



Legislation Text

File #: 2023-0353, **Version:** 2

Clerk 12/27/2023

AN ORDINANCE authorizing the vacation of a portion of 172nd Ave SE,
Renton, file no. V-2743; Petitioners: Luong The Dang and Guo Zhen Huang.

STATEMENT OF FACTS:

1. A petition has been filed requesting vacation of a portion of 172nd Ave SE in the Renton Suburban Tracts Division No. 2 Plat, hereinafter described.
2. The department of local services notified utility companies serving the area and King County departments of the proposed vacation and no agency or utility requested an easement over the vacation area. The vacation shall not extinguish the rights of any utility company to any existing easements for facilities or equipment within the vacation area.
3. The department of local services's records indicate that this segment of right of way is unopened and unmaintained.
4. The department of local services considers the subject portion of right of way useless as part of the county road system and believes the public would benefit by the return of this segment of right of way to the public tax rolls and recommends approval of the vacation.
5. Pursuant to K.C.C. 14.40.020 and RCW 36.87.120, the value of the vacation area is somewhat offset by the costs to King County to manage and maintain this segment of unopened right of way and the present value of future property tax, resulting in a determination of \$2,767 as compensation for the vacation of this portion of 172nd Ave SE in the Renton Suburban Tracts Division No. 2 Plat to the property of Petitioners Luong The Dang and Guo Zhen Huang, King

County Assessor's Parcel Number 722980-0505. Compensation must be received by King County within ninety days of approval of the ordinance vacating the right of way.

6. Due notice was given in the manner provided by law. The office of the hearing examiner held the public hearing on November 15, 2023.

7. As detailed in the November 16, 2023, recommendation, the hearing examiner found that the road segment subject to this petition is not useful as part of the King County road system, concluded that the vacation of this segment of road will benefit the public through the transfer of responsibility for management and return of the property to the public tax roll, and recommended approval of the vacation petition with the requirement of payment of \$2,767 by Petitioners as a condition of vacation.

8. For the reasons stated in the examiner's report and recommendation, the council determines that it is in the best interest of the citizens of King County to grant said petition and vacate the right of way.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The council, on the effective date of this ordinance, hereby vacates and abandons a portion of 172nd Ave SE right of way as dedicated to King County by the recording of the Renton Suburban Tracts Division No. 2 Plat, recorded in Volume 58 of Plats, Pages 97 through 98 inclusive, records of King County Washington as described below:

That portion of the West half of 172nd Avenue SE abutting Lot 4, Block 12, of the Plat of Renton Suburban Tracts, Division No. 2, according to the Plat thereof recorded in Volume 58 of Plats, Pages 97 through 98 inclusive, records of the King County Recorder Situate within the Southwest Quarter of Section 13, Township 23, North, Range 5 East, Willamette Meridian, King County, Washington.
Containing 3,073 square feet, more or less.

SECTION 2. Recording of the approved vacation is contingent on delivery of \$2,767 to King County within ninety days of the date of enactment of this ordinance. If King County does not receive \$2767 by that date, there is no vacation and the associated right-of-way remains King County's. If payment is timely received, the clerk shall record an ordinance against parcel 722980-0505. Recording an ordinance will signify that payment has been received, the contingency is satisfied, and the right-of-way associated with parcel 722980-0505 is vacated.