



King County

Department of Local Services
Road Services Division

COUNTY ROAD ENGINEER REPORT - VACATION PETITION V-2721

Date: October 15, 2019

Petition to Vacate: Portion of SE 104th Street
Vacation file: V-2721
Petitioners: Troy and Kathleen Solly

Recommendation: The County Road engineer has determined that the subject portion of right-of-way is useless to the county road system and should be vacated.

Petitioners, Troy and Kathleen Solly, submitted a petition on July 3, 2018 for the vacation of a portion of SE 104th Street dedicated in the Plat of May Valley Co-Op Community in the Renton area of unincorporated King County. The subject portion of right-of-way is unopened and unmaintained by King County. See site map attached as Exhibit A.

King County acquired the right-of-way by dedication in the 1961 Plat of May Valley Co-Op community, recorded in Volume 66 of Plats, Page 93 in the King County, Washington, under recording number 5294494.

Pursuant to King County Code section 14.40.0104 B, the following report is submitted.
KCC 14.40.0104 B.

The petition has been reviewed and determined to be valid. Petitioner owns the majority of the lineal footage of the frontage of the right-of-way proposed for vacation.

B.1 - The portion of right-of-way proposed to be vacated has been examined and it is recommended that it should be vacated and abandoned.

B.2 - The portion of right-of-way proposed to be vacated has been examined and it has been determined that the subject portion of right-of-way for SE 104th Street is not in use and is not useful to the county road system. The right-of-way was acquired and established by dedication in the 1961 Plat of May Valley Co-op Community. The subject portion of right-of-way does not provide connectivity to the county road system.

B.3 - The subject right-of-way is currently unopened and unmaintained. The right-of-way does not provide access to Petitioners' property or another property.

B.4 - The subject right-of-way is not needed as part of the county transportation system of the future and it is not advisable to preserve any portion of the right-of-way for future transportation use.

B.5 - The public will benefit from the vacation of the right-of-way. The subject vacation area is not necessary or useful to the county road system. The public will benefit from the

incorporation of the right-of-way into the Petitioners' property returning this area to the public tax rolls.

B.6 - Roads obtained from the King County Assessor's Office a determination of the value of the approximately 5,279 square feet of right-of-way to be vacated under this petition. The Assessor's Office determined that the vacation of this portion of right-of-way will have no effect on valuation of the Petitioners' property. Therefore, the value of this portion of right-of-way if vacated is zero. The valuation as applied to the County Code and compensation model prepared by the County Office of Performance Strategy and Budget (PSB) is attached.

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, this portion of right-of-way be vacated without a requirement for payment of monetary compensation.

B.7 - The subject portion of right-of-way does not serve as access to non-petitioning properties. Access to non-petitioning properties will not be impacted by the approval of this vacation petition. No access easements are required.

B.8 – Utilities have been identified within the subject right-of-way. Petitioners will grant an easement to Comcast Cable Communications Management.

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


B.10 - The subject right-of-way does not abut a body of salt or fresh water.

B.11 - Jeffrey Cheung and Simon Cheung at 10405 147th Ave SE, Renton, WA are owners of property which abuts the subject section of right-of-way to be vacated.

B.12 - Under KCC 14.40.0106, discretion was exercised and petitioner is not charged any fees or costs in association with this Petition beyond the filing fee. As no additional fees were assessed under 14.40.0106 B, there are no costs to be waived under 14.40.0106C and no costs incurred to list.

In conclusion, the subject right-of-way is useless to the county transportation system and petition V-2721 to vacate a portion of SE 104th Street should be approved.

APPROVED:



Joann Kosai-Eng, P.E.
County Road Engineer



Rick Brater, P.E., Director
Road Services Division

VALUATION OF ROADS RIGHT-OF-WAY

Based on PSB Response to Proviso

V-2721
Ordinance 2019-XXXX
Portion of SE 104th Street

Parcel 5230000230
Solly

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ -	\$ -	\$ -
Subtract: Transfer of Liability or Risk	\$ 356	\$ 36	\$ 0
Subtract: Expected Property Taxes	\$ -	\$ -	\$ -
Subtract: Management and Maintenance Costs	\$ 27,004	\$ 0	\$ 2,000
DLS Processing Costs	\$ 0	\$ 0	\$ 0
TOTAL	\$ (27,359)	\$ (36)	\$ (2,000)

ANNUAL UPDATES:

The factors identified in the table need to be updated annually. These include:

- 1) Claims, judgments, settlements, and reserved expenses per mile. The Office of Risk Management Services has developed a complete methodology for this calculation.
- 2) General Fund and Roads Fund property tax rates.
- 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		0.04	Parcel size in linear mileage	Varies per parcel
Average of 5 years of risk costs	ORM	\$ 1,434,127	5 year average, annual cost	Updated annually
Property tax rate - general fund	PSB / DOA	\$ 0.61	per 1,000 AV; 2019 number	Updated annually
Property tax rate roads	PSB / DOA	\$ 1.67	per 1,000 AV; 2019 number	Updated annually
Road miles in system	Roads	1500		Updated annually
Roads annual operating budget	Roads	\$ 108,900,000	Half of biennial operating budget	Updated annually
Roads costs for clean-up	Roads	\$ 100,000	Total annual costs; future average	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

Square footage and lineal measurement of vacation area:

Parcel Size in square feet	Roads	5279	Square footage of vacation area
Parcel size in lineal feet		205	
Parcel size in "road mileage"		0.038825758	

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

Parcel 523000-0230 value pre-vacation	\$23,000	As unbuildable
Parcel 523000-0230 value post-vacation	\$23,000	As unbuildable
Value of vacation area	\$0	

PROPOSED RIGHT-OF-WAY VACATION V-2721



The information on this map has been compiled by King County staff from various 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 of use of such information. This document is not intended to be used as a survey product. King County shall not be liable for any general or special application of this information, including but not limited to, any errors or omissions resulting from the use of this information. Information contained on this map is for informational purposes only. No sale or lease of land on this map is prohibited without the written permission of King County.

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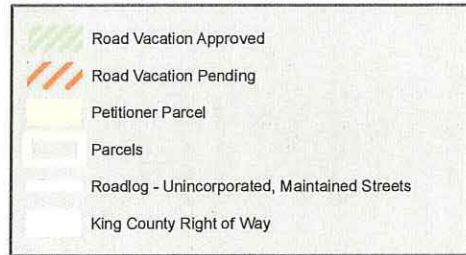
King County

Vacation File: V-2721

SE 104th Street

NE 3-23-5

ROW Area: Approx. 5279 SF
or 0.12 Acres



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