



**Department of Public Works**

**ENGINEER'S REPORT**

**PROJECT SUMMARY**

<b>DPW PROJECT FILE NUMBER:</b>	<b>23 112733 RWE</b>
<b>APPLICATION DATE:</b>	July 25, 2023
<b>PROJECT NAME:</b>	Caledon Plat
<b>APPLICANT:</b>	St. Andrews 1 LLC PO Box 1607 Bellevue, WA 98009
<b>OWNER:</b>	St. Andrews 1 LLC PO Box 1607 Bellevue, WA 98009
<b>TYPE OF REQUEST</b>	RIGHT OF WAY VACATION
<b>ROAD NAME</b>	132 <sup>ND</sup> St NE, west of Burn Road
<b>LOCATION</b>	13820, 14031 AND 14127 132 <sup>ND</sup> St NE ARLINGTON, WA
<b>SECTION/TOWNSHIP/RANGE</b>	Section 4, Township 30, Range 6E W.M.
<b>TAX PARCEL NUMBER(S)</b> <b>(abutting proposed ROW Vacation)</b>	30060400203800, 30060400303900, 30060400102700, 30060400102100, 30060400402600
<b>ACREAGE</b>	319.65
<b>TRANSPORTATION SERVICE AREA</b>	B
<b>RECOMMENDATIONS</b>	APPROVAL WITH CONDITIONS
<b>CITE BASIS</b>	SCC 13.100.040



## PETITION REQUEST # 23 112733 RWE

### FOR THE VACATION AND ABANDONEMENT OF A PORTION OF AN UNOPENED COUNTY ROAD RIGHT-OF-WAY IDENTIFIED AS **132<sup>nd</sup> St NE**

#### INTRODUCTION

Chapter 36.87 of the Revised Code of Washington (RCW) gives county legislative authorities broad authority to vacate and abandon land that was acquired for county road purposes. Chapter 13.100 of the Snohomish County Code (SCC) provides that Snohomish County (the County) also has the authority to vacate and abandon public road right-of-way (ROW) independent of the statutory vacation provisions of RCW 36.87. The County legislative authority's use of this broad authority must be made under the advice and supervision of the Snohomish County Engineer (County Engineer).

SCC 13.100.010 provides that the road or ROW vacation and abandonment procedures may be initiated either in response to Snohomish County Council (County Council) request, by the County Engineer when the Engineer determines that the criteria for the road or ROW vacation and abandonment exists, or in response to a frontage owner's petition.

#### FACTS/BACKGROUND

1. On May 9, 2022, St. Andrews 1, LLC, (the Petitioner) applied to Snohomish County Planning and Development Services (PDS) requesting approval of a 94-lot rural cluster subdivision (RCS) called Caledon Plat. (See Exhibit 1, Notice of Application)
2. The proposed development is located at 13820, 14031 and 14127, 132<sup>nd</sup> St NE, Arlington, outside the urban growth area (UGA) in Section 4, Township 30 North, Range 6 East, W.M. (See Exhibit 2, Assessor Map)
3. The proposed development site is 319.65-acres consisting of 44 tax parcels. Of the 319.5 acres, approximately 110 acres will be permanently impacted by the development of nine lot clusters, with each lot cluster containing between 7-13 lots. (See Exhibit 3, Preliminary Plat Map)
4. The site will be developed in two phases with phase 1 consisting of 52 lots and phase 2 consisting of the remaining 42 lots.
5. The site adjoins three public ROWs: Burn Road, 138<sup>th</sup> Ave NE (public road stub at the SW corner), and 132<sup>nd</sup> St NE (unopened ROW, centrally located on the site off the eastern property line). (See Exhibit 4, Aerial map)
6. The subject development is not proposing access from 132<sup>nd</sup> St NE. Due to potential wetland impacts, the County did not require 132<sup>nd</sup> St NE to be opened and constructed to public road standards for the development.



7. As a condition of development approval, the Petitioner is required to vacate a portion of the 132<sup>nd</sup> St NE County road ROW (See Preliminary RCS Approval, File No. 22 107217 PSD, November 2, 2023, Condition 42).

## FINDINGS

1. On July 26, 2023, the Petitioner submitted a petition to the County proposing to vacate a portion of unopened County ROW, 132<sup>nd</sup> St NE. (See Exhibit 5, Petition)
2. The portion of 132<sup>nd</sup> St NE proposed to be vacated as described in Findings # 3 and 4 is a deeded ROW acquired by the County via Quit Claim Deed (QCD) and varies in width. (See Exhibit 6, ROW Deed Page)
3. On December 3, 1945, the County acquired that portion of 132<sup>nd</sup> St NE located in the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  and in NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  as described in the QCD recorded under Auditor's File Number 802332, Volume 360, Page 548, records of Snohomish County from Oren and Flora Maw, I.R. and Beulah Lease. by reason of laying and establishing a public road through their property. (See Exhibit 7, QCD)
4. On December 6, 1945, the County acquired that portion of 132<sup>nd</sup> St NE located in the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  as described in the QCD recorded under AFN 802333, Volume 360 Page 550 records of Snohomish County, from Doris Bell by reason of laying out and establishing a public road through her property. (See Exhibit 8, QCD)
5. The ROW proposed to be vacated does not abut a body of saltwater or freshwater as per RCW 36.87.130 and SCC 13.100.085.
6. It is not advisable to preserve any portion of the County ROW proposed to be vacated for future County transportation system needs because existing wetlands prevent future road connectivity to the west of the proposed vacation.
7. The portion of 132<sup>nd</sup> St NE petitioned to be vacated is classified as a Class B road under SCC 13.100.040 (7)(b). Class B roads and ROWs are those in which the County has fee simple interest and no public expenditures were made.
8. DPW has determined that the fair market value of that portion of 132<sup>nd</sup> St NE petitioned to be vacated at a total of **\$ 119,764.50**, attributable to the following Assessor's Parcel Number (APN). (See Exhibit 9 Appraised Value Calculation)

• 30060400203800	\$ 21,879.00
• 30060400303900	\$ 16,581.62
• 30060400402600	\$ 67,210.24
• 30060400102100	\$ 11,549.12



• 30060400102700 \$ 2,544.52

TOTAL \$ 119,764.50

9. Under SCC 13.100.080 (2)(b), the Petitioner is required to pay fifty percent (50%) of the appraised value as determined by DPW, which equals **\$59,882.25**.
10. The Petitioner's real property taxes will be amended to reflect the value added by the vacation of the County ROW abutting their property.
11. Under SCC 13.100.080(3), the County Engineer may recommend, and the County Council shall have the authority, to waive some or all the compensation required under SCC 13.100.080 (2)(b) if one of more of the following circumstances apply:
  - (a) The vacation request is independently initiated by the engineer or in response to a council request;
  - (b) The petitioners are the original grantors of the county road and/or right-of-way and no public expenditures were made;
  - (c) Environmental or topographical conditions exist that make the opening and/or improvement of the county road and/or right-of-way impractical; or
  - (d) A new county road and/or right-of-way of equal or greater utility to public transportation purposes is provided to replace the road and/or right-of-way subject to vacation.
12. In this case, environmental conditions exist (wetlands) that make the opening and/or improvement of the portion of 132<sup>nd</sup> St NE petitioned to be vacated impractical. In addition, a new County road of greater utility to public transportation purposes will be provided by the petitioner in connection with the proposed development to replace the portion of 132<sup>nd</sup> St NE proposed to be vacated.
13. There are no utilities located in the proposed vacation.

