-of-way?
2. Is right-of-way improved for travel?
3. Is right-of-way necessary for present or future road system, either for travel or public utilities?
4. Are easements desired? No

If YES, please provide an estimated date of contact with petitioner(s) _____
(Please Note: All utilities are required to obtain their own easements prior to King County issuing a recommendation on the proposed vacation.)

5. Is right-of-way maintained?
6. Has it been maintained or county funds expended?

Do you have any additional comments?

Parks has no objections to this request

What is your recommendation?

Okay to vacate

Legal Description of the Proposed Vacation area – The Westerly half of Cliff Ave abutting Lots 29 through 31 and all of SW 248th Street abutting Lots 35 through 44, inclusive, within in the Plat of Spring Beach recorded in Volume 17 of Plats, page 38, under Recording No.19081121581623. The whole distance being about 0.13 miles.

Map identifying the proposed right-of-way vacation area - Please see the attached files.

If additional information is required, please contact Leslie Drake, Road Property Program Manager, at 206-477-7764 or via e-mail at Leslie.Drake@kingcounty.gov.

Please return this completed form via e-mail to: Leslie.Drake@kingcounty.gov

Via mail to: King County Department of Transportation
Road Services Division
201 South Jackson Street
Seattle, WA 98104-3856
MS – KSC-TR-0313
ATTN: Leslie Drake

Drake, Leslie

From: McDonald, Andrew
Sent: Wednesday, February 22, 2017 2:09 PM
To: Drake, Leslie
Subject: RE: 2nd Notice of Proposed Right-of-Way Vacation a portion of Cliff Ave & SW 284th St Spring Beach Vashon - V-2709

We see no issues with the site that would preclude vacation. Thank you.

From: Drake, Leslie
Sent: Monday, January 23, 2017 4:00 PM
To: michela.potts@pse.com; Jeffrey_Burris@cable.comcast.com; Baruso, Tonna; justin.fontes@ftr.com; Kulish, Michael; Jackson, Robert; Nunnenkamp, Robert; McDonald, Andrew; Ballweber, Jim; Lauritzen, John M
Subject: 2nd Notice of Proposed Right-of-Way Vacation a portion of Cliff Ave & SW 284th St Spring Beach Vashon - V-2709

Hello,

This is the second and final notice for Road Vacation File V-2709, the proposed vacation of portions of Cliff Ave and SW 248th Street within the Plat of Spring Beach on Vashon Island.

Please contact me if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by February 24, 2017

Thank you.

Leslie Drake, Road Property Program Manager | **Road Services Division**, King County Department of Transportation | 206-477-7764 | 24/7 Help Line 206-477-8100

Drake, Leslie

From: Carr, Trevor
Sent: Tuesday, December 20, 2016 8:32 AM
To: Drake, Leslie
Subject: V-2709
Attachments: 201612200834.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Leslie, It does not appear that we have any facilities in the area of the proposed vacation. Thanks

-----Original Message-----

From: wtd20@kingcounty.gov [mailto:wtd20@kingcounty.gov]
Sent: Tuesday, December 20, 2016 8:30 AM
To: Carr, Trevor
Subject: Message from "RNP0026735B6166"

This E-mail was sent from "RNP0026735B6166" (Aficio MP C5502).

Scan Date: 12.20.2016 08:34:04 (-0800)
Queries to: wtd20@kingcounty.gov



King County

Department of Transportation
Road Services Division

December 19, 2016

RE: **Notice of Proposed Right-of-Way Vacation** - a portion of Cliff Ave and SW 248th St
V-2709

Dear Recipient,

Geoff Wotton, on behalf of GKW Properties, LLC, and Tamara Tallariti has petitioned King County to vacate a portion of Cliff Ave and SW 248th Street within in the Plat of Spring Beach on Vashon Island. The King County Department of Transportation, Road Services Division's County Road Engineer (CRE) has been directed by the Clerk of the King County Council to examine the road and report an opinion as to whether the right-of-way should be vacated. However, before a report can be made, the CRE needs your comments or recommendations regarding any interest you may have in the subject right-of-way.

