

9674

ORDINANCE NO. _____

AN ORDINANCE creating King County Road Improvement District No. 120 for street lights in the plat of Seven Oaks East Division 2, in King County, Washington.

PREAMBLE:

Pursuant to King County Motion No. 8049, a public hearing was held on October 22, 1990, on the petitions of property owners within the proposed district for 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 36.88.050. A diagram showing the lots specially benefited by the project and the estimated cost and expense to be borne by each lot or building site was considered by the council. All written and verbal protests were considered. It is hereby found that the said petitions, including all additions thereto and withdrawals therefrom made prior to 5 o'clock p.m. of the business day before the hearing, are sufficient. It is further found that all requirements of RCW 36.88.020, 36.88.060, 36.88.410, and King County Motion No. 8049 have been satisfied.

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. 120" (hereinafter "RID 120"). Said district shall include all the territory described as follows:

all that area within the plat of Seven Oaks East Division 2 as recorded in King County plats, volume 150, pages 55 through 58

SECTION 2: It is hereby found that the plan for improvement or construction of RID 120 is feasible and that the benefits to be derived therefrom by the property within said district exceed the cost and expense of the formation of said district and the contemplated construction or improvement therein.

SECTION 3: Those portions of the following described streets wholly within RID 120 are hereby ordered to be improved by providing electric energy to maintain and operate street lights:

Southeast 260th Place, Southeast 261st Court, Southeast 262nd Place, 121st Avenue Southeast and 120th Place Southeast, all within the plat of Seven Oaks East Division 2.

Said improvements are hereafter sometimes referred to collectively as the "project."

1 SECTION 4: The total cost and expense of the project which is to be
2 borne by all of the property owners within RID 120 is now estimated to be
3 \$22.82 per lot for the first year and \$17.82 per lot for each succeeding
4 year. Actual assessments may vary from assessment estimates so long as
5 those actual assessments do not exceed a figure equal to the increased true
6 and fair value the improvement adds to the property. These costs are based
7 on a King County office of finance fee of \$5.00 per account to be assessed
8 the first year, a King County department of public works fee of \$1.50 per
9 account per year and a Puget Sound Power & Light Company fee of \$8.84 per
10 month per light. The final amount of said costs and expense to be borne by
11 said property owners will be determined each year, will be assessed against
12 the benefited private property within the district, with such assessment
13 levied on the basis of equal assessment for each platted building lot. The
14 assessments shall become due and payable during the thirty (30) day period
15 succeeding the date of the first publication of such notice and annually
16 thereafter; each succeeding payment of approximately \$17.82 for each of the
17 accounts or lots shall be due on the anniversary date of said publication
18 date. Unpaid assessments after the thirty day period shall be declared
19 delinquent. All delinquent accounts shall bear a penalty of ten percent
20 (10%) per annum and said penalty shall be included and be a part of the
21 assessment lien. Collection on delinquent accounts shall be enforced in the
22 manner provided by law.

23 The second and succeeding annual maintenance assessment will be based
24 on the actual cost of providing energy, operation and maintenance charges of
25 Puget Sound Power & Light Company. Prior to the second and succeeding
26 annual maintenance assessment, a budget for Road Improvement District No.
27 120 will be submitted to the county executive for approval. Upon approval of
28 the annual budget for Road Improvement District No. 120 the second and suc-
29 ceeding annual maintenance assessment shall be due and payable on the anni-
30 versary date of said publication date described herein. Past due annual
31 assessments shall be declared delinquent. All delinquent accounts shall
32 bear a penalty of ten percent (10%) per annum and said penalty shall be
33 included and be a part of the assessment lien.

SECTION 5: There is hereby created on the books of the King County

1 office of finance a fund to be designated as the "King County Road
 2 Improvement District No. 120, Operation and Maintenance Fund." All monies
 3 collected by the office of finance upon any assessments levied for the
 4 energy, operation and maintenance of said district shall be placed in said
 5 Operation and Maintenance Fund. Payment shall be made on the basis of the
 6 maintenance assessment roll prepared by the department of public works, sub-
 7 ject to adjustment after completion of the hearing on said roll.