## RECOMMENDATIONS

1. Based on the above findings, DPW has determined that the public will benefit from the vacation and abandonment of this ROW and the ROW should be vacated and abandoned.
2. The County Engineer recommends that the County Council waive the compensation for the proposed ROW vacation as allowed under SCC 13.100.080(3)(c) and (d).
3. DPW recommends that Vacation Petition Request 23 101648 RWE for the vacation of ROW for a portion of 132<sup>nd</sup> St NE, described on the attached Exhibits to the accompanying Ordinance, is in the best interest of the public and should be granted based on the following conditions.



## CONDITIONS

1. All associated costs incurred by the County in processing the petition to vacate and the value of the portion of ROW (unless waived) shall be paid by Petitioner as per SCC13.100.070 and SCC 13.100.080. These expenses are as follows:

Estimated Public Work Charges	\$4,200.00
Application Credit	\$<500.00>
Total	\$3,700.00

2. The Petitioner shall also be responsible for the advertising costs and recording fees which are listed as follows.

Estimated Advertising Cost (Notices of Introduction & Enactment)	\$300.00
Estimated Recording fees (Ordinance)	\$206.50

3. Failure to make payments required under SCC 13.100.070 and SCC 13.100.080 within one year of the date the Ordinance is approved by the County Council means the Ordinance should not be recorded and the portion of 132<sup>nd</sup> St NE petitioned to be vacated shall not be considered vacated as per SCC 13.100.080(4).

Approved by:

**McCormick, Douglas** Digitally signed by McCormick, Douglas  
Date: 2024.07.03 08:48:53 -07'00'

Douglas W. McCormick P.E.  
Deputy Director/County Engineer

Date

Prepared By:

**Heather Noble** Digitally signed by Heather Noble  
Date: 2024.05.16 09:16:06 -07'00'

Heather L. Noble  
ROW Investigator II

Date





# NOTICE

## SNOHOMISH COUNTY NOTICE OF APPLICATION

**File Name:** Caledon **File Number:** 22 107217 PSD, 22 107217 WMD, 22 107217 001 WMD

**Project Description:** 94 lot preliminary rural cluster subdivision of a 319.65-acre site.

**Location:** 13820, 14031, 14127 132<sup>nd</sup> Street NE, Arlington.

**Tax Account Number:** 300604-001-021-00, 300604-001-027-00, 300604-001-028-00, 300604-002-020-00, 300604-002-021-00, 300604-002-022-00, 300604-002-023-00, 300604-002-024-00, 300604-002-025-00, 300604-002-026-00, 300604-002-027-00, 300604-002-028-00, 300604-002-029-00, 300604-002-030-00, 300604-002-031-00, 300604-002-032-00, 300604-002-033-00, 300604-002-034-00, 300604-002-035-00, 300604-002-036-00, 300604-002-037-00, 300604-002-038-00, 300604-003-024-00, 300604-003-025-00, 300604-003-026-00, 300604-003-027-00, 300604-003-028-00, 300604-003-029-00, 300604-003-030-00, 300604-003-031-00, 300604-003-032-00, 300604-003-033-00, 300604-003-034-00, 300604-003-035-00, 300604-003-036-00, 300604-003-037-00, 300604-003-038-00, 300604-003-039-00, 300604-004-026-00, 300604-004-027-00, 300604-004-028-00, 300604-004-029-00, 300604-004-030-00, 300604-004-031-00

**Applicant:** St. Andrews 1, LLC

**Date of application/Completeness Date:** May 09, 2022

**Approvals required:** Preliminary subdivision, Environmental Review (SEPA), EDDS deviation request, Stormwater Modification, and all related construction approvals.

**Concurrency:** This project will be evaluated to determine if there is enough capacity on county roads to accommodate the project's traffic impacts, and a concurrency determination will be made. Notice of the concurrency determination will be provided in the notice of project decision. The notice of decision will be provided to all parties of record for the project.

**Comment Period:** Submit written comments on or before **June 6, 2022**

**Project Manager:** Rebecca Samy, (425) 262-2283

**Project Manager e-mail:** rebecca.samy@snoco.org

**Notice Date:** May 15, 2022

### HOW TO USE THIS BULLETIN

#### To learn more about a project:

- Call the planner assigned to the project.
- Review project file at Snohomish County Planning and Development Services (PDS) 2nd Floor Customer Service Center County Administration Building East
- Permit Center and Record Center Hours are
  - 8:00 AM to 4:00 PM - Monday, Tuesday, Wednesday, Friday
  - 10:00 AM to 4:00 PM - Thursday
  - Please call ahead to be certain the project file is available.

#### To comment on a project:

- Submit written comments to PDS at the address below or email the project manager listed above. All comments received prior to issuance of a department decision or recommendation will be reviewed. To ensure that comments are addressed in the decision or recommendation, they should be received by PDS before the end of the published comment period
- Comments on a project scheduled for a hearing before the hearing examiner, may be made by submitting them to PDS prior to the open record hearing.
- PDS only publishes the decisions that are required by Snohomish County Code. Persons will receive notice of all decisions that they have submitted written comment on, regardless of whether or not they are published.
- You may become a party of record for a project by: 1. submitting original written comments and request to become a party of record to the county prior to the hearing, 2. testifying at the hearing or 3. entering your name on a sign-up register at the hearing. NOTE: only parties of record may subsequently appeal the hearing examiner's decision or provide written or oral arguments to the county council if such an appeal is filed.

#### To appeal a decision:

- ◻ There is no appeal opportunity for this application at this point in the process. Additional notice will be provided of any future appeal opportunities.

#### HOW TO REACH US:

The Customer Service Center for the Snohomish County Planning and Development Services is located on the 2nd floor of the Robert J. Drewel Building, 3000 Rockefeller Avenue, M/S 604, Everett, WA 98201 425-388-3311 TTY.

More information can be reviewed online at [snohomishcountywa.gov/PDSPostcard](http://snohomishcountywa.gov/PDSPostcard)

**ADA NOTICE:** Accommodations for persons with disabilities will be provided upon request. Please make arrangements as soon as possible but no later than 48 hours before the hearing by contacting the Hearing Examiner's office at 425-388-3538, or Department of Planning and Development Services at 425-388-7119.

## Exhibit 1

### VERIFICATION OF NOTICE POSTING

A COPY OF THIS NOTICE SHALL BE RETURNED TO THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES WITHIN 14 DAYS OF APPLICATION

I hereby verify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, I posted the above property in at least two (2) conspicuous places on the subject property in accordance with Snohomish County regulations. Said signs are posted at the following locations:

\_\_\_\_\_ and \_\_\_\_\_

Signed: \_\_\_\_\_

**RETURN TO:** Snohomish County Planning & Development Services  
ATTN: Legal Notice Center  
3000 Rockefeller Avenue, M/S 604  
Everett, WA 98201

**22 107217 PSD**

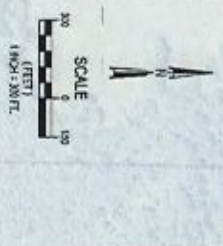






134 Ave NE

A PORTION OF SECTION 4, T 30 N, R 6 E, W. 1/4



## 0.001

1513

CRIVELLO AND SCHWACH

LE, WEA 99072  
RT: DENISE LIFTIN  
-2029  
ISE LIFTING/DEALING.COM

## T INDEX

COVER SHEET, OVERALL  
OVERALL SITE PLAN  
SITE EASEMENT OVERLAP  
EXISTING CONDITIONS  
PRELIMINARY PLAT MAPS  
TYPICAL ROAD SECTIONS

## ALCULATIONS

\_\_\_\_\_

AFTER PLOW, DEDICATION)  
102,642 SF = 138.49 AC = 66.7%  
ID BY 200,000 = 45.29 UNITS  
NEEA = 4,016,065 SF (31.57 AC)  
UNEA = 66.7% OF PROJECT  
BORRUS = 61.14 UNITS

[illegible]

BY 200,000 - 24.61 UNITS  
 (0.02 AC) = 2,314.810 SF (30.85 AC)  
 H AC = 70.481, CP PROJECT  
 BONUS = 33.22 UNITS

0.00164 = 0.16%

ADJUSTED: 11,590 LP  
 359 SF = 13.51 AC (4.23% OF

100

DIVISION / RCS  
 PARKING SPACES TOTAL  
 DU + 2 DRIVEWAY SPACES  
 TOTAL

SSD

[illegible]

**UNBIDDABLE LAND SCC 30.41(C).090(4)**

**PHASE 1**  
RE-ESTIMATED OPEN SPACE PRODUCTION = 6.013, 633 SF  
UNBIDDABLE LAND 363,265 SF  
365,265 / 6,013.632 = 61%.

