



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

May 16, 2006

Ordinance 15467

Proposed No. 2006-0070.2

Sponsors Phillips

1 AN ORDINANCE authorizing the vacation of a portion of
2 NE 154th Street, File V-2509, Petitioners: John and Alison
3 Valente.

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STATEMENT OF FACTS:

7

1. A petition has been filed requesting vacation of a portion of NE 154th
8 Street hereinafter described.

8

9

2. The department of transportation notified the various utility companies
10 serving the area and has been advised that easements were not required
11 within the vacation area.

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3. The department of transportation records indicate that King County has
13 been maintaining NE 154th Street. The records indicate that no public
14 funds have been expended for their acquisition.

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4. The department of transportation considers the subject portions of the
16 right-of-way useless as part of the county road system and believes the

16

17 public would benefit by the return of this unused area to the public tax
18 rolls.

19 5. The right-of-way is classified as "B-Class" and, in accordance with
20 K.C.C. 14.40.020, the compensation due King County is based on seventy
21 five percent of the assessed value of the subject right-of-way, which was
22 determined from records of the department of assessments. King County
23 is in receipt of \$6,759.13 from the petitioners.

24 Due notice was given in the manner provided by law and a hearing was
25 held by the office of the hearing examiner on the 5th day of April, 2006.

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

29 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

30 SECTION 1. The council, on the effective date of this ordinance, hereby vacates
31 and abandons that portion of NE 154th Street as conveyed to King County by the
32 recording of King County Short Plat No. S92S0010, under Recording Number
33 9404119013, records of King County, Washington as described below:

34 That portion of NE 154th Street in the northwest quarter of Section 16,
35 Township 26 North, Range 6 East, W.M., King County, Washington, that
36 is bounded by a line described as follows:

37 Beginning at the southeast corner of Lot 2, King County Short Plat
38 S92S0010, under Recording Number 9404119013, records of King

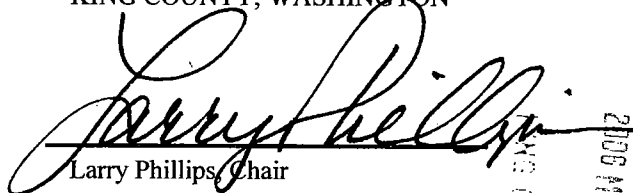
39 County, Washington; thence S 0°37'16" W 10 feet; thence N 87°19'46" W

40 275.60 feet; thence 39.18 feet, more or less, northwesterly along a
41 tangential curve, concave northeasterly, with a radius of 25 feet, to the east
42 margin of 216th Avenue NE; thence N 2°28'00" E 10 feet along said east
43 margin; thence southeasterly 39.18 feet, more or less, along a tangential
44 curve, concave northeasterly, with a radius of 25 feet to the south line of
45 said Lot 2; thence S 87°19'46"E 275.60 feet to the point of beginning.
46

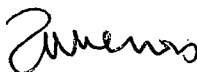
Ordinance 15467 was introduced on 2/13/2006 and passed by the Metropolitan King County Council on 5/15/2006, by the following vote:

Yes: 8 - Mr. Phillips, Mr. von Reichbauer, Mr. Dunn, Mr. Ferguson, Mr. Gossett, Ms. Hague, Ms. Patterson and Mr. Constantine
No: 0
Excused: 1 - Ms. Lambert

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

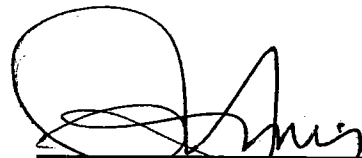

Larry Phillips, Chair

ATTEST:


Anne Noris, Clerk of the Council

RECEIVED
2006 MAY 24 PM 3:41
CLERK
KING COUNTY COUNCIL

APPROVED this 24 day of May, 2006.


