



King County

Department of Local Services
Road Services Division

COUNTY ROAD ENGINEER REPORT - VACATION PETITION V-2719

Date: September 30, 2019

Petition to Vacate: Portion 172nd Ave SE
Vacation file: V-2719
Petitioners: Brian Kelderman

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.

This petition was initiated by Dave and Dolores Patterson on May 22, 2018 requesting the vacation of a portion of 172nd Ave SE dedicated in the Plat of Renton Suburban Tracts Div. No. 6 in the Northeast Renton area of unincorporated King County. The subject portion of right-of-way is opened but unmaintained by King County. See site map attached as Exhibit A.

On or about January 7, 2019 the Pattersons sold their property to Brian Kelderman. Mr. Kelderman subsequently signed and submitted to Roads a revised petition substituting in as new owner of the abutting property and Petitioner on the road vacation petition for file V-2719.

King County acquired the right-of-way by dedication in the 1961 Plat of Renton Suburban Tracts Div. No. 6, recorded in Volume 66 of Plats, Pages 33-35 in the King County, Washington, under recording number 196102285256391.

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 right-of-way for 172nd Ave SE is unopened and unimproved by King County, not in use for road purposes, and is not useful to the county road system. The right-of-way was acquired and established by dedication in the 1961 Plat of Renton Suburban Tracts Div. No. 6. The subject portion of right-of-way does not provide connectivity to the county road system.

B.3 - The current condition of the subject right-of-way is unopened and unmaintained with some private improvements constructed within the portion to be vacated. The right-of-way does not provide access to any properties.

B.4 - The subject portion of 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 and reliving King County of any obligation for management of this section of right-of-way.

B.6 – Roads obtained from the King County Assessor's Office a determination of the value of the approximately 8,435 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 result in an increase in the value of Petitioner's property by \$16,000. The valuation as applied to the County Code and compensation model prepared by the County Office of Performance Strategy and Budget (PSB) is attached. The result under the PSB model for this section of undeveloped and unopened right-of-way is a charge of \$13,686.

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 with the condition of payment of \$13,868.

B.7 - The subject portion of right-of-way does not serve as access to non-petitioning properties. No access easements are required.

B.8 – The proposed subject portion of right-of-way to be vacated does not contain any identified utilities.

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

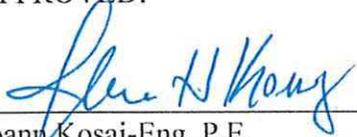
B.10 - The subject right-of-way does not abut a body of salt or fresh water.

B.11 – No property owners abut the portion of right-of-way proposed to be vacated who are not petitioners to this vacation.

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

In conclusion, the subject right-of-way is useless to the county transportation system and petition V-2719 to vacate a portion of 172nd Ave SE 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-2719
Ordinance _____
Portion of 172nd Ave SE

Parcel 7230200590
Kelderman

Factor	Opened Roads	Frequently Traversed Public Areas	Undeveloped Unopened ROW
Appraised Value	\$ 16,000	\$ 16,000	\$ 16,000
Subtract: Transfer of Liability or Risk	\$ 488	\$ 49	0
Subtract: Expected Property Taxes	\$ 314	\$ 314	\$ 314
Subtract: Management and Maintenance Costs	\$ 37,037	0	\$ 2,000
DLS Processing Costs	0	0	0
TOTAL	\$ (21,839)	\$ 15,637	\$ 13,686

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	\$ 16,000	See below *	Varies per parcel
"Mileage" of parcel		0.05	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 averag	Updated annually
DLS Processing costs	N/A	\$ -	N/A	

Square footage and lineal measurement of vacation area:

Parcel Size in square feet	Roads	8435	Square footage of vacation area
Parcel size in lineal feet		281.17	
Parcel size in "road mileage"		0.053251894	

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

Parcel 723020-0590 value pre-vacation	\$204,000
Parcel 723020-0590 value post-vacation	\$220,000
Value of vacation area	\$16,000

PROPOSED RIGHT-OF-WAY VACATION V-2719



Parcel #: 7230200590
17204 SE 144TH ST
Dave & Dolores Patterson

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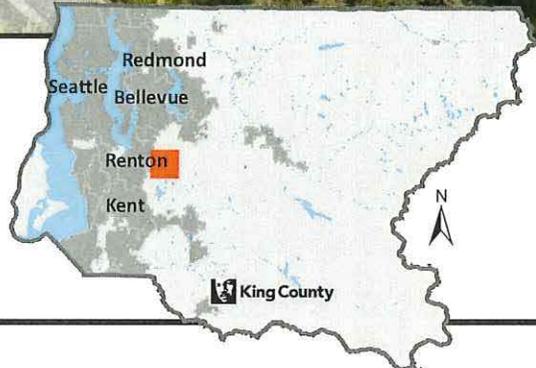
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King County

Vacation File: V-2719

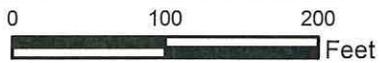
172nd Ave SE
SE S13 T23 R5

ROW Area: Approx. 8435 SF
or 0.19 Acres



King County

	Vacation Area
	Petitioner Parcel
	Parcels
	King County Right of Way



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