**PHASE 2**  
RE-ESTIMATED OPEN SPACE PRODUCTION = 1,409,064 SF  
UNBIDDABLE LAND 10,323 SF  
10,323 / 1,409,064 = 0.32%.

**CALC**  
**2 BUSINESS DAYS**  
**BEFORE YOU DIG**  
**FOR UTILITY LOCATE**  
**811**

**C1.0**



**DAVID EVANS  
ASSOCIATES INC.**  
320 W. Main Street  
Suite 200  
Everett, WA 98201  
425.259.4089

CALEDON RCS MINOR MODIFICATION  
ST. ANDREWS I LLC  
COVER SHEET, OVERALL  
PRELIMINARY PLAT & OVERALL  
SNOHOMISH COUNTY SITE PLAN WASHINGTON

[illegible]



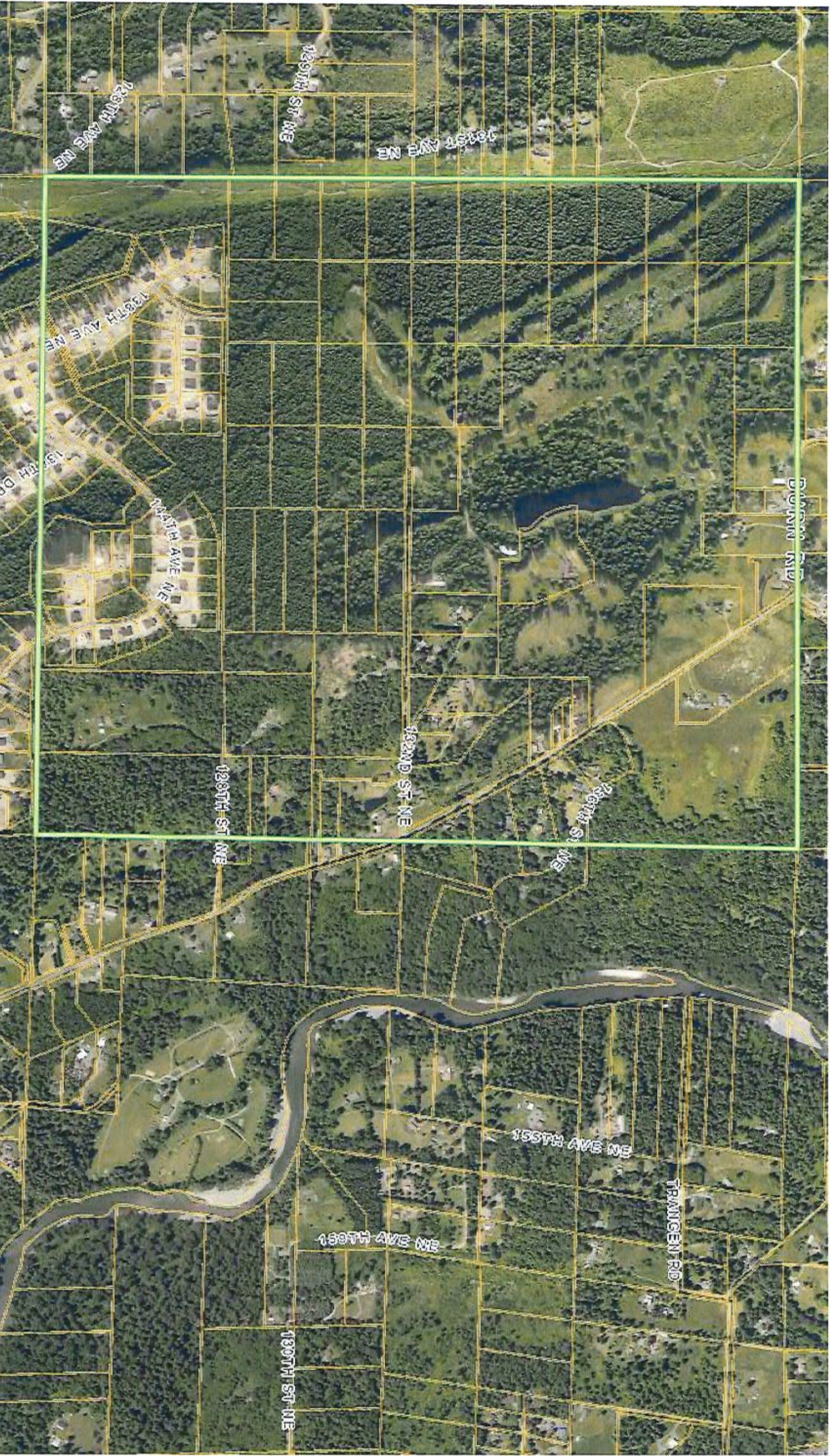


Exhibit 4



Petition for Vacation of a County Road

IN THE MATTER OF THE PETITION OF )  
St. Andrews 1 LLC )  
and others for the Vacation of ) PETITION  
132nd Street NE )  
(Road Name or Number)

TO THE SNOHOMISH COUNTY COUNCIL OF SNOHOMISH COUNTY, WASHINGTON

We, the undersigned freeholders of Snohomish County, State of Washington do petition that the following described County Road be vacated:

(FILL IN EXACT LEGAL DESCRIPTION OF PORTION OF ROAD TO BE VACATED)  
PREPARED BY A PROFESSIONAL LAND SURVEYOR OR PROFESSIONAL ENGINEER

THAT PORTION OF 132<sup>ND</sup> STREET NE LOCATED IN SECTION 4 TOWNSHIP 30 NORTH, RANGE 6 EAST W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF 132<sup>ND</sup> STREET NE LYING WEST OF THE EAST LINE PROJECTED SOUTH OF THE FOLLOWING DESCRIBED PARCEL (SNOHOMISH COUNTY PARCEL ID 30060400102100):

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 30 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT COUNTY ROADS;

TOGETHER WITH THAT PORTION, IF ANY, BEING WITHIN THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, LYING EASTERLY OF THE WEST LINE OF SAID PROPERTY AS ESTABLISHED BY SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8306135001 AND AGREEMENT RECORDED JUNE 5, 1986 UNDER AUDITOR'S FILE NO. 8606050085.

THIS PORTION OF RIGHT OF WAY ALSO ABUTS LOTS 25, 27, 28, 35, 36, AND 37 OF THE AMENDED ST. ANDREWS I, L.L.C. BOUNDARY LINE ADJUSTMENT NO. 19-100812 BLA, RECORDED UNDER AUDITOR'S FILE NO. 201909275001, AND ANY AMENDMENTS THERETO.