Ron Sims, County Executive

Attachments A. Hearing Examiner Report dated April 21, 2006

15467

April 21, 2006

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**

400 Yesler Way, Room 404
Seattle, Washington 98104
Telephone (206) 296-4660
Facsimile (206) 296-1654

REPORT AND RECOMMENDATION TO THE METROPOLITAN KING COUNTY COUNCIL

SUBJECT: King County Department of Transportation File No. **V-2509**
Proposed Ordinance No. **2006-0070**
Parcel No. **162606-9023**

JOHN AND ALISON VALENTE
Road Vacation Petition

Location: Northeast 154th Street

Petitioner: **John and Alison Valente**
15414 – 216th Avenue Northeast
Woodinville, Washington 98077
Telephone: (425) 605-4310

King County: Department of Transportation,
Road Services Division, *represented by*
Nicole Keller
201 S. Jackson St.
Seattle, Washington 98104-3856
Telephone: (206) 296-3731
Facsimile: (206) 296-0567

SUMMARY OF RECOMMENDATIONS:

Department's Preliminary:
Department's Final:
Examiner:

Approve road vacation
Approve road vacation
Approve road vacation

DEPARTMENT'S REPORT:

The Department of Transportation's written report to the King County Hearing Examiner for Item No. V-2509 was received by the Examiner on March 2, 2006.

PUBLIC HEARING:

After reviewing the Department of Transportation's Report and examining available information on file with the petition, the Examiner conducted a public hearing on the subject as follows:

The hearing on Item No. V-2509 was opened by the Examiner at 9:32 a.m., April 5, 2006, in the Hearing Examiner's Conference Room, 400 Yesler Way, Seattle, WA 98104, Seattle, WA 98104, and closed at 9:34 a.m., except that it was continued administratively for receipt of an affidavit of the required Notice of Hearing, which was received on April 11, 2006. Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the office of the King County Hearing Examiner.

FINDINGS, CONCLUSIONS & RECOMMENDATION: Having reviewed the record in this matter, the Examiner now makes and enters the following:

FINDINGS:

1. General Information:

Road name and location:	Portion of Northeast 154th Street
Right of way classification:	B
Area:	3,140 square feet
Compensation:	\$6,759.13

2. The Notice of Hearing on the report of the Department of Transportation was given as required by law, and a hearing on the report was conducted by the King County Hearing Examiner on behalf of the King County Council.
3. Except as provided below, the Examiner adopts and incorporates herein by this reference the facts set forth in the Department of Transportation's report to the King County Hearing Examiner for the April 5, 2006, public hearing and the statement of facts contained in Proposed Ordinance No. 2006-0070. The Department's report will be attached to those copies of this report and recommendation that are submitted to the Metropolitan King County Council.
4. Maps showing the vicinity of the proposed vacation and the specific area to be vacated appear in the hearing record as exhibit nos. 6 and 8.
5. Vacation of the subject right-of-way would have no adverse effect on the provision of fire and emergency services to the subject property or surrounding area, nor on access to adjacent and nearby private property.
6. No easements are necessary to be retained for the construction, repair and maintenance of public utilities and services.
7. The compensation required by law to be paid as a condition precedent to the vacation of this road has been deposited with King County.

CONCLUSIONS:

1. The road right-of-way portion subject to this petition is useless as part of the King County road system, and the public will be benefited by its vacation.

RECOMMENDATION:

APPROVE proposed Ordinance No. 2006-0070 to vacate the subject road.

RECOMMENDED this 21st day of April, 2006.

