

INTRODUCED BY: PAUL BARDEN

MOTION NO. 4198

79-447

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3 A MOTION declaring the intention of the King
4 County Council to create Road Improvement
5 District No. 74 for improvement of a portion
6 of 11th Place South and South 324th Street in
7 the Federal Way area of King County, Washing-
8 ton.

9 WHEREAS, a petition has been filed with the King County
10 Council requesting the creation of a road improvement district
11 for the improvement of a portion of 11th Place South and South
12 324th Street by clearing, grubbing, grading, draining, ballast-
13 ing, paving, signalizing, street-lighting, and other such work as
14 may be incidental thereto; and

15 WHEREAS, the Director of the Department of Public Works and
16 Transportation has determined that said petition has been signed
17 by owners of an aggregate amount of the majority of the lineal
18 frontage upon the improvement to be made, and of an aggregate
19 amount of the majority of the area within the limits of the
20 assessment district to be created therefor, and that the im-
21 provement appears to be feasible, and that the benefits appear to
22 exceed the cost of the improvement; and

23 WHEREAS, it is hereby found that said petition is sufficient
24 and that the proposed District is sufficiently developed;

25 NOW, THEREFORE, BE IT MOVED by the Council of King County:

26 SECTION 1: It is the intention of the Council to establish,
27 pursuant to the aforesaid petition and pursuant to Chapter 36.88
28 RCW, a road improvement district in King County to be known and
29 designated as "King County Road Improvement District No. 74"
30 (hereinafter "RID 74"). It is intended that RID 74 shall include
31 all the territory described as follows:

32 That portion of the northeast quarter of Section 17, Town-
ship 21 North, Range 4 East, W.M., in King County, Washing-
ton, described as follows:

1 Commencing at the northeast corner of said northeast quar-
 2 ter; thence N. $88^{\circ}48'13''$ W. along the north line said north-
 3 east quarter a distance of 1,800.41 feet; thence S. $0^{\circ}14'56''$
 4 W. a distance of 50.01 feet to the south margin of South
 5 320th Street and the True Point of Beginning; thence S.
 6 $0^{\circ}04'56''$ W. along the east line of Ninelake Park No. 1 as
 7 recorded in Volume 62 of Plats, page 77 and Century City
 8 Division 1 as recorded in Volume 72 of Plats, pages 33 and
 9 34, records of King County, a distance of 1272.52 feet;
 10 thence S. $37^{\circ}02'51''$ E. along said east line and the easterly
 11 line of Heritage West as recorded in Volume 91 of Plats,
 12 pages 11 and 12, records of King County a distance of 543.87
 13 feet; thence S. $88^{\circ}46'00''$ E. a distance of 771.86 feet to
 14 the west line of the east half of the southeast quarter of
 15 the northeast quarter of said Section 17; thence N. $1^{\circ}18'33''$
 16 E. along said west line a distance of 226.51 feet; thence S.
 17 $88^{\circ}46'00''$ E. a distance of 612.84 feet to the west margin of
 18 Pacific Highway South (16th Avenue South); thence N.
 19 $1^{\circ}12'15''$ E. along said margin a distance of 548.80 feet;
 20 thence N. $88^{\circ}48'13''$ W. a distance of 160.00 feet; thence N.
 21 $1^{\circ}12'15''$ E. a distance of 75.00 feet; thence N. $88^{\circ}48'13''$ W.
 22 a distance of 486.31 feet; thence N. $1^{\circ}12'15''$ E. a distance
 23 of 850.00 feet to the South margin of South 320th Street;
 24 thence N. $88^{\circ}48'13''$ W. along said margin a distance of
 25 1,100.44 feet to the True Point of Beginning, LESS the north
 26 150 feet of the west 380 feet thereof.

27 SECTION 2: It is further the intention of the Council to
 28 order the improvement of those portions of the following described
 29 streets within RID 74 by clearing, grubbing, grading, draining,
 30 balasting, paving, signaling, street-lighting, and other such
 31 work as may be incidental thereto:

32 (a) 11th Place South from South 320th Street to
 33 South 324th Street;

1 (b) South 324th Street from 11th Place South to
2 16th Avenue South.

3 Said improvements are hereafter sometimes referred to
4 collectively as the "Project".

5 SECTION 3: That portion of the total cost and expense of
6 accomplishing the Project which is to be borne by all the
7 property owners within RID 74 is now estimated to be \$662,090.31.
8 The final amount of said cost and expense to be borne by said
9 property owners, which amount will be determined after the
10 Project has been completed, will be assessed against the benefited
11 private property within the district, with such assessments based
12 on the lineal front footage of each parcel of benefited land
13 with the following adjustments:

14 (a) The cost of the storm drainage retention/detention
15 facility in the vicinity of lots 8 and 14 of the Plat of
16 Century as recorded in Volume 104 of Plats, pages 68
17 through 72, records of King County, Washington, will be
18 assessed to lots 5, 6, 7, 8, 9, 14 and 15 of said Plat of
19 Century based on the lineal front footage.