SITUATE IN SNOHOMISH COUNTY, STATE OF WASHINGTON.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



PREPARER'S STAMP & SIGNATURE

the whole distance being about 0.31 miles and 62,435 total square footage.

Your petitioners respectfully represent and allege that the road is useless as a part of the general road system and the public will be benefited by its vacation, and that all of your petitioners are freeholders residing in the County in the vicinity of the road; and therefore the petitioners request the vacation of the road, as provided by law.



# QUIT CLAIM DEED

Book 360 p. 548

The Grantor, <sup>2</sup> herein Oren Maw and Flora E. Maw, husband and wife; I. R. Lease and Leola Lease, husband and wife, for the consideration of \$100.00 (one hundred dollars) and also of benefits to accrue by reason of laying out and establishing a public road through property, and which is hereafter described, convey release and quit-claim to the County of Snohomish, State of Washington, for the use of the public forever, all interest in the following described real estate, viz:

The South 20 feet of the Southeast quarter of the Northeast quarter of Section 1, Township 30 North, Range 6 East W.M.

The South 20 feet of that part of the Southeast quarter of the Northeast quarter of Section 1, Twp. 30 North, Range 6 East W.M. lying westerly of old logging grade, being a strip of land 66 feet more or less in length.

The South 30 feet of the East 130 feet of the Southeast quarter of the Northeast quarter of Section 1, Twp. 30 North, Range 6 East W.M.

situated in the County of Snohomish, State of Washington. Said Grantor do hereby waive and relinquish all claims of damage caused or arising by reason of the laying out and establishing of a public road upon the property herein conveyed.

Dated this 5th day of February, A.D. 1915.

*I. R. Lease*  
*I. R. Lease*

*Flora E. Maw*  
*Oren Maw*



Deeds  
Vol 360 p 549

STATE OF WASHINGTON

COUNTY OF Snohomish

On this 27th day of December, 1917, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came Flora E. Shaw, Oregon, and I. E. Shaw, to me known to be the individual described in and who executed the within instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year first above written.

*Charles L. Galt*

Notary Public in and for the State of Washington, residing at

80721332 Ser. No. 2073

Dec 4-30-6

QUIT-CLAIM DEED

From  
Oren Shaw et ux and Mary

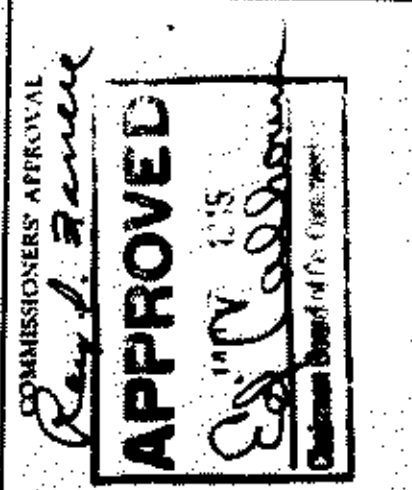
I. E. Shaw et ux

TO

COUNTY OF SNOHOMISH

11th of May

Date December 2, 1917



FILED FOR RECORD AT REQUEST OF

360 Deeds

In the Snohomish County

at 31 11 32 (11 1917)

Recorded in Volume

of Deeds

Page

County, Washington

Auditor

Deputy

11/29/17



802133

# QUIT CLAIM DEED

 Book  
Vol 360 p 550

The Grantor herein Donna L. Bell, Minister  
 for the consideration of One (\$1.00) dollars  
 and also of benefits to accrue to her by reason of laying out and establishing a public road through  
 her property, and which is hereafter described, convey, release and quit-claim to  
 to the County of Snohomish, State of Washington, for the use of the public forever, all interest in the following  
 described real estate, viz.:

The North 30 feet of the West 3/4 quarter of the Northwest  
 quarter of the Southeast quarter of Section 1, Township 30 North, Range  
 6 East N.M.

The North 30 feet of the East 1/4 quarter of the Northeast quarter of  
 the Southwest quarter of Section 1, Township 30 North, Range 6 East N.M.

Permission is also granted to extend the toe of slopes in either  
 cuts or fills on to the adjoining property and to extend the ends of  
 culverts and provide inlet and outlet ditches for culverts wherever  
 necessary in the grading of the road.

situated in the County of Snohomish, State of Washington. Said Grantor do hereby waive and  
 relinquish all claims of damage caused or arising by reason of the laying out and establishing of a public  
 road upon the property herein conveyed.

Dated this 6th day of December A. D. 19 45

Donna L. Bell  
 now Donna L. Bell, Minister  
 by marriage, 12/17/45.

4-30-4 860/550



Deed  
Vol 360 p 551

STATE OF WASHINGTON  
COUNTY OF Snohomish

On this 14th day of December, 1945, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came Doris L. Bell, ~~now Doris Bell Hammond by marriage~~ me known to be the individual described in and who executed the within instrument and acknowledged to me that she signed and delivered the same as her free and voluntary act and deed for the uses and purposes therein expressed.

Witness my hand and official seal the day and year first above written.



*[Signature]*

Notary Public in and for the State of Washington, residing at Richland, Washington.

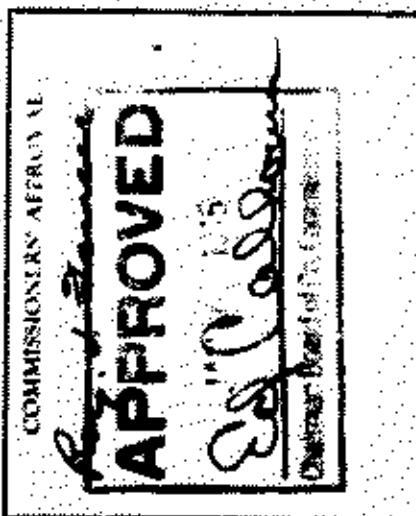
RECORDED  
See 4-30-6  
Sno. No. 428

QUIT-CLAIM DEED

FROM 31  
248  
Doris L. Bell

TO  
COUNTY OF SNOHOMISH

Dated December 6, 1945



FILED FOR RECORD AT REQUEST OF

360 Deeds  
550

On the 14th day of December, 1945, at Richland, Snohomish County, Washington, I, Notary Public, do hereby certify that the foregoing instrument was duly executed and acknowledged before me by the person or persons therein named.