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(January 23, 2017)

Your timely response will allow Road Services Division staff the time necessary to review your comments/recommendations and prepare a report to the Clerk of the King County Council in a timely manner. The report will contain our recommendation regarding the status of the roadway.

If you have any questions, please contact Leslie Drake, Road Property Program Manager, at 206-477-7764 or via e-mail at Leslie.Drake@kingcounty.gov.

This is the first notice. Another notice will automatically be sent at the end of 30 days from the date on this notice. As a matter of procedure, you will also receive a notice from the King County Hearing Examiner informing you of the time and place of the public hearing for this petition to vacate the road. Road Services Division would like to thank you in advance for your cooperation in this matter.

Sincerely,

Leslie Drake
Road Property Program Manager

*Sent to
Leslie 12/20*

V- 2709

December 19, 2016

Petition for Vacation of a portion of Cliff Ave and SW 248th Street within the Plat of Spring Beach, on Vashon Island located in the SE quarter of Section 34, Township 22, Range 2 E, W.M., and Thomas Brothers Page 712. The Plat of Spring Beach is recorded in Volume 17 of Plats, page 38.

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Petitioner: Geoff Wotton
GKW Properties, LLC
23712 NE Canyon Loop Rd
Battle Ground, WA 98604-5060

Telephone: 360-601-8859

Tamara Tallariti
3625 125th St. NW
Gig Harbor, WA 98332

REVIEWING AGENCY – Please answer the questions related to your agency and respond within 30 days of receipt of this notice.

Agency: King County - WTD

Date: 12-20-16

Name: TREJOR CARL

Phone: (206) ~~227~~ 477-4207

1. Nature of public utilities, if any, in right-of-way? n/a
2. Is right-of-way improved for travel? n/a
3. Is right-of-way necessary for present or future road system, either for travel or public utilities? N/A
4. Are easements desired? NA

If YES, please provide an estimated date of contact with petitioner(s) _____

(Please Note: All utilities are required to obtain their own easements prior to King County issuing a recommendation on the proposed vacation.)

5. Is right-of-way maintained? NA
6. Has it been maintained or county funds expended? NA

Do you have any additional comments?

N/A

What is your recommendation?

There does not appear to be any facilities impacted by this vacation.

Legal Description of the Proposed Vacation area – The Westerly half of Cliff Ave abutting Lots 29 through 31 and all of SW 248th Street abutting Lots 35 through 44, inclusive, within in the Plat of Spring Beach recorded in Volume 17 of Plats, page 38, under Recording No.19081121581623. The whole distance being about 0.13 miles.

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Via mail to: King County Department of Transportation
Road Services Division
201 South Jackson Street
Seattle, WA 98104-3856
MS – KSC-TR-0313
ATTN: Leslie Drake

Drake, Leslie

From: Ishimaru, Jim
Sent: Friday, January 13, 2017 4:52 PM
To: Drake, Leslie
Cc: Roads, Planning
Subject: RE: Notice of Proposed Right-of-Way Vacation of a portion of Cliff Ave & SW 248th St Spring Beach Vashon - V-2709

Hi Leslie, we have no transportation planning concerns with this road vacation. Jim

From: Drake, Leslie
Sent: Monday, December 19, 2016 4:31 PM
To: michela.potts@pse.com; Jeffrey_Burris@cable.comcast.com; Baruso, Tonna; justin.fontes@ftr.com; Jim Biggs; Kulish, Michael; Jackson, Robert; Nunnenkamp, Robert; McDonald, Andrew; Carr, Trevor; Ishimaru, Jim; Ballweber, Jim; Eichelsdoerfer, Robert; Lee, Jennifer; Lauritzen, John M; Morehead, Tina; Cassidy, Jon; Freitag, Ivy; administrative@vifr.org
Subject: Notice of Proposed Right-of-Way Vacation of a portion of Cliff Ave & SW 248th St Spring Beach Vashon - V-2709

Hello,

This is the first notice for Road Vacation File V-2709, the proposed vacation of portions of Cliff Ave and SW 248th Street within the Plat of Spring Beach on Vashon Island.