20 (b) The assessment to Mr. M. C. Davis court's property,
21 that portion of the northeast quarter of Section 17,
22 Township 21 N., Range 4 E., W.M. defined as follows:

23 Beginning at a point N $89^{\circ}46'10''$ W 1,420.30 feet of
24 the Northeast corner of said Northeast quarter thence
25 S $0^{\circ}06'59''$ W 200 feet to the true point of beginning, thence
26 continuing S $0^{\circ}06'59''$ W 888.63 feet, thence along a curve
27 to the left with a radius of 341.37 feet an arc distance of
28 227.18 feet, thence S $38^{\circ}00'48''$ W 30 feet, thence S $51^{\circ}59'12''$
29 W 370.02 feet, thence N $38^{\circ}0'48''$ W 292.02 feet to angle
30 point on the east line of said plat of Century City
31 Division 1, thence northerly 1,122.53 feet along said
32 east line and the east line of said plat of Nine Lake Park
33 No. 1, thence S $89^{\circ}46'10''$ E 380 feet to the true point of

1 beginning less that portion of said plat of Century, will be
2 credited \$14,061.63 based on the lineal front footage.

3 Thirty percent (\$4,318.49) of this \$14,061.63 credit will
4 be added to the assessment for lots 1 and 2 of said plat of
5 Century and seventy percent (\$9,843.14) of this \$14,061.63
6 credit will be added to the assessment for lots 5, 6, 7
7 8, 9, 14 and 15 of said plat of Century. Said additions to
8 be based on the lineal front footage.

9 (c) The assessment for lot 2 of said plat of Century
10 will be further adjusted by assessment to lots 2, 3, and 4
11 of said plat of Century based on percentages of 70.9, 23.2
12 and 5.9 percent respectively.

13 (d) Lots 2, 3 and 4 of said plat of Century will be
14 further adjusted by the crediting of the equivalent cost of
15 the Rainier Fund's constructing a portion of 11th Place
16 South (equivalent cost will be computed by utilizing the
17 unit costs of the RID 74 contract and the quantities pro-
18 vided by the Rainier Fund) and the cost of installment of a
19 traffic control signal at the intersection of South 320th
20 Street and 11th Place South. This credit will be applied
21 to said lot 2 and any remaining balance will be applied to
22 said lots 3 and 4 in proportion to their assessment.

23 If possible, the consulting engineering firm obtained by the
24 developers of the plat of Century shall be retained to produce
25 a construction plan for this road improvement, in so much as
26 the basic data used to design the site plan can be directly
27 applied to the road and drainage design. Design costs for said
28 road plan incurred prior to the formation of the district shall
29 be chargeable to RID 74 upon district formation. Any additional
30 costs incurred because of the necessity to reform the district
31 through new petitions, new motions, or new ordinances which
32 costs include, but are not limited to, cost of title search
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1 and the republishing and mailing of the notices of hearing, shall
2 be borne in full by King County.

3 The final amount of the assessment against each parcel of
4 property within RID 74 shall be dependent upon the final total
5 of such costs and expenses incurred in accomplishing the Project
6 and shall, upon confirmation of the assessment roll by the
7 Council, become a lien against each such parcel of land within
8 RID 74. Such assessments may be paid in full thereafter or at
9 the option of the owner thereof, in twenty equal, annual install-
10 ments, together with interest on the diminishing principal
11 balance at the rate of eight percent per annum.

12 SECTION 4: All persons who wish to object to or to other-
13 wise be heard on the creation of proposed Road Improvement
14 District No. 74 described herein, on the accomplishment of the
15 Project described herein, or on the assessment of their property
16 for the costs and expenses of accomplishing the Project in the
17 manner described herein, are hereby notified to appear and
18 present their objections or testimony at an open public meeting
19 of the King County Council to be held in Room 402 of the
20 King County Courthouse, Seattle Washington, at 9:30 a.m. on the
21 29th day of May, 19 79. At such time and
22 place, the Council intends to hear such objections and testimony
23 and to act on the intentions set forth herein.

24 SECTION 5: The Clerk of the Council is hereby authorized
25 and directed to give notice of said public hearing by publication
26 and by mailing at the times and in the manner described in
27 RCW 36.88.050.

28 SECTION 6: The Director of the Department of Public Works
29 and Transportation is hereby directed to submit to the Council
30 at, or prior to, the date fixed for said hearing, a diagram or
31 print showing thereon the lots, tracts, and parcels of land
32 and other property which will be specially benefited thereby,
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1 and the estimated amount of the cost and expense of said
2 improvement to be borne by each lot, tract, or parcel of land
3 or other property, and also designating thereon all property
4 which is being purchased under contract from the County.

5 SECTION 7: "Costs and expenses of accomplishing the
6 Project," as used herein, shall mean those costs and expenses
7 described in RCW 36.88.300.

8 PASSED this 30th day of April, 1979.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Ruby Chow
Chairman

14 ATTEST:

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16 Janet M. Quinn DEPUTY

17 Clerk of the Council

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