

7642

ORDINANCE NO.

AN ORDINANCE creating King County Road Improvement District No. 102, ordering the improvement of a portion of South 316th Street between Pacific Highway South and 23rd Avenue South and authorizing interim financing and the issuance of bonds.

PREAMBLE:

Pursuant to King County Motion No. 6519, a public hearing was held on May 27, 1986, on the formation of a road improvement district to improve certain streets. Notice of said hearing was duly published and was duly mailed to each property owner pursuant to the requirements of RCW 36.88.030. A diagram showing the lots specially benefited by the project and the estimated cost and expense to be borne by each lot was considered by the council. All written and verbal objections and testimony were considered. Valid ballots representing \$716,362 of the preliminary assessment roll were returned prior to 4:30 p.m., May 20, 1986. It is hereby found that ballots in favor of RID 102 were cast by property owners representing \$716,362 or 69.0% of the total preliminary assessment roll. It is further found that all requirements of RCW 36.88.020, 36.88.030 36.88.040 and 36.88.060 and King County Motion No. 6519 have been satisfied.

The King County Council finds the Savings Bank of Puget Sound has offered to match with abutting property owners fronting on S.R. 99, foot for foot, any land up to a maximum width of 15 feet for a north-south access road from the proposed South 316th Street to be constructed by R.I.D. 102. The Bank further agrees to hold the offer open until June 1987.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1: There is hereby established, pursuant to Chapter 36.88 RCW, a road improvement district in King County to be known and designated as "King County Road Improvement District No. 102" (hereinafter "RID 102"). Said district shall include all the territory within the boundaries described as follows:

Beginning on Easterly line of original State Highway #1, 112 feet south of Northwest corner of South half of South 15 acres of Northwest 1/4 of Southwest 1/4, Section 9, Township 21 North, Range 4 East, W.M.; Thence Easterly 300 feet more or less to the East line lot 2 KCSP 1280064R recording number 8105150882; Thence Northerly to the South line of lot 1 in said short plat, Thence Easterly along said South line to the East line of said lot 1; Thence Northerly along said East line to a point 660 feet from the centerline of right of way of South 316th Street; Thence Easterly along a line parallel with said centerline to the Easterly line of lot 2 KCSP 477044 recording No. 7710130857; Thence Southerly along said east line to the Southeast corner of said short plat; Thence Southerly along the East line of lot 2, KCSP No. 480019R recording No. 8004280455 to the southeast corner of said lot 2; Thence Westerly along the South line of said lot 2 to a point on the East line of East 1/2 of West 1/2 of the Southeast 1/4 of Southwest 1/4 said Section 9 less South 825 feet; Thence Southerly along said East line to the North line of the South 825 feet of Southeast 1/4 of Southwest 1/4 said Section 9; Thence along said North line to the West margin of right of way of 20th Avenue South; Thence Northerly along said margin to the South line of lot 2 KCSP No. 778060 recording 7902220625; Thence Westerly along said South line to the Easterly line of said lot 2; Thence Northerly to the South line of KCSP 281023R recording No. 8108050296; Thence along said South line to the Easterly margin of original State Highway #1 and the point of beginning.

1 Also beginning at the southeast corner of KCSP 881075 recording number
 2 8108280539; Thence westerly 221.12 feet along the south line of Lot 2 of
 3 said short plat; Thence S 00-02-23 W 130.00 feet; Thence N 89-55-15 W 56.59
 4 feet; Thence westerly 329.16 feet to the southeast corner of Lot 2 Block 14
 5 Terracene Addition; Thence northerly along the east line of said Terracene
 6 Addition to a point on the south line of the North 765 feet of the
 7 Northeast ¼ of the Southeast ¼ of Section 8, Township 21 North, Range 4
 8 East; Thence easterly along said line to the west margin of state highway;
 9 Thence southerly along said margin to the southeast corner of KCSP 881075
 10 and the point of beginning; less a 60 foot strip centerline defined as
 11 beginning at intersection of centerline of South 317th Street with east
 12 line of Terracene Addition; thence S 89-56-24 E 117.81 feet; Thence
 13 northeasterly along curve to left radius 180 feet distance of 120.20 feet;
 14 Thence N 48-56-08 E 24 feet; Thence along curve to right 180 feet to the
 15 west line of KCSP 881075.