Please contact me if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by January 23, 2017

Thank you

Leslie Drake, Road Property Program Manager | **Road Services Division**, King County Department of Transportation | 206-477-7764 | 24/7 Help Line 206-477-8100

Drake, Leslie

From: Ballweber, Jim
Sent: Tuesday, January 24, 2017 7:33 AM
To: Drake, Leslie
Cc: Kulish, Michael; Nunnenkamp, Robert; McDonald, Andrew; Lauritzen, John M; Brater, Rick; Kosai-Eng, Joann; Ferguson, Jeremy
Subject: RE: 2nd Notice of Proposed Right-of-Way Vacation a portion of Cliff Ave & SW 284th St Spring Beach Vashon - V-2709

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning, Leslie...

The Road Maintenance Section has no comments/concerns re: the proposed ROW vacation. If you have questions, please contact me.

*Jim Ballweber, Site Development Specialist II - King County Road Maintenance Section
Office: 206/477-2374 - Cell: 206/793-7587 – 24 hr: 206/296-8100 - Email: jim.ballweber@kingcounty.gov*

From: Drake, Leslie
Sent: Monday, January 23, 2017 4:00 PM
To: michela.potts@pse.com; Jeffrey_Burris@cable.comcast.com; Baruso, Tonna; justin.fontes@ftr.com; Kulish, Michael; Jackson, Robert; Nunnenkamp, Robert; McDonald, Andrew; Ballweber, Jim; Lauritzen, John M
Subject: 2nd Notice of Proposed Right-of-Way Vacation a portion of Cliff Ave & SW 284th St Spring Beach Vashon - V-2709

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So please

R.S.V.P by February 24, 2017

Thank you.

Leslie Drake, Road Property Program Manager | **Road Services Division**, King County Department of Transportation | 206-477-7764 | 24/7 Help Line 206-477-8100

Drake, Leslie

From: Eichelsdoerfer, Robert
Sent: Monday, January 09, 2017 7:54 AM
To: Drake, Leslie
Subject: RE: Notice of Proposed Right-of-Way Vacation of a portion of Cliff Ave & SW 248th St Spring Beach Vashon - V-2709

KCDOT Traffic Engineering has no objection to this proposed roadway vacation.

Robert Eichelsdoerfer, PE, Senior Engineer, Road Services Division, King County Department of Transportation, 206-477-3652

24/7 Help Line 206-477-8100, maint.roads@kingcounty.gov, www.kingcounty.gov/roads

From: Drake, Leslie
Sent: Monday, December 19, 2016 4:31 PM
To: michela.potts@pse.com; Jeffrey_Burris@cable.comcast.com; Baruso, Tonna <Tonna.Baruso@CenturyLink.com>; justin.fontes@ftr.com; Jim Biggs <JBiggs@wavebroadband.com>; Kulish, Michael <Michael.Kulish@kingcounty.gov>; Jackson, Robert <Robert.Jackson@kingcounty.gov>; Nunnenkamp, Robert <Robert.Nunnenkamp@kingcounty.gov>; McDonald, Andrew <Andrew.McDonald@kingcounty.gov>; Carr, Trevor <Trevor.Carr@kingcounty.gov>; Ishimaru, Jim <Jim.Ishimaru@kingcounty.gov>; Ballweber, Jim <Jim.Ballweber@kingcounty.gov>; Eichelsdoerfer, Robert <Robert.Eichelsdoerfer@kingcounty.gov>; Lee, Jennifer <Jennifer.Lee@kingcounty.gov>; Lauritzen, John M <JohnM.Lauritzen@kingcounty.gov>; Morehead, Tina <Tina.Morehead@kingcounty.gov>; Cassidy, Jon <Jon.Cassidy@kingcounty.gov>; Freitag, Ivy <Ivy.Freitag@kingcounty.gov>; administrative@vifr.org
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R.S.V.P by January 23, 2017

Thank you

Leslie Drake, Road Property Program Manager | **Road Services Division**, King County Department of Transportation | 206-477-7764 | 24/7 Help Line 206-477-8100

