

Property Matters

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Monday 13 June 2011
DDES [King County, Washington](#)

Dear Mr. Starbard,

We are writing to you in hopes that some questions in regards to existing property ownership and new surveys can be answered.

There is an ongoing conflict of interpretation of land designation on parcels #292-303-9019 owned by Rosser and #292-303-9081 & #202-303-9020 to our knowledge owned by [King County School District #402](#) aka [Vashon Island School District #402](#) aka VISD.

The property matter originated in June 2007 after over 60 years of amicable interchange and acceptance between land owners Rosser & VISD, by Vashon Parks Department who are involved in a non-monetary lease option with VISD. Until March 2011 we have had use of what has been our land, private roadway and easement.

On 1 March 2011, Vashon Parks Department tore down our fences so that they would have access to dig out an existing property survey marker established pre-1945. And tore out or cut down some of our trees.

This was reported/filed as a complaint to King County.

Shortly thereafter Parks erected an orange "silt fence" impeding our access and egress to an easement that the School District had arranged with Leon Rosser in early 1947 and has been in use since that time.

After these actions of 1 March 2011, Margaret and Gay Rosser attended both a [Vashon Parks District Board Meeting](#) and a [King County School District/Vashon Island School District #402 Board Meeting](#), requesting information and communication in regards to these actions of razing our private property. Neither public agency have taken accountability for their actions of acting in bad faith to date.

After waiting for a response from Schools or Parks to account for the invasive matter of ripping out our fences, digging up the last remaining installed property survey marker, cutting our trees and installing fencing that blocked our easement, we opened the fence to allow our access and egress as had been since 1943. We needed our continued access and egress to our north west property, barn and road to our lower property.

Monday 6 June 2011, Vashon [Parks District](#) placed concrete blocks & large rocks impeding our access and egress once again. Additionally on the same day, Parks cut down the entire 300 to 400 foot line of trees that marked the north side of our private roadway for the last 30 to 50 years.

We requested this action be stopped directly to Doug Hoffman who was hired by Parks to complete these actions, with a phone call to the personal cell phone of Michael Soltman Superintendent of schools and others who we believed would have the authority to cease these frightful and heinous actions.

Two times since March 2011 we have had our telephone and computer lines ripped up causing hours and days without service because locaters are not on site to provide information as to where our lines are on our property. Our communication to VPD has gone unheeded to acknowledge the existence when we have taken our time to go speak and show VPD where these things are located lest they should not be disturbed.

To our knowledge we have received nothing from the County or State or Courts that advises us that the properties that have been ours and in use as ours since the 1940's have been changed in any manner or form.

Is there any rights or county statutes that protect or support property owners who have in use: private roadways, property lines and easement of 60+ years, to have a claim to what is being destroyed by the renters/lessors by the neighboring property owners?

What is the policy and procedure when a "new" survey is obtained and it varies from previous established markers, accepted lines, trees fences etc. of 60+ years?

What is available with-in King County that oversees this type of development at the cost of destruction to neighboring properties?

How does one work with the DDES to halt these actions supported and complied with by public agencies with-in King County?

How do we work with the adjoining property owners Vashon Schools if they will not respond to us other than to tell us to go to Parks and Parks wishes only to abolish what has stood the test of lengthy time? We are being run in circles by King County School District/ VISD #402 property owners and Vashon Parks District non-monetary lease holders.

To our knowledge this MUST be resolved between property owners. Does King County have Vashon Parks District on file as the legal property owners of parcels #292-303-9081 and #202-303-9020 or any documentation that states that Parks are the negotiators for Schools and what Parks agrees to is legal and binding?

If roadways, easements and lines are moved or altered is it necessary to then have them meet current county codes?

Can Parks "grandfather" some elements and reject others randomly as it benefits their cause?

Can part of the "new" survey be adhered to and not all of it?

What is the proper procedure and manner to resolve a variance of what previously exists if it differs from what is now wanted by adjoining property?

Prior to projects of this magnitude and impact be pushed through if contested and against the will of neighboring property owners?

We understand that the VES Field Project Plans include stadium lights. What are the codes of stadium lights installed in a rural residential neighborhood?

What are the setbacks to property lines of adjoining properties for installations of buildings, concrete dugouts, outbuildings, fields, stadium light poles, etc?

What are the setbacks for utility poles and lines with-in or on property?

Are there codes that exist for utility poles along private roadways?

Are there setback requirements or creation of utility easements along private roadways?

When is the correct time to post for public viewing what is being proposed so that the public and neighbors may have public input on such projects?

Has this been accomplished as DDES or KC requires?

We need help and assistance. We appreciate the response and answers to our questions.

If there is ANYTHING that can be done to assist or direct us to a means of resolution to this matter it would most graciously and gratefully be appreciated.

We apologize for the length of this correspondence, however need to have some concrete answers to questions. We sincerely thank you for your time.

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