Peter T. Donahue, Deputy
King County Hearing Examiner

TRANSMITTED this 21st day of April, 2006, to the following parties and interested persons:

Comcast, Inc.
Attn: Jill Look
1525 - 75th St. SW, Ste. 200
Everett WA 98023

Northwest Pipeline Corp.
Attn: Rodney Gregory
11120 Evergreen Way, Ste. H
Everett WA 98204

Puget Sound Energy
Attn: Jennifer Mai
355 - 110th Ave. NE
Bellevue WA 98004

John & Alison Valente
15412 - 216th Ave. NE
Woodinville WA 98077

Verizon Communications
Attn: Mike Feskens
2312 West Casino Road #C
Everett WA 98204-1440

Woodinville Water District
Attn: Dee Jamison
P.O. Box 1390
Woodinville WA 98072

Kim Claussen
DDES/LUSD
MS OAK-DE-0100

Clerk of the Council
MS KCC-CC-1025

Neil DeGoojer
DNRP/WLRD
MS KSC-NR-0600

Sarah Gagnon
DNRP - Wastewater Trtmt.
MS KSC-NR-0503

Nancy Gordon
KCDOT/D&C
MS KSC-TR-0431

David Gualtieri
KCDOT/CIP & Planning
MS KSC-TR-0317

Denise Hauck
KC Dept. of Exec. Svcs.
MS ADM-ES-0500

Bill Hintz
KC DOT, Rd. Maint.
MS RSD-TR-0100

Nicole Keller
KC DOT, Rd. Svcs. Div.
MS KSC-TR-0231

Kristen Langley
KC-DOT/RSD
MS KSC-TR-0222

Tom Lew
KC DNRP/WLRD
MS KSC-NR-0600

Paulette Norman
KCDOT/RD SERV.
MS KSC-TR-0231

Robert Nunnenkamp
KC DNRP/Prog Dev.
MS KSC-NR-0700

Lydia Reynolds-Jones
KC DOT/RD SERV.
MS KSC-TR-0231

Charlie Sundberg
Bus. Rel. & Economic Dev.
MS BOA-EX-2000

Kelly Whiting
KC DOT, Rd. Svcs. Div.
MS KSC-TR-0231

NOTICE OF RIGHT TO APPEAL
AND ADDITIONAL ACTION REQUIRED

In order to appeal the recommendation of the Examiner, written notice of appeal must be filed with the Clerk of the King County Council with a fee of \$250.00 (check payable to King County Office of Finance) *on or before May 5, 2006*. If a notice of appeal is filed, the original and 6 copies of a written appeal statement specifying the basis for the appeal and argument in support of the appeal must be filed with the Clerk of the King County Council *on or before May 12, 2006*.

Filing requires actual delivery to the Office of the Clerk of the Council, Room 1025, King County Courthouse, 516 3rd Avenue, Seattle, Washington 98104, prior to the close of business (4:30 p.m.) on the date due. Prior mailing is not sufficient if actual receipt by the Clerk does not occur within the applicable time period. The Examiner does not have authority to extend the time period unless the Office of the Clerk is not open on the specified closing date, in which event delivery prior to the close of business on the next business day is sufficient to meet the filing requirement.

If a written notice of appeal and filing fee are not filed within 14 days calendar days of the date of this report, or if a written appeal statement and argument are not filed within 21 calendar days of the date of this report, the Clerk of the Council shall place a proposed ordinance which implements the Examiner's recommended action on the agenda of the next available Council meeting. At that meeting, the Council may adopt the Examiner's recommendation, may defer action, may refer the matter to a Council committee, or may remand to the Examiner for further hearing or further consideration.

Action of the Council Final. The action of the Council on a recommendation of the Examiner shall be final and conclusive unless within twenty-one (21) days from the date of the action an aggrieved party or person applies for a writ of certiorari from the Superior Court in and for the County of King, State of Washington, for the purpose of review of the action taken.

MINUTES OF THE APRIL 5, 2006, PUBLIC HEARING ON DEPARTMENT OF
TRANSPORTATION FILE NO. V-2509.

Peter T. Donahue was the Hearing Examiner in this matter. Participating in the hearing was Nicole Keller, representing the Department.