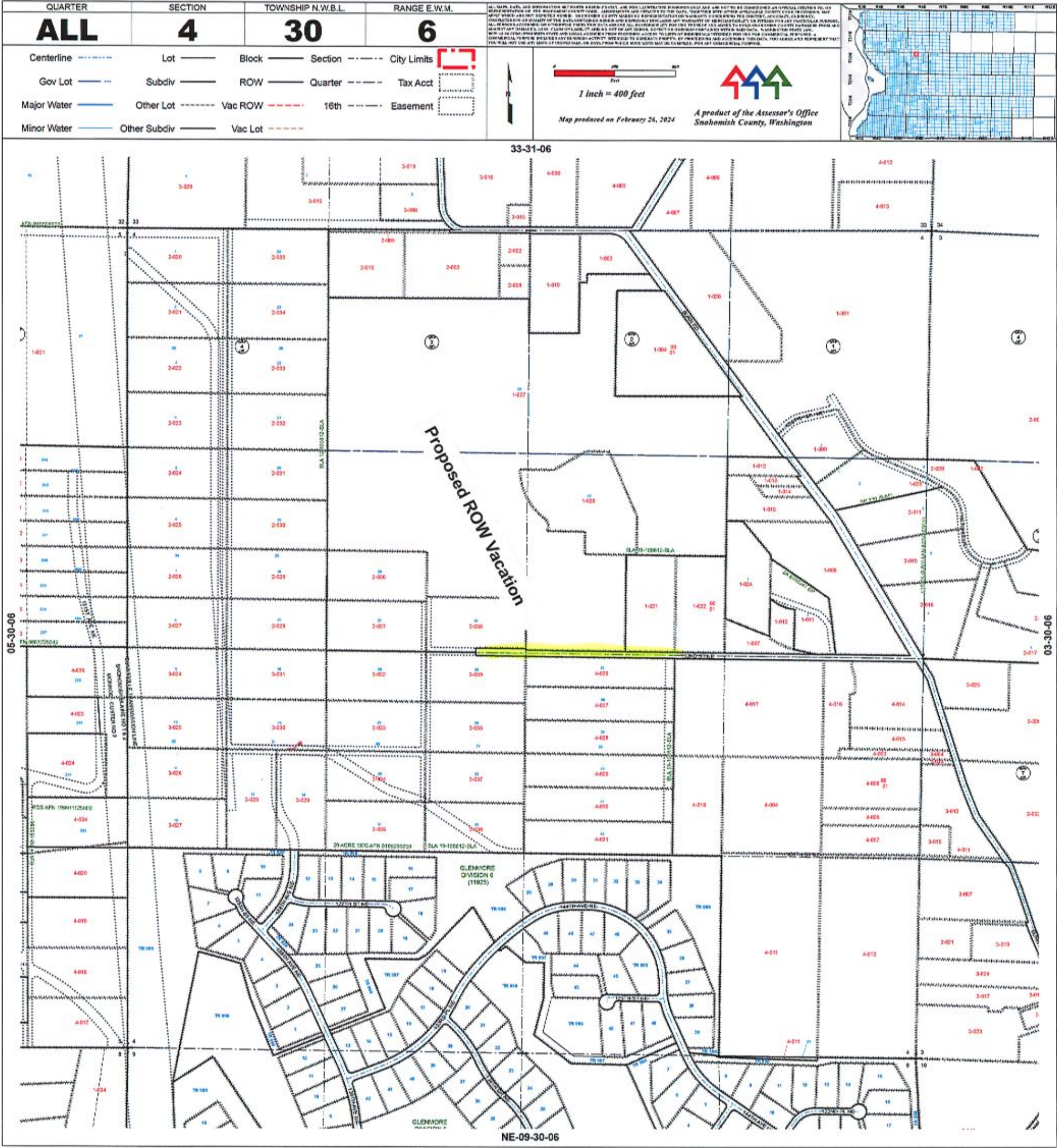
Recorded in Volume 360, Page 551, of the records of Snohomish County, Washington.

Auditor

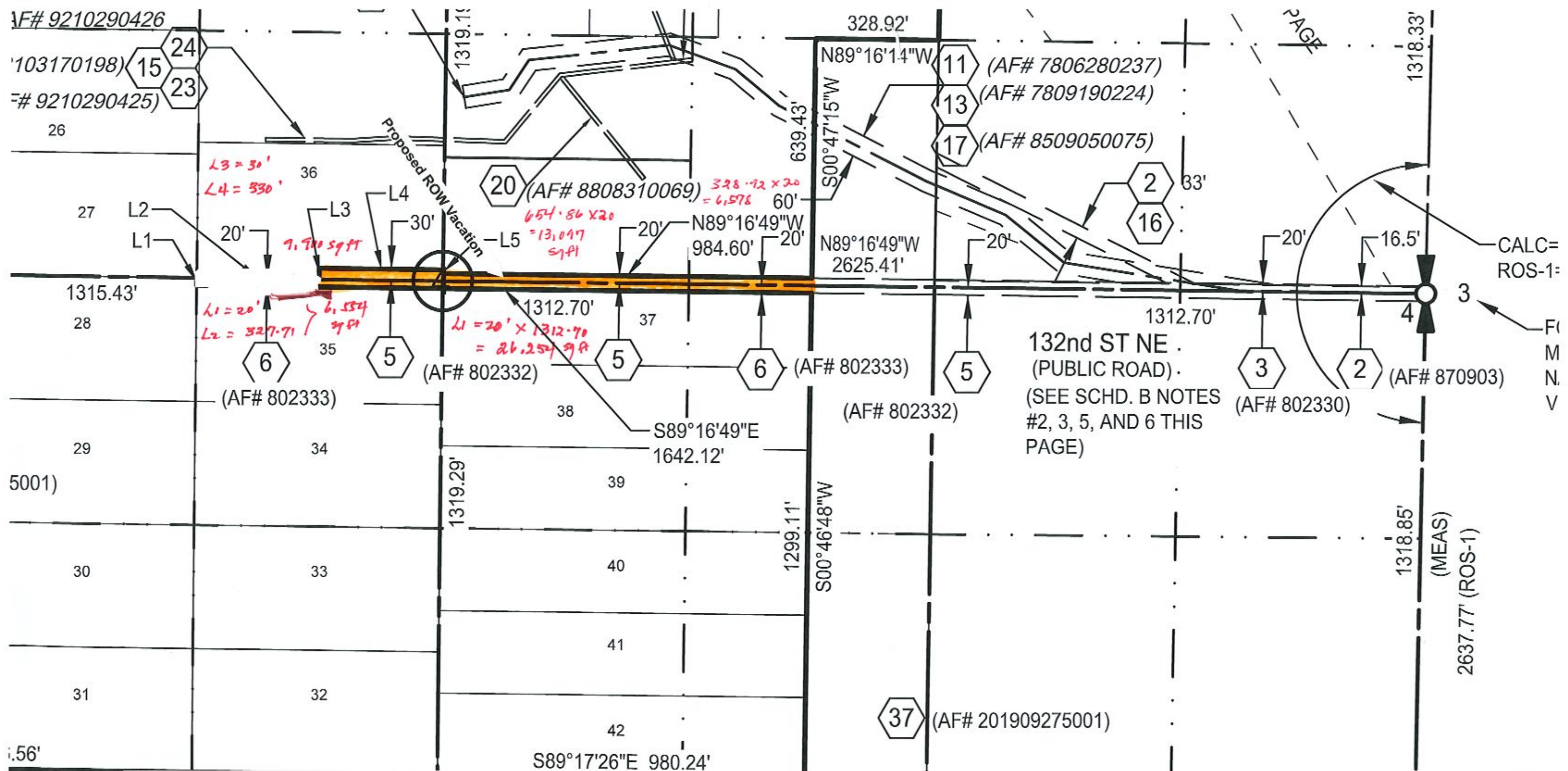
Deputy

*[Signature]*











APPRAISED VALUE CALCULATION PER SCC 13.100.085 (1)

Portion of 132<sup>nd</sup> St NE

Property Owner(s): St Andrews 1, LLC

(1) Tax parcel: 30060400102700

Given Information:

2023 Market Land Value = \$836,900

Size (gross)= 98.89

Area to be vacated = 13,097 sq ft

1 acre = 43,560 sq ft

Formula:

Size(gross) x 1 acre

$98.89 \times 43,560 = 4,307,648.4$

Market Land Value/size

$\$836,900 / 4,307,648 = .194$

$.194 \times 13,097 = \$2,544.52$

50% = \$1,272.26

(2) Tax parcel: 30060400102100

Given Information:

2023 Market Land Value = \$ 370,500

Size (gross) = 4.84

Area to be vacated = 6,562 sq ft

1 acre – 43,560 sq ft

Formula:

Size (gross) x 1 acre

$4.84 \times 43,560 = 210,830.4$

Market Land Value/size

$\$370,500 / 210,830.4 = 1.76$

$1.76 \times 6,562 = \$11,549.12$

50% = \$5,774.56

(3) Tax parcel: 30060400203800

Given Information:

2023 Market Land Value = \$ 504,800

Size (gross) = 5.24

Area to be vacated = 9,900 sq ft

1 acre – 43,560 sq ft

Formula:

Size (gross) x 1 acre

$5.24 \times 43,560 = 228,254$

Market Land Value/size

$\$504,800 / 228,254 = 2.21$

$2.21 \times 9,900 = \$21,879$

50% = \$10,935.50

(4) Tax parcel: 30060400303900

Given Information:

2023 Market Land Value = \$ 504,800

Size (gross) = 4.68

Area to be vacated = 6,554 sq ft

1 acre – 43,560 sq ft

Formula:

Size (gross) x 1 acre

$4.68 \times 43,560 = 199,504.8$

Market Land Value/size

$\$504,800 / 199,504.8 = 2.53$

$2.53 \times 6,554 = \$16,581.62$

50% = \$8,290.81



(5) Tax parcel: 30060400402600

Given Information:

2023 Market Land Value = \$ 504,800

Size (gross) = 4.52

Area to be vacated = 26,254 sq ft

1 acre – 43,560 sq ft

Formula:

Size (gross) x 1 acre

4.52 x 43,560 = 196,891.2

Market Land Value/size

\$504,800 /196,891.2 = 2.56

2.53 X 26,254 = \$67,210.24

50% = \$33,605.12



[Property Search](#) > [Search Results](#) > Property Summary

Property Account Summary

11/6/2023

Parcel Number	30060400102700	Property Address	UNKNOWN , , WA
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General Information

Property Description	Section 4 Township 30 Range 6 Quarter NE NEW PARCEL 25 PER SNO CO PFN 19-100812 BLA REC AFN 201909060341 & AMDS AFNS 201909170652, 201909190457, 201909270263 & ALSO SURV REC AFNS 201909275001201909065003, 201909175002, 201909195003; BEING PTNS OF NW1/4 & NE1/4 SD SEC 8.75 OF 98.89 DF
Property Category	Land and Improvements
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	01520

Property Characteristics

Use Code	881 DF Timber Acres / Imp/Unimp Ac With Bldg
Unit of Measure	Acre(s)
Size (gross)	98.89

Parties

Role	Percent	Name	Address
Taxpayer	100	ST ANDREWS LLC	PO BOX 1607, BELLEVUE, WA 98009
Owner	100	ST ANDREWS LLC	PO BOX 1607, BELLEVUE, WA 98009

Related Properties

No Related Properties Found
-----------------------------

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Taxable Value Regular	\$1,852,200	\$1,620,700	\$1,586,700	\$1,442,800	\$1,378,500
Exemption Amount Regular					
Market Total	\$1,850,600	\$1,619,100	\$1,585,100	\$1,463,100	\$1,463,700
Assessed Value	\$1,852,200	\$1,620,700	\$1,586,700	\$1,442,800	\$1,378,500
Market Land	\$836,900	\$616,900	\$576,900	\$452,800	\$450,300
Market Improvement	\$1,013,700	\$1,002,200	\$1,008,200	\$1,010,300	\$1,013,400
Personal Property					

Active Exemptions

No Exemptions Found
---------------------

Events

Effective Date	Entry Date-Time	Type	Remarks
11/02/2020	11/02/2020 14:12:00	Tax Bill Recalculation	Seg/Merge for 2020 performed by stratr
11/02/2020	11/02/2020 14:11:00	Tax Bill Recalculation	Seg/Merge for 2019 performed by stratr
09/18/2020	09/18/2020 11:43:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Approved, Tax Year: 2019 by sasmjt
09/17/2020	09/17/2020 14:09:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Under Review, Tax Year: 2019 by sasmjt
09/14/2020	09/14/2020 12:22:00	Tax Code Area Change	Property Maintenance changed TCA from 05226 to 01520 in 2021. by SAS CJH
09/11/2020	09/11/2020 09:39:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Approved, Tax Year: 2020 by sasdmr
09/10/2020	09/10/2020 15:56:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Under Review, Tax Year: 2020 by sasmjt
10/18/2019	10/18/2019 15:39:00	The situs address has changed	by sasajb

Tax Balance
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## Exhibit 6

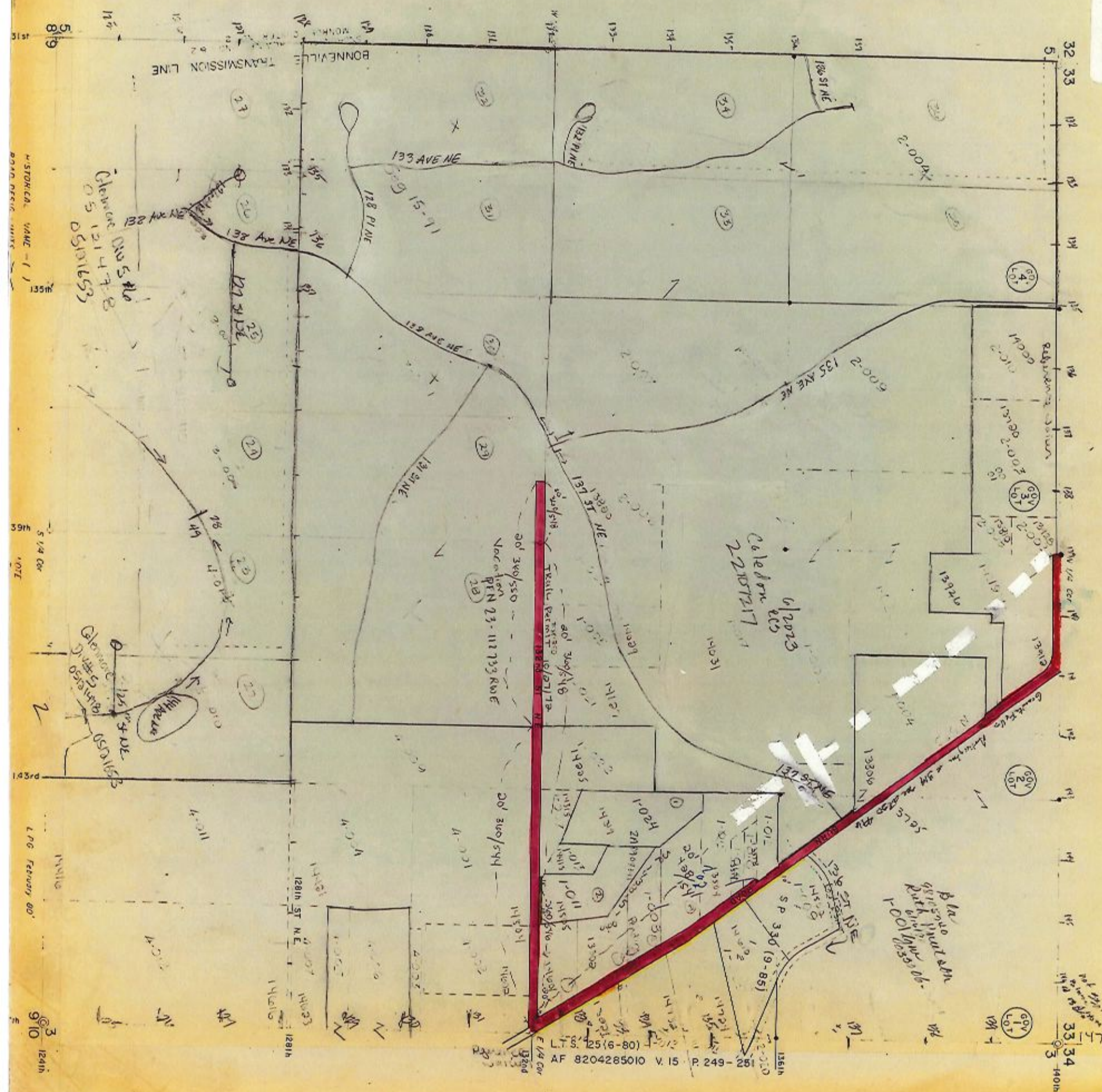
300604000-05-00

APLINGTON 98003

SEC. 4, TWP. 30 N., RNG. 6 E.W.M.

$$I'' = 400'$$

**ALL 4-30-6**





Petition must be signed by the owner of record for a majority of frontage of said road.  
Snohomish County policy requires approval and signatures of all adjacent or abutting owners whose property may be affected by this proposed road vacation or benefitted by the vacation as a secondary Petitioner.