16 EXCEPT: West 289.85 feet of portion of E 1/2 of SE 1/4 of SE 1/4 lying N of
 17 S line of lot 4 block 13 Plat of Terracene extending easterly together with
 18 portion of E 1/2 of NE 1/4 of SE 1/4 beginning NE corner said E 1/2 of NE
 19 1/4 of SE 1/4 thence S 832 feet thence W to W line said subdivision thence
 20 S 58 ft thence E 231.33 feet thence N 58 feet to a point S 832 feet and W
 21 430.5 feet from NE corner thereof thence E 112.5 feet thence S 387 feet
 22 thence W 55.5 feet to the point of beginning thence S to S line of said E
 23 1/2 of NE 1/4 of SE 1/4 thence W along said S line to W line thereof thence
 24 N along said W line to a point W of true point of beginning thence E to
 25 true point of beginning per KC LLA #484065.

26 EXCEPT: Portion of E 1/2 of NE 1/4 of SE 1/4 beginning NE corner of said
 27 sub division thence S 832 feet thence W to W line said subdivision thence
 28 S 58 feet to true point of beginning thence E 231.33 feet thence N 58 feet
 29 to a point S 832 feet and W 430.50 feet to a point S 832 feet and W 430.50
 30 feet from NE corner thereof thence E 112.50 feet thence S 387 feet thence W
 31 to W line of said E 1/2 of NE 1/4 of SE 1/4 thence N along said W line to
 32 true point of beginning per KC LLA #484065

33 SECTION 2: The following described street, which is wholly within RID 102,
 shall be improved by right of way acquisition, clearing, grubbing, grading,
 draining, ballasting, curb, gutter, sidewalk, paving, signalization and
 undergrounding of utilities, landscaping and such other work as may be inciden-
 tal thereto, in accordance with Motion No. 6519 and subsequent notifica-
 tion and election (which improvements are hereinafter sometimes referred to as
 the "project"):

South 316th Street between Pacific Highway South and 23rd Avenue South

SECTION 3: The costs and expenses of the project are estimated to be
 \$1,036,760.00.

All of the costs and expenses of the project will be borne by and assessed
 against the property within RID 102. The actual amount of said costs and
 expense will be determined after the project has been completed.

1 It is further the intention of the council that the assessments shall be
2 calculated by use of a zone and termini method of assessment, modified to take
3 into account any special benefits from certain components of the project, as
4 follows:

5 A. Construction costs.

6 1. "Construction costs" mean all costs and expenses attributable
7 to work to be performed within the roadway prism, including a proportionate
8 share of the costs and expenses described in RCW 36.88.300 (2), (3) and (4).

9 2. Construction costs will be assessed against all properties
10 within zone one and zone two.

11 3. Zone one will consist of the area between the right of way
12 line and a line 200 feet parallel to the right of way line, excluding: (a) the
13 area north of the bisected angles north of South 316th Street at the intersec-
14 tions of South 316th Street with Pacific Highway South, 20th Avenue South, and
15 23rd Avenue South, (b) the area south of the bisected angles south of South
16 316th street at the intersections of South 316th Street with Pacific Highway
17 South and 20th Avenue South, and (c) all of that portion of RID 102 lying east
18 of 20th Avenue South and south of South 316th Street (due to prior participation
19 in dedication and construction of the roadway).

20 4. Zone two will consist of the area between lines which are 200
21 feet and 400 feet from, and parallel to, the right of way line, excluding: (a)
22 the area north of the bisected angles north of South 316th Street at the inter-
23 sections of South 316th Street with Pacific Highway South, 20th Avenue South and
24 23rd Avenue South, (b) the area south of the bisected angles south of South
25 316th Street at the intersections of South 316th Street with Pacific Highway
26 South and 20th Avenue South, and (c) all of that portion of RID 102 lying east
27 of 20th Avenue South and south of South 316th Street (due to prior participation
28 in dedication and construction of the roadway).

29 5. Zone one will bear 75% of the construction costs and zone two
30 will bear 25% of the construction costs.

31 B. Right of way costs.

32 1. "Right of way costs" means the actual costs and expenses
33 attributable to acquiring necessary right of way for the construction of the

1 improvement of South 316th Street, including a proportionate share of the costs
2 and expenses described in RCW 36.88.300 (2), (3) and (4).

3 2. Right of way costs will be assessed against all property
4 within RID 102 lying east of Pacific Highway South in proportion to the area of
5 each parcel of such property.

6 C. Signalization costs.

7 1. "Signalization costs" mean all costs and expenses attributable
8 to the installation of a traffic control signal, including the cost of acquiring
9 any necessary right of way and a proportionate share of the costs and expenses
10 described in RCW 36.88.300 (2), (3) and (4).

11 2. Signalization costs for the installation of a traffic control
12 signal at the intersection of Pacific Highway South and South 316th Street will
13 be assessed against all of the property within RID 102 in proportion to the area
14 of each parcel of such property.