The following Exhibits were offered and entered into the record:

- | | |
|---------------|--|
| Exhibit No. 1 | DOT report to the Hearing Examiner dated March 1, 2006 with 16 attachments |
| Exhibit No. 2 | Petition transmittal letter dated August 5, 2004 to the Department of Transportation from the Clerk of the Council, received August 11, 2004 |
| Exhibit No. 3 | Letter of explanation from the petitioner |
| Exhibit No. 4 | Petition for vacation of a county road including the legal descriptions of the petitioner's properties dated August 5, 2004 |
| Exhibit No. 5 | Copy of the filing fee – check #2593 from the petitioners |
| Exhibit No. 6 | Vicinity map from Thomas Brothers, page 508 |
| Exhibit No. 7 | King County Short Plat No. S92S0010 |
| Exhibit No. 8 | Map depicting the vacation area |

- Exhibit No. 9 Letter dated April 14, 2005 to the petitioners identifying DOT recommendation and requesting compensation. Compensation calculations detailed in compensation worksheet
- Exhibit No. 10 Compensation worksheet dated April 14, 2005
- Exhibit No. 11 Copy of compensation check in the amount of \$6,759.13
- Exhibit No. 12 Deposit receipt dated July 18, 2005
- Exhibit No. 13 Transmittal letter dated August 30, 2005 to the Council providing the recommendation of KC DOT and the County Road Engineer
- Exhibit No. 14 Ordinance transmittal letter dated February 1, 2006 from King County Executive Ron Sims to Councilmember Larry Phillips
- Exhibit No. 15 Proposed ordinance 2006-0070
- Exhibit No. 16 Fiscal note
- Exhibit No. 17 Notice of hearing
- Exhibit No. 18 Affidavit of posting for hearing
- Exhibit No. 19 Affidavit of publication for date of hearing

PTD:gao
V-2509 RPT

Return Address:
Clerk of the Council
Metropolitan King County Council
Mail stop KCC-CC 1039



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KING COUNTY CO ORD
PAGE 001 OF 009
06/05/2006 09:25
KING COUNTY, WA

0.00

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document **must** be filled in)

1. **Ordinance 15467 AN ORDINANCE authorizing the vacation of a portion of NE 154th Street, File V-2509 Petitioners: John and Alison Valente.**

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) (Last name, first name, initials)

1. **King County, Washington**

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

1. King County, Washington

2. _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

That portion of NE 154th Street in the northwest quarter of Section 16, Township 26 North, Range 6 East,...

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

162606-9023

Assessor Tax # not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

RECEIVED
2006 JUN 30 AM 9:28
CLERK
KING COUNTY COUNCIL



KING COUNTY
Signature Report

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

May 16, 2006

Ordinance 15467

Proposed No. 2006-0070.2

Sponsors Phillips

1 AN ORDINANCE authorizing the vacation of a portion of
2 NE 154th Street, File V-2509, Petitioners: John and Alison
3 Valente.
4
5

6 **STATEMENT OF FACTS:**

- 7 1. A petition has been filed requesting vacation of a portion of NE 154th
8 Street hereinafter described.
9 2. The department of transportation notified the various utility companies
10 serving the area and has been advised that easements were not required
11 within the vacation area.
12 3. The department of transportation records indicate that King County has
13 been maintaining NE 154th Street. The records indicate that no public
14 funds have been expended for their acquisition.
15 4. The department of transportation considers the subject portions of the
16 right-of-way useless as part of the county road system and believes the

17 public would benefit by the return of this unused area to the public tax
18 rolls.

19 5. The right-of-way is classified as "B-Class" and, in accordance with
20 K.C.C. 14.40.020, the compensation due King County is based on seventy
21 five percent of the assessed value of the subject right-of-way, which was
22 determined from records of the department of assessments. King County
23 is in receipt of \$6,759.13 from the petitioners.

24 Due notice was given in the manner provided by law and a hearing was
25 held by the office of the hearing examiner on the 5th day of April, 2006.
26 In consideration of the benefits to be derived from the subject vacation the
27 council has determined that it is in the best interest of the citizens of King
28 County to grant said petition.