[illegible]

Exhibit 5 Page 2


IF ADDITIONAL SPACE IS REQUIRED, USE SUPPLEMENTARY SHEET.

Vacation of Road No. \_\_\_\_\_

PETITION

In the Matter of the Petition of \_\_\_\_\_

\_\_\_\_\_

and others for the vacation of a \_\_\_\_\_

COUNTY ROAD

\_\_\_\_\_

Section 1. When a county road or part thereof is considered useless, the owners of the majority of the frontage on said county road or portion thereof may petition the Snohomish County Council to vacate the same. Such petition shall show the land owned by each petitioner, and shall also set forth that such road will be useless as a part of the general road system and that the public will be benefited by its vacation. Such petition shall be accompanied by a bond in the penal sum of five hundred dollars, payable to the County, executed by one or more of such petitioners as principal or principals with two or more sureties, and conditioned that the petitioners will pay into the County Treasury the amount of all costs and expenses incurred in the examination, report, and all other proceedings pertaining to such petition or vacation.

112B-24



Property Account Summary

11/6/2023

Parcel Number	30060400102100	Property Address	14127 132ND ST NE , ARLINGTON, WA 98223-9429
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General Information

Property Description	SEC 04 TWP 30 RGE 06W1/2 SE1/4 SW1/4 NE1/4 EXC CO RD W LN SD PROP EST PER SURV REC'D AF NO 8306135001 PER AGREE REC'D AF NO 8606050085
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	01520

Property Characteristics

Use Code	112 2 Single Family Residences
Unit of Measure	Acre(s)
Size (gross)	4.84

Parties

Role	Percent	Name	Address
Taxpayer	100	ST ANDREWS I LLC	PO BOX 1607, BELLEVUE, WA 98009
Owner	100	ST ANDREWS I LLC	PO BOX 1607, BELLEVUE, WA 98009

Related Properties

No Related Properties Found
-----------------------------

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Taxable Value Regular	\$493,900	\$372,900	\$318,400	\$291,100	\$274,900
Exemption Amount Regular					
Market Total	\$493,900	\$372,900	\$318,400	\$291,100	\$274,900
Assessed Value	\$493,900	\$372,900	\$318,400	\$291,100	\$274,900
Market Land	\$370,500	\$274,000	\$228,900	\$213,400	\$202,400
Market Improvement	\$123,400	\$98,900	\$89,500	\$77,700	\$72,500
Personal Property					

Active Exemptions

No Exemptions Found
---------------------

Events

Effective Date	Entry Date-Time	Type	Remarks
04/13/2022	05/16/2022 14:21:00	Owner Terminated	Property Transfer Filing No.: 1282842 04/13/2022 by sasset
04/13/2022	05/16/2022 14:21:00	Owner Added	Property Transfer Filing No.: 1282842 04/13/2022 by sasset
04/13/2022	04/15/2022 09:42:00	Taxpayer Changed	Property Transfer Filing No.: 1282842 04/13/2022 by strseh
04/13/2022	04/15/2022 09:42:00	Excise Processed	Property Transfer Filing No.: 1282842, Quit Claim Deed 04/13/2022 by strseh
05/06/2009	05/19/2009 09:13:00	Owner Terminated	Property Transfer Filing No.: 128187 05/06/2009 by sasset
05/06/2009	05/19/2009 09:13:00	Owner Added	Property Transfer Filing No.: 128187 05/06/2009 by sasset
05/06/2009	05/11/2009 15:58:00	Taxpayer Changed	Property Transfer Filing No.: 128187 05/06/2009 by strpcs
05/06/2009	05/11/2009 15:58:00	Excise Processed	Property Transfer Filing No.: 128187, Statutory Warranty Deed 05/06/2009 by strpcs
10/24/2008	12/01/2008 10:37:00	Owner Terminated	Property Transfer Filing No.: 220449 10/24/2008 by sasset
10/24/2008	12/01/2008 10:37:00	Owner Added	Property Transfer Filing No.: 220449 10/24/2008 by sasset
10/24/2008	11/25/2008 10:40:00	Taxpayer Changed	Property Transfer Filing No.: 220449 10/24/2008 by strgss
10/24/2008	11/25/2008 10:40:00	Excise Processed	Property Transfer Filing No.: 220449, Special Warranty Deed 10/24/2008 by strgss

Tax Balance



Property Account Summary

11/6/2023

Parcel Number	30060400203800	Property Address	UNKNOWN , , WA
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General Information

Property Description	Section 4 Township 30 Range 6 Quarter NW NEW PARCEL 36 PER SNO CO PFN 19-100812 BLA REC AFN 201909060341 & AMD AFNS 201909170652, 201909190457, 201909270263 & ALSO SURV REC AFNS 201909275001201909065003, 201909175002, 201909195003; BEING A PTN OF SE1/4 NW1/4 SD SEC
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	01520

Property Characteristics

Use Code	183 Non Residential Structure
Unit of Measure	Acre(s)
Size (gross)	5.24

Parties

Role	Percent	Name	Address
Taxpayer	100	ST ANDREWS LLC	PO BOX 1607, BELLEVUE, WA 98009
Owner	100	ST ANDREWS LLC	PO BOX 1607, BELLEVUE, WA 98009

Related Properties

No Related Properties Found
-----------------------------

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Taxable Value Regular	\$534,700	\$392,400	\$352,900	\$64,900	\$60,200
Exemption Amount Regular					
Market Total	\$534,700	\$392,400	\$352,900	\$61,100	\$61,500
Assessed Value	\$534,700	\$392,400	\$352,900	\$64,900	\$60,200
Market Land	\$504,800	\$362,200	\$322,200	\$30,900	\$30,400
Market Improvement	\$29,900	\$30,200	\$30,700	\$30,200	\$31,100
Personal Property					

Active Exemptions

No Exemptions Found
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Events

Effective Date	Entry Date-Time	Type	Remarks
11/02/2020	11/02/2020 14:40:00	Tax Bill Recalculation	Seg/Merge for 2019 performed by stratr
11/02/2020	11/02/2020 14:40:00	Tax Bill Recalculation	Seg/Merge for 2020 performed by stratr
09/18/2020	09/18/2020 11:50:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Approved, Tax Year: 2019 by sasmjt
09/17/2020	09/17/2020 14:26:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Under Review, Tax Year: 2019 by sasmjt
09/14/2020	09/14/2020 12:24:00	Tax Code Area Change	Property Maintenance changed TCA from 05226 to 01520 in 2021. by SASCJH
09/11/2020	09/11/2020 15:49:00	Current Use Removal--To Year Value Set	TO ADD USE VALUE ONLY 9/10/2020 DMREffective to year 2020 Forest Designated by sasmjt
09/11/2020	09/11/2020 09:49:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Approved, Tax Year: 2020 by sasdmr
09/10/2020	09/10/2020 16:10:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Under Review, Tax Year: 2020 by sasmjt