15 3. Signalization costs for any other traffic control signal which
16 may be installed will be assessed in accordance with the special benefits attri-
17 butable to such signal.

18 D. Assessment for any costs and expenses not provided for above shall
19 be computed in a method which is deemed the most practical and equitable
20 under the conditions prevailing.

21 The final amount of the assessment against each parcel of property within
22 RID 102 shall be dependent upon the final total of the costs and expenses
23 incurred in conducting the improvement. At the option of the owner thereof,
24 such assessments may be paid in full after confirmation or in twenty (20) equal
25 annual installments together with interest on the diminishing principal not paid
26 within 30 days of confirmation. Interest will be established at a rate which is
27 one-half (1/2) of one percent (1%) higher than the net effective interest rate
28 on the bonds which will be sold to pay the cost of the improvements within RID
29 102 per annum plus a penalty of ten percent on the principal amount of any
30 delinquent installment plus ten percent of all the then accrued and unpaid
31 interest on the principal balance of the assessment. The amount of the final
32 assessment, together with any interest and penalty which may become due, shall,
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1 upon confirmation of the assessment roll by the council, become a lien upon each
2 lot within RID 102.

3 SECTION 4: It is hereby found that the plan for improvement or construc-
4 tion in RID 102 is feasible and that the benefits to be derived therefrom by the
5 property within said district exceed the cost and expense of the formation of
6 said district and the contemplated construction or improvement therein.

7 SECTION 5: The director of the department of public works is hereby
8 authorized and directed to contract with the necessary parties for the design
9 and construction of the project. When the project has been completed and all
10 the costs and expenses are known or can be predicted with reasonable accuracy,
11 said director is further authorized and directed to prepare and file with the
12 clerk of the King County council a final assessment roll setting forth that por-
13 tion of the total costs and expenses of the project to be assessed against all
14 the property within RID 102 and the amount to be assessed against each lot or
15 building site.

16 SECTION 6: There is hereby created on the books of the King County office
17 of finance two funds of the county, to be designated as the "King County Road
18 Improvement District No. 102 Construction Fund" and the "King County Road
19 Improvement District No. 102 Bond Fund," respectively.

20 All moneys collected by the office of finance upon any assessment levied on
21 property within RID 102 for the completion of the improvement during the thirty-
22 day period allowed for payment of such assessment without penalty or interest,
23 shall be placed in the construction fund. All such moneys collected thereafter
24 shall be placed in the bond fund. Moneys in said funds shall be used for no
25 other purpose than the payment of costs and expenses of accomplishing the pro-
26 ject and the payment of the principal of or interest on interim financing or
27 bonds issued to fund the project.

28 SECTION 7: The office of finance is hereby authorized and directed to
29 obtain interim financing for the King County Road Improvement District No. 102
30 Construction Fund to pay costs and expenses of completing the improvement
31 pending the redemption of said financing with bonds issued for such purpose, as
32 specified in RCW 36.88.330.

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1 Following confirmation of the assessment roll by the council and expiration
2 of the thirty-day period for payment of assessments without penalty or interest,
3 the council will authorize the issuance of bonds sufficient in amount to redeem
4 all the then outstanding debt drawn against the RID 102 Construction Fund and to
5 pay all other unpaid costs and expenses of completing the project/improvement.

6 SECTION 8: "Costs and expenses of completing the project," as used
7 herein and in any subsequent ordinance relating to RID 102, shall include those
8 costs and expenses described in RCW 36.88.300, as follows: (1) The cost of all
9 of the construction or improvement authorized in RID 102, including that portion
10 of the construction or improvement within the limits of any street or road
11 intersection, space, or spaces; (2) the estimated costs and expenses of all
12 engineering and surveying necessary to be done by the county engineer or under
13 his direction or by such other engineer as may be employed by the King County
14 council; (3) the cost of all advertising, mailing, and publishing of all noti-
15 ces; and (4) the cost of legal service and any other expenses incurred by King
16 County for RID 102 or in the formation thereof, or by said district in connec-
17 tion with such construction of improvement and in the financing thereof,
18 including the issuance of bonds.

19 INTRODUCED AND READ for the first time this 5th day of May
20 1986.

21 PASSED this 27th day of May, 1986.

22 KING COUNTY COUNCIL
23 KING COUNTY, WASHINGTON

24 Audrey Inger
25 Chair

26 ATTEST:

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28
29 Dorothy M. Owens
Clerk of the Council

30 APPROVED THIS 6 day of June, 19 86

31 Jim Hill
32 King County Executive
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