Drake, Leslie

From: Lee, Jennifer
Sent: Wednesday, December 21, 2016 3:24 PM
To: Drake, Leslie
Subject: RE: Notice of Proposed Right-of-Way Vacation of a portion of Cliff Ave & SW 248th St Spring Beach Vashon - V-2709

Hi Leslie,

Comments from our Transit Group include the following:

Power & Facilities has no objection

Design & Construction has no comment

Service Development has no objection (one staff comment was: *I don't think there's any potential transit use for this roadway, which is west of Vashon Hwy, where Route 118 operates to/from the Tahlequah ferry dock.*)

Thank you,

Jennifer Lee Real Property
Transit Design & Construction
206-263-8272

From: Drake, Leslie
Sent: Monday, December 19, 2016 4:31 PM
To: michela.potts@pse.com; Jeffrey_Burris@cable.comcast.com; Baruso, Tonna; justin.fontes@ftr.com; Jim Biggs; Kulish, Michael; Jackson, Robert; Nunnenkamp, Robert; McDonald, Andrew; Carr, Trevor; Ishimaru, Jim; Ballweber, Jim; Eichelsdoerfer, Robert; Lee, Jennifer; Lauritzen, John M; Morehead, Tina; Cassidy, Jon; Freitag, Ivy; administrative@vifr.org
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King County

Department of Transportation
Road Services Division

January 23, 2017

RE: **Notice of Proposed Right-of-Way Vacation** - a portion of Cliff Ave and SW 284th St
V-2709

Dear Recipient,

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(February 24, 2017)

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Sincerely,

Leslie Drake
Road Property Program Manager

V- 2709

January 23, 2017

Petition for Vacation of a portion of Cliff Ave and SW 284th Street within the Plat of Spring Beach, on Vashon Island located in the SE quarter of Section 34, Township 22, Range 2 E, W.M., and Thomas Brothers Page 712. The Plat of Spring Beach is recorded in Volume 17 of Plats, page 38.

Date of this Notice: December 19, 2016

Petitioner: Geoff Wotton Telephone: 360-601-8859
GKW Properties, LLC
23712 NE Canyon Loop Rd
Battle Ground, WA 98604-5060

Tamara Tallariti
3625 125th St. NW
Gig Harbor, WA 98332

REVIEWING AGENCY – Please answer the questions related to your agency and respond within 30 days of receipt of this notice.

Agency: RSD-Survey Unit Date: 1/24/17

Name: John M. Lauritzen Phone: 206.477.1457

1. Nature of public utilities, if any, in right-of-way?
2. Is right-of-way improved for travel?
3. Is right-of-way necessary for present or future road system, either for travel or public utilities?
4. Are easements desired?

If YES, please provide an estimated date of contact with petitioner(s) _____

(Please Note: All utilities are required to obtain their own easements prior to King County issuing a recommendation on the proposed vacation.)

5. Is right-of-way maintained?
6. Has it been maintained or county funds expended?

Do you have any additional comments?

The legal description and exhibit provided with the vacation request are adequate for the proposed action and correctly describe the area of existing KC right-of-way that will be vacated.

It would be helpful to add the names of the streets on the exhibit map that has the tax parcel numbers to clarify their locations. The southerly portion of what was named "Cliff Avenue" on the original plat is now named "SW 284th St".

Ultimately, all the roads/streets in this plat should be vacated as they are not on the King County road log, are currently being used for drain fields and other purposes incompatible with roads and a connection to the County Road system cannot be made with a road designed to minimum county standards due to severe grades and steep slopes.

What is your recommendation?

Approve vacation with requirement that easements (if any required) be provided for affected properties (access, utilities etc.)

Legal Description of the Proposed Vacation area – The Westerly half of Cliff Ave abutting Lots 29 through 31 and all of SW 248th Street abutting Lots 35 through 44, inclusive, within in the Plat of Spring Beach recorded in Volume 17 of Plats, page 38, under Recording No.19081121581623. The whole distance being about 0.13 miles.

Map identifying the proposed right-of-way vacation area - Please see the attached files.

If additional information is required, please contact Leslie Drake, Road Property Program Manager, at 206-477-7764 or via e-mail at Leslie.Drake@kingcounty.gov.

