



Legislation Text

File #: 2021-0247, **Version:** 1

Clerk 06/25/2021

AN ORDINANCE authorizing the vacation of a portion of NE 113th

St./Henderson Road, File V-2727; Petitioners: GHR, LLC, and Michael Ritter

STATEMENT OF FACTS:

1. A petition has been filed requesting vacation of a portion of NE 113th St/Henderson Road, hereinafter described.
2. The department of local services notified utility companies serving the area and King County departments of the proposed vacation and has been advised that Comcast requires an easement over a portion of 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 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 \$13,530 as compensation for the vacation of sections of NE 113th St/Henderson Road right of way to the property of petitioner GHR, LLC, King County Assessor's Parcel Number 1243100045 and a determination

of \$21,361 as compensation for the vacation of sections of NE 113th St/Henderson Road right of way to the property of petitioner Michael Ritter, King County Assessor's Parcel Number 1243100090. If required, 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 _____, _____, 2021.

7. As detailed in the _____, ____ 2021 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 requiring \$13,530 in compensation from petitioner GHR, LLC, and \$21,361 from petitioner Michael Ritter as a condition of vacation.

8. In consideration of the benefits to be derived from the subject vacation, the council has determined that it is in the best interest of the citizens of King County to grant said petition.

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 NE 113th St/Henderson Road right of way as dedicated to King County by the recording of the Plat of Burke & Farrar's Kirkland Addition to the City of Seattle Division No. 24, recorded in Volume 21 of Plats, Page 51, records of King County Washington as described below:

All of that portion of NE 113th Street, platted as Henderson Road in Burke & Farrar's Kirkland Addition Division No 24 recorded in Vol 21 of Plats at Page 51 abutting Lots 4 & 13, Block 74 of said Plat and lying east of the east margin of 196th Ave NE, also named Avondale Ave in said plat, and West of the West margin of Redmond Road and 200th Ave NE also known as Illinois Road in said plat.

Situate in the Northwest Quarter of Section 32, Township 26, Range 6 East, Willamette Meridian, King County, Washington.

Containing 41,489 square feet, more or less.

SECTION 2. Recording of the approved vacation is contingent on delivery of

\$_____ to King County within ninety days of the date of enactment of this ordinance.