Tax Balance



Property Account Summary

12/4/2023

Parcel Number	30060400303900	Property Address	UNKNOWN , , WA
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General Information

Property Description	Section 4 Township 30 Range 6 Quarter SW NEW PARCEL 35 PER SNO CO PFN 19-100812 BLA REC AFN 201909060341 & AMDS AFNS 201909170652, 201909190457, 201909270263 & ALSO SURV REC AFNS 201909275001201909065003, 201909175002, 201909195003; BEING A PTN OF NE1/4 SW1/4 SD SEC DF
Property Category	Land and Improvements
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	05226

Property Characteristics

Use Code	880 DF Timber Acres Only RCW 84.33
Unit of Measure	Acre(s)
Size (gross)	4.68

Parties

Role	Percent	Name	Address
Taxpayer	100	ST ANDREWS LLC	PO BOX 1607, BELLEVUE, WA 98009
Owner	100	ST ANDREWS LLC	PO BOX 1607, BELLEVUE, WA 98009

Related Properties

No Related Properties Found
-----------------------------

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Taxable Value Regular	\$700	\$700	\$700	\$600	\$600
Exemption Amount Regular					
Market Total					
Assessed Value	\$700	\$700	\$700	\$600	\$600
Market Land	See Exhibit				
Market Improvement	9 Page 10				
Personal Property					

Active Exemptions

No Exemptions Found
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Events

Effective Date	Entry Date-Time	Type	Remarks
11/02/2020	11/02/2020 15:02:00	Tax Bill Recalculation	Seg/Merge for 2019 performed by stratr
11/02/2020	11/02/2020 15:02:00	Tax Bill Recalculation	Seg/Merge for 2020 performed by stratr
09/18/2020	09/18/2020 11:49:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Approved, Tax Year: 2019 by sasmjt
09/17/2020	09/17/2020 14:24:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Under Review, Tax Year: 2019 by sasmjt
09/11/2020	09/11/2020 09:48:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Approved, Tax Year: 2020 by sasdmr
09/10/2020	09/10/2020 16:08:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Under Review, Tax Year: 2020 by sasmjt

Tax Balance

No Charges are currently due. If you believe this is incorrect, please contact our Office at (425) 388-3366.

Distribution of Cur

District
STATE FOREST FIRE
TOTAL

Rate	Amount	Voted Amount	Non-Voted Amount
	\$23.50	\$0.00	\$23.50
	\$23.50	\$0.00	\$23.50



[Property Search](#) > [Search Results](#) > Property Summary

Property Account Summary

12/4/2023

Parcel Number	30060400402600	Property Address	UNKNOWN , , WA
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General Information

Property Description	Section 4 Township 30 Range 6 Quarter SE NEW PARCEL 37 PER SNO CO PFN 19-100812 BLA REC AFN 201909060341 & AMD AFNS 201909170652, 201909190457, 201909270263 & ALSO SURV REC AFNS 201909275001201909065003, 201909175002, 201909195003; BEING A PTN OF NE1/4 SE1/4 SD SEC DF
Property Category	Land and Improvements
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	05226

Property Characteristics

Use Code	880 DF Timber Acres Only RCW 84.33
Unit of Measure	Acre(s)
Size (gross)	4.52

Parties

Role	Percent	Name	Address
Taxpayer	100	ST ANDREWS LLC	PO BOX 1607, BELLEVUE, WA 98009
Owner	100	ST ANDREWS LLC	PO BOX 1607, BELLEVUE, WA 98009

Related Properties

No Related Properties Found
-----------------------------

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Taxable Value Regular	\$600	\$600	\$600	\$600	\$600
Exemption Amount Regular					
Market Total					
Assessed Value	\$600	\$600	\$600	\$600	\$600
Market Land	See Exhibits				
Market Improvement	Page 10				
Personal Property					

Active Exemptions

No Exemptions Found
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Events

Effective Date	Entry Date-Time	Type	Remarks
11/02/2020	11/02/2020 15:03:00	Tax Bill Recalculation	Seg/Merge for 2019 performed by stratr
11/02/2020	11/02/2020 15:03:00	Tax Bill Recalculation	Seg/Merge for 2020 performed by stratr
09/18/2020	09/18/2020 11:51:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Approved, Tax Year: 2019 by sasmjt
09/17/2020	09/17/2020 14:28:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Under Review, Tax Year: 2019 by sasmjt
09/11/2020	09/11/2020 09:49:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Approved, Tax Year: 2020 by sasdmr
09/10/2020	09/10/2020 16:12:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Under Review, Tax Year: 2020 by sasmjt
10/18/2019	10/18/2019 16:04:00	The situs address has changed	by sasajb

Tax Balance

No Charges are currently due. If you believe this is incorrect, please contact our Office at (425) 388-3366.

Distribution of C

District
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Rate	Amount	Voted Amount	Non-Voted Amount
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## Palma-De Guzman, Maria

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**From:** Hunt, Bryan  
**Sent:** Thursday, October 26, 2023 3:28 PM  
**To:** Palma-De Guzman, Maria  
**Subject:** RE: 30060400303900 & 30060400402600

Parcels 30060400303900 & 30060400402600 appear most similar to parcel 30060400203800. It seems reasonable to use the same/similar value per sf to estimate these.

[Designated Forest Land -February 24 2023 \(snohomishcountywa.gov\)](#)

Page 5 details the tax & valuation repercussions of removing land from designated forest lands.

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**From:** Palma-De Guzman, Maria <Maria.Palma-DeGuzman@snoco.org>  
**Sent:** Thursday, October 26, 2023 2:18 PM  
**To:** Hunt, Bryan <Bryan.Hunt@co.snohomish.wa.us>  
**Subject:** RE: 30060400303900 & 30060400402600

Hi Bryan,

Thank you. Please see attached and the list below.

1. Appraised Value Calc per SCC 13.100.085(1) for each of the parcels – subject for approval from our ROW Appraiser
2. DPW deed Map – showing 132<sup>nd</sup> St NE as deeded ROW . The County acquired the ROW via QCD
3. Current Assessor map- where the rural cluster subdivision is going to be built
4. Caledon RCS – preliminary plat proposed development
5. Site Overview – I used this to get the square footage of each parcels abutting the proposed ROW (30060400203800, 30060400303900,30060400102700,30060400102100 and 30060400402600 )

Let me know if you have any question.

Thank you.

**Maria D. Palma-De Guzman** | *Right of Way Investigator III*  
Transportation & Environmental Services- Traffic Operations  
[Snohomish County Public Works](#)  
3000 Rockefeller Ave, M/S 607 | Everett, WA 98201  
425-262-2464 [maria.palma-deguzman@snoco.org](mailto:maria.palma-deguzman@snoco.org)

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**From:** Hunt, Bryan <[Bryan.Hunt@co.snohomish.wa.us](mailto:Bryan.Hunt@co.snohomish.wa.us)>  
**Sent:** Thursday, October 26, 2023 12:57 PM  
**To:** Palma-De Guzman, Maria <[Maria.Palma-DeGuzman@snoco.org](mailto:Maria.Palma-DeGuzman@snoco.org)>  
**Subject:** 30060400303900 & 30060400402600

Hi Maria,

Below is the aerial photo of the two parcels in question.  
The blue area indicates wetlands. Yellow indicated steep slopes.