Please return this completed form via e-mail to: Leslie.Drake@kingcounty.gov

Via mail to: King County Department of Transportation
Road Services Division
201 South Jackson Street
Seattle, WA 98104-3856
MS – KSC-TR-0313
ATTN: Leslie Drake

Drake, Leslie

From: Morehead, Tina
Sent: Tuesday, January 17, 2017 4:36 PM
To: Drake, Leslie
Subject: RE: Notice of Proposed Right-of-Way Vacation of a portion of Cliff Ave & SW 248th St Spring Beach Vashon - V-2709

Leslie - I don't have any comments on this one. Tina

From: Drake, Leslie
Sent: Monday, December 19, 2016 4:31 PM
To: michela.potts@pse.com; Jeffrey_Burris@cable.comcast.com; Baruso, Tonna; justin.fontes@ftr.com; Jim Biggs; Kulish, Michael; Jackson, Robert; Nunnenkamp, Robert; McDonald, Andrew; Carr, Trevor; Ishimaru, Jim; Ballweber, Jim; Eichelsdoerfer, Robert; Lee, Jennifer; Lauritzen, John M; Morehead, Tina; Cassidy, Jon; Freitag, Ivy; administrative@vifr.org
Subject: Notice of Proposed Right-of-Way Vacation of a portion of Cliff Ave & SW 248th St Spring Beach Vashon - V-2709

Hello,

This is the first notice for Road Vacation File V-2709, the proposed vacation of portions of Cliff Ave and SW 248th Street within the Plat of Spring Beach on Vashon Island.

Please contact me if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by January 23, 2017

Thank you

Leslie Drake, Road Property Program Manager | **Road Services Division**, King County Department of Transportation | 206-477-7764 | 24/7 Help Line 206-477-8100



Department of Transportation
Road Services Division

December 19, 2016

RE: **Notice of Proposed Right-of-Way Vacation** - a portion of Cliff Ave and SW 248th St V-2709

Dear Recipient,

Geoff Wotton, on behalf of GKW Properties, LLC, and Tamara Tallariti has petitioned King County to vacate a portion of Cliff Ave and SW 248th Street within in the Plat of Spring Beach on Vashon Island. The King County Department of Transportation, Road Services Division's County Road Engineer (CRE) has been directed by the Clerk of the King County Council to examine the road and report an opinion as to whether the right-of-way should be vacated. However, before a report can be made, the CRE needs your comments or recommendations regarding any interest you may have in the subject right-of-way.

Currently, it takes approximately one year to 18 months to complete the road vacation process. King County Road Services Division is working hard to reduce the length of time it takes to process the petition to vacate a County road. In order to expedite the road vacation petition inquiries, we request that you complete the attached Notice of Petition to Vacate a County Road and return it by:

(January 23, 2017)

Your timely response will allow Road Services Division staff the time necessary to review your comments/recommendations and prepare a report to the Clerk of the King County Council in a timely manner. The report will contain our recommendation regarding the status of the roadway.

If you have any questions, please contact Leslie Drake, Road Property Program Manager, at 206-477-7764 or via e-mail at Leslie.Drake@kingcounty.gov.

This is the first notice. Another notice will automatically be sent at the end of 30 days from the date on this notice. As a matter of procedure, you will also receive a notice from the King County Hearing Examiner informing you of the time and place of the public hearing for this petition to vacate the road. Road Services Division would like to thank you in advance for your cooperation in this matter.

Sincerely,

Leslie Drake
Road Property Program Manager

V- 2709

December 19, 2016

Petition for Vacation of a portion of Cliff Ave and SW 248th Street within the Plat of Spring Beach, on Vashon Island located in the SE quarter of Section 34, Township 22, Range 2 E, W.M., and Thomas Brothers Page 712. The Plat of Spring Beach is recorded in Volume 17 of Plats, page 38.

Date of this Notice: December 19, 2016

Petitioner: Geoff Wotton
GKW Properties, LLC
23712 NE Canyon Loop Rd
Battle Ground, WA 98604-5060

Telephone: 360-601-8859

Tamara Tallariti
3625 125th St. NW
Gig Harbor, WA 98332

REVIEWING AGENCY – Please answer the questions related to your agency and respond within 30 days of receipt of this notice.