29 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

30 SECTION 1. The council, on the effective date of this ordinance, hereby vacates
31 and abandons that portion of NE 154th Street as conveyed to King County by the
32 recording of King County Short Plat No. S92S0010, under Recording Number
33 9404119013, records of King County, Washington as described below:

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35 Township 26 North, Range 6 East, W.M., King County, Washington, that
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37 Beginning at the southeast corner of Lot 2, King County Short Plat
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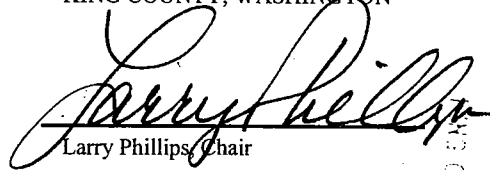
Ordinance 15467

40 275.60 feet; thence 39.18 feet, more or less, northwesterly along a
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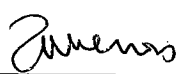
Ordinance 15467 was introduced on 2/13/2006 and passed by the Metropolitan King
County Council on 5/15/2006, by the following vote:

Yes: 8 - Mr. Phillips, Mr. von Reichbauer, Mr. Dunn, Mr. Ferguson, Mr.
Gossett, Ms. Hague, Ms. Patterson and Mr. Constantine
No: 0
Excused: 1 - Ms. Lambert

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Larry Phillips, Chair

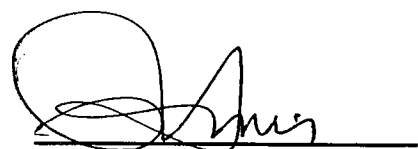
ATTEST:



Anne Noris, Clerk of the Council

RECEIVED
2006 MAY 24 PM 3:41
CLERK
KING COUNTY COUNCIL

APPROVED this 24 day of May, 2006.


Ron Sims, County Executive

Attachments A. Hearing Examiner Report dated April 21, 2006

15467

April 21, 2006

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**

400 Yesler Way, Room 404
Seattle, Washington 98104
Telephone (206) 296-4660
Facsimile (206) 296-1654

REPORT AND RECOMMENDATION TO THE METROPOLITAN KING COUNTY COUNCIL

SUBJECT: King County Department of Transportation File No. V-2509
Proposed Ordinance No. 2006-0070
Parcel No. 162606-9023

JOHN AND ALISON VALENTE

Road Vacation Petition

Location: Northeast 154th Street

Petitioner: **John and Alison Valente**
15414 – 216th Avenue Northeast
Woodinville, Washington 98077
Telephone: (425) 605-4310

King County: Department of Transportation,
Road Services Division, *represented by*
Nicole Keller
201 S. Jackson St.
Seattle, Washington 98104-3856
Telephone: (206) 296-3731
Facsimile: (206) 296-0567

SUMMARY OF RECOMMENDATIONS:

Department's Preliminary:
Department's Final:
Examiner:

Approve road vacation
Approve road vacation
Approve road vacation

DEPARTMENT'S REPORT:

The Department of Transportation's written report to the King County Hearing Examiner for Item No. V-2509 was received by the Examiner on March 2, 2006.

PUBLIC HEARING:

After reviewing the Department of Transportation's Report and examining available information on file with the petition, the Examiner conducted a public hearing on the subject as follows:

The hearing on Item No. V-2509 was opened by the Examiner at 9:32 a.m., April 5, 2006, in the Hearing Examiner's Conference Room, 400 Yesler Way, Seattle, WA 98104, Seattle, WA 98104, and closed at 9:34 a.m., except that it was continued administratively for receipt of an affidavit of the required Notice of Hearing, which was received on April 11, 2006. Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the office of the King County Hearing Examiner.

