

03/25/99
Westсноq2motion

Introduced By: Louise Miller

Clerk 03/31/99

Proposed No.: 1999-0191

MOTION NO. **10672**

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A MOTION finding it necessary to use farmland preservation program property for the West Snoqualmie Valley Road Northeast at the Northeast Woodinville-Duvall Road project and authorizing the county executive to use the property for this project.

WHEREAS, in 1986 King County acquired the development rights on Farms ASQ-306 and ASQ-320 thereby placing them under the farmland preservation program (FPP), and

WHEREAS, in 1994 the King County department of transportation (KCDOT) proposed replacing the Novelty Bridge (County Bridge 404B) which was determined to be structurally deficient and functionally obsolete, and

WHEREAS, in 1998 KCDOT determined that it was necessary to improve the intersection of West Snoqualmie Valley Road Northeast and Northeast Woodinville-Duvall Road, adjacent to Farms ASQ-306 and ASQ-320, thereby accomodating detoured traffic during construction of the replacement bridge, and

WHEREAS, approximately 0.07 acre of Farm ASQ-306 and 0.40 acre of Farm ASQ-320 are required to construct turn lanes and a water detention/water quality pond at the above-referenced intersection, and

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WHEREAS, K.C.C. 26.04.080 authorizes the council to convey public road and utility easements across FPP property, and

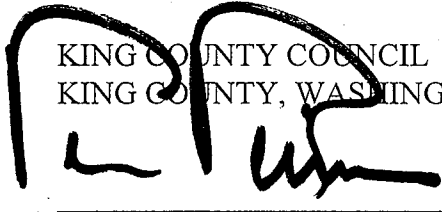
WHEREAS, use of FPP property for right-of-way components will extinguish its agricultural use, and

WHEREAS, the FPP will be compensated for the loss of its interest in these areas; NOW, THEREFORE, BE IT MOVED by the Council of King County:

The council finds it necessary to use farmland preservation program property for the West Snoqualmie Valley Road Northeast at the Northeast Woodinville-Duvall Road project and the King County executive is hereby authorized to use the property described in Attachments 1 through 4, being a portion of the property described in the deeds of and agreements relating to development rights recorded under Auditor's File Numbers 8607151159 and 8611030365, for the West Snoqualmie Valley Road Northeast at the Northeast Woodinville-Duvall Road project.

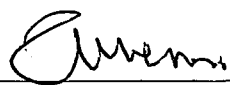
PASSED by a vote of 12 to 0 this 3rd day of May, 1999

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



VICE Chair

ATTEST


Clerk of the Council

- Attachments: Attachment 1 (Property Required from FPP Farm ASQ-320)
- Attachment 2 (Property Required from FPP Farm ASQ-320)
- Attachment 3 (Property Required from FPP Farm ASQ-306)
- Attachment 4 - Map

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ATTACHMENT 1

(Property Required from FPP Farm ASQ-320)

That portion of the hereinafter described Parcel of land:

A strip of land beginning with a width of 15 feet from the northerly right-of-way boundary of Northeast Woodinville-Duvall Road opposite Engineer's Station 497+00.50, recorded in King County Survey No. 14-26-06-11;

thence Southeasterly and continuing at 15 feet in width to a terminus opposite Engineer's Station 502+50;

TOGETHER WITH that portion lying southwesterly of an arc of a circle having a radius of 25 feet;

Said arc being tangent to a line 45 feet northerly of and parallel with the centerline of Northeast Woodinville-Duvall Road and tangent to a line that is 30 feet easterly of and parallel with the centerline of West Snoqualmie Valley Road Northeast.

Containing an area of 9,028 square feet or 0.207 acres, more or less.

PARCEL DESCRIPTION:

That portion of the north half of the northwest quarter of Section 14, Township 26 North, Range 6 East, W.M., in King County, Washington, lying northerly of the Woodinville-Duvall Road; EXCEPT portion thereof lying northwesterly of the southeasterly line of the West Snoqualmie Valley Road;

AND EXCEPT portion thereof for F.M. Lyons County Road No. 20;

AND that portion of the northwest quarter of the northeast quarter of Section 14, Township 26 North, Range 6 East, W.M., in King County, Washington, lying northerly of the Woodinville-Duvall Road;

EXCEPT that portion of the south 50 feet of said northwest quarter of the northeast quarter lying westerly of a creek being located 740 feet, more or less, east of the west line of said subdivision, as conveyed to King County by deed recorded under Recording No. 3731984.

EXCEPT the development rights conveyed to King County recorded under Recording No. 8611030365, which is a re-record of instrument recorded under Recording No. 8609020515.

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes, and to the same extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain Statutes of the State of Washington.

Situated in the County of King, State of Washington.

ATTACHMENT 2

(Property required from FPP Farm ASQ-320)

That portion of the hereinafter described Parcel of land:

A strip of land lying west of the 1/16 line of the northwest quarter of Section 14, Township 26 North, Range 6 East, W.M., in King County, Washington.

Containing an area of 8,351 square feet or 0.191 acres, more or less.

PARCEL DESCRIPTION:

That portion of the north half of the northwest quarter of Section 14, Township 26 North, Range 6 East, W.M., in King County, Washington, lying northerly of the Woodinville-Duvall Road; EXCEPT portion thereof lying northwesterly of the southeasterly line of the West Snoqualmie Valley Road;

AND EXCEPT portion thereof for F.M. Lyons County Road No. 20;

AND that portion of the northwest quarter of the northeast quarter of Section 14, Township 26 North, Range 6 East, W.M., in King County, Washington, lying northerly of the Woodinville-Duvall Road;

EXCEPT that portion of the south 50 feet of said northwest quarter of the northeast quarter lying westerly of a creek being located 740 feet, more or less, east of the west line of said subdivision, as conveyed to King County by deed recorded under Recording No. 3731984.

EXCEPT the development rights conveyed to King County recorded under Recording No. 8611030365, which is a re-record of instrument recorded under Recording No. 8609020515.

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes, and to the same extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain Statutes of the State of Washington.

Situated in the County of King, State of Washington.

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ATTACHMENT 3

(Property Required from FPP Farm ASQ-306)

That portion of the hereinafter described Parcel of land:

A strip of land beginning with a width of 15 feet from the easterly right-of-way boundary of West Snoqualmie Valley Road Northeast opposite Engineer's Station 135+50, recorded in King County Survey No. 14-26-06-11;
thence Northeasterly and continuing at 15 feet in width to a terminus on the northerly boundary.

Containing an area of 3,203 square feet or 0.073 acres, more or less.

PARCEL DESCRIPTION:

That portion of the south half of the northwest quarter of Section 14, Township 26 North, Range 6 East, W.M., in King County, Washington, lying easterly of the West Snoqualmie River Valley Road and southerly of Woodinville-Duvall Road as conveyed to King County by deed recorded under Recording Number 3731985.

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes, and to the same extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain Statutes of the State of Washington.

Situated in the County of King, State of Washington.