Agency: DOT/Roads Date: 12/20/16

Name: Jon Cassidy Phone: 7-2588

1. Nature of public utilities, if any, in right-of-way? **No Known Stormwater facilities**
2. Is right-of-way improved for travel?
3. Is right-of-way necessary for present or future road system, either for travel or public utilities?
4. Are easements desired?

If YES, please provide an estimated date of contact with petitioner(s) _____

(Please Note: All utilities are required to obtain their own easements prior to King County issuing a recommendation on the proposed vacation.)

5. Is right-of-way maintained?
6. Has it been maintained or county funds expended?

Do you have any additional comments?

What is your recommendation?

Legal Description of the Proposed Vacation area – The Westerly half of Cliff Ave abutting Lots 29 through 31 and all of SW 248th Street abutting Lots 35 through 44, inclusive, within in the Plat of Spring Beach recorded in Volume 17 of Plats, page 38, under Recording No.19081121581623. The whole distance being about 0.13 miles.

Map identifying the proposed right-of-way vacation area - Please see the attached files.

If additional information is required, please contact Leslie Drake, Road Property Program Manager, at 206-477-7764 or via e-mail at Leslie.Drake@kingcounty.gov.

Please return this completed form via e-mail to: Leslie.Drake@kingcounty.gov

Via mail to: King County Department of Transportation
Road Services Division
201 South Jackson Street
Seattle, WA 98104-3856
MS – KSC-TR-0313
ATTN: Leslie Drake

Drake, Leslie

From: Freitag, Ivy
Sent: Friday, January 13, 2017 10:33 AM
To: Drake, Leslie
Subject: RE: Notice of Proposed Right-of-Way Vacation of a portion of Cliff Ave & SW 248th St Spring Beach Vashon - V-2709

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Leslie,

I have reviewed our data and files for this location, and the adjacent parcels.

It should be noted that the adjacent parcel to the west contains a landmark eligible historic resources, and the parcel to the south is the Vashon Park District. These features do not necessarily have any impact on the proposed right-of-way vacation, but are worthwhile to note.

Thank you, and please let me know if you need anything else.

Regards,
-Ivy

Ivy Freitag
Preservation Planner

King County Historic Preservation Program
201 S. Jackson Ste 700 | Seattle, WA 98104
206.477.7976 | ivy.freitag@kingcounty.gov

From: Drake, Leslie
Sent: Monday, December 19, 2016 4:31 PM
To: michela.potts@pse.com; Jeffrey_Burris@cable.comcast.com; Baruso, Tonna <Tonna.Baruso@CenturyLink.com>; justin.fontes@ftr.com; Jim Biggs <JBiggs@wavebroadband.com>; Kulish, Michael <Michael.Kulish@kingcounty.gov>; Jackson, Robert <Robert.Jackson@kingcounty.gov>; Nunnenkamp, Robert <Robert.Nunnenkamp@kingcounty.gov>; McDonald, Andrew <Andrew.McDonald@kingcounty.gov>; Carr, Trevor <Trevor.Carr@kingcounty.gov>; Ishimaru, Jim <Jim.Ishimaru@kingcounty.gov>; Ballweber, Jim <Jim.Ballweber@kingcounty.gov>; Eichelsdoerfer, Robert <Robert.Eichelsdoerfer@kingcounty.gov>; Lee, Jennifer <Jennifer.Lee@kingcounty.gov>; Lauritzen, John M <JohnM.Lauritzen@kingcounty.gov>; Morehead, Tina <Tina.Morehead@kingcounty.gov>; Cassidy, Jon <Jon.Cassidy@kingcounty.gov>; Freitag, Ivy <Ivy.Freitag@kingcounty.gov>; administrative@vifr.org
Subject: Notice of Proposed Right-of-Way Vacation of a portion of Cliff Ave & SW 248th St Spring Beach Vashon - V-2709

Hello,

This is the first notice for Road Vacation File V-2709, the proposed vacation of portions of Cliff Ave and SW 248th Street within the Plat of Spring Beach on Vashon Island.