FINDINGS, CONCLUSIONS & RECOMMENDATION: Having reviewed the record in this matter, the Examiner now makes and enters the following:

FINDINGS:

1. General Information:

Road name and location:	Portion of Northeast 154th Street
Right of way classification:	B
Area:	3,140 square feet
Compensation:	\$6,759.13

2. The Notice of Hearing on the report of the Department of Transportation was given as required by law, and a hearing on the report was conducted by the King County Hearing Examiner on behalf of the King County Council.
3. Except as provided below, the Examiner adopts and incorporates herein by this reference the facts set forth in the Department of Transportation's report to the King County Hearing Examiner for the April 5, 2006, public hearing and the statement of facts contained in Proposed Ordinance No. 2006-0070. The Department's report will be attached to those copies of this report and recommendation that are submitted to the Metropolitan King County Council.
4. Maps showing the vicinity of the proposed vacation and the specific area to be vacated appear in the hearing record as exhibit nos. 6 and 8.
5. Vacation of the subject right-of-way would have no adverse effect on the provision of fire and emergency services to the subject property or surrounding area, nor on access to adjacent and nearby private property.
6. No easements are necessary to be retained for the construction, repair and maintenance of public utilities and services.
7. The compensation required by law to be paid as a condition precedent to the vacation of this road has been deposited with King County.

CONCLUSIONS:

1. The road right-of-way portion subject to this petition is useless as part of the King County road system, and the public will be benefited by its vacation.

RECOMMENDATION:

APPROVE proposed Ordinance No. 2006-0070 to vacate the subject road.

RECOMMENDED this 21st day of April, 2006.

Peter T. Donahue, Deputy
King County Hearing Examiner

TRANSMITTED this 21st day of April, 2006, to the following parties and interested persons:

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Attn: Jill Look
1525 - 75th St. SW, Ste. 200
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KC Dept. of Exec. Svcs.
MS ADM-ES-0500

Kristen Langley
KC-DOT/RSD
MS KSC-TR-0222

Robert Nunnenkamp
KC DNRP/Prog Dev.
MS KSC-NR-0700

Kelly Whiting
KC DOT, Rd. Svcs. Div.
MS KSC-TR-0231

Northwest Pipeline Corp.
Attn: Rodney Gregory
11120 Evergreen Way, Ste. H
Everett WA 98204

Verizon Communications
Attn: Mike Feskens
2312 West Casino Road #C
Everett WA 98204-1440

Clerk of the Council
MS KCC-CC-1025

Nancy Gordon
KCDOT/D&C
MS KSC-TR-0431

Bill Hintz
KC DOT, Rd. Maint.
MS RSD-TR-0100

Tom Lew
KC DNRP/WLRD
MS KSC-NR-0600

Lydia Reynolds-Jones
KC DOT/RD SERV.
MS KSC-TR-0231

Puget Sound Energy
Attn: Jennifer Mai
355 - 110th Ave. NE
Bellevue WA 98004

Woodinville Water District
Attn: Dee Jamison
P.O. Box 1390
Woodinville WA 98072

Neil DeGoojer
DNRP/WLRD
MS KSC-NR-0600

David Gualtieri
KCDOT/CIP & Planning
MS KSC-TR-0317

Nicole Keller
KC DOT, Rd. Svcs. Div.
MS KSC-TR-0231

Paulette Norman
KCDOT/RD SERV.
MS KSC-TR-0231

Charlie Sundberg
Bus. Rel. & Economic Dev.
MS BOA-EX-2000

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AND ADDITIONAL ACTION REQUIRED

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MINUTES OF THE APRIL 5, 2006, PUBLIC HEARING ON DEPARTMENT OF
TRANSPORTATION FILE NO. V-2509.

Peter T. Donahue was the Hearing Examiner in this matter. Participating in the hearing was Nicole Keller, representing the Department.

The following Exhibits were offered and entered into the record:

- | | |
|---------------|--|
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- Exhibit No. 15 Proposed ordinance 2006-0070
- Exhibit No. 16 Fiscal note
- Exhibit No. 17 Notice of hearing
- Exhibit No. 18 Affidavit of posting for hearing
- Exhibit No. 19 Affidavit of publication for date of hearing

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