8 SECTION 6: The director of the department of public works is hereby
 9 directed to negotiate with Puget Sound Power & Light Company for providing
 10 the installation, electric energy, operation and maintenance of the street
 11 lights and is further directed to prepare and file with the King County
 12 council clerk a maintenance assessment roll for the maintenance assessment
 13 to be levied against the property included in the assessment district herein
 14 established.

15 INTRODUCED AND READ for the first time this 13th day of
 16 August, 19990.

17 PASSED this 22nd day of October, 19990.

19 KING COUNTY COUNCIL
 20 KING COUNTY, WASHINGTON

21 Lois North
 22 Chair

23 ATTEST:

24 Arnold G. Felton
 25 Clerk of the Council

26 APPROVED this 1st day of November, 1990.

27 [Signature]
 28 King County Executive

31 WP: (ES)P69

MAINTENANCE ASSESSMENT ROLL - YEAR 1
KING COUNTY ROAD IMPROVEMENT DISTRICT NO. 120

PARCEL NO.	NAME OF OWNER	LEGAL DESCRIPTION LOT NO. PLAT OF	ASSESSMENT
1.	769792-0010-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	1. Seven Oaks East Division 2	\$ 22.82
2.	769792-0020-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	2. Seven Oaks East Division 2	22.82
3.	769792-0030-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	3. Seven Oaks East Division 2	22.82
4.	769792-0040-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	4. Seven Oaks East Division 2	22.82
5.	769792-0050-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	5. Seven Oaks East Division 2	22.82
6.	769792-0060-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	6. Seven Oaks East Division 2	22.82
7.	769792-0070-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	7. Seven Oaks East Division 2	22.82
8.	769792-0080-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	8. Seven Oak East Division 2	22.82
9.	769792-0090-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	9. Seven Oaks East Division 2	22.82
10.	769792-0100-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	10. Seven Oaks East Division 2	22.82
11.	769792-0110-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	11. Seven Oaks East Division 2	22.82
12.	* 769792-0120-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	12. Seven Oaks East Division 2	22.82
13.	769792-0130-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	13. Seven Oaks East Division 2	22.82
14.	769792-0140-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	14. Seven Oaks East Division 2	22.82

MAINTENANCE ASSESSMENT ROLL - YEAR 1
 KING COUNTY ROAD IMPROVEMENT DISTRICT NO. 120

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PARCEL NO.	NAME OF OWNER	LEGAL DESCRIPTION LOT NO. PLAT OF	ASSESSMENT
15.	769792-0150-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	15. Seven Oaks East Division 2	\$22.82
16.	769792-0160-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	16. Seven Oaks East Division 2	22.82
17.	769792-0170-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	17. Seven Oaks East Division 2	22.82
18.	769792-0180-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	18. Seven Oaks East Division 2	22.82
19.	769792-0190-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	19. Seven Oaks East Division 2	22.82
20.	769792-0200-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	20. Seven Oaks East Division 2	22.82
21.	769792-0210-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	21. Seven Oaks East Division 2	22.82
22.	769792-0220-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	22. Seven Oaks East Division 2	22.82
23.	769792-0230-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	23. Seven Oaks East Division 2	22.82
24.	769792-0240-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	24. Seven Oaks East Division 2	22.82
25.	769792-0250-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	25. Seven Oaks East Division 2	22.82
26.	769792-0260-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	26. Seven Oaks East Division 2	22.82
27.	769792-0270-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	27. Seven Oaks East Division 2	22.82

MAINTENANCE ASSESSMENT ROLL - YEAR 1
 KING COUNTY ROAD IMPROVEMENT DISTRICT NO. 120

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PARCEL NO.	NAME OF OWNER	LEGAL DESCRIPTION LOT NO. PLAT OF	ASSESSMENT
28.	769792-0280-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	28. Seven Oaks East Division 2	\$22.82
29.	769792-0290-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	29. Seven Oaks East Division 2	22.82
30.	769792-0300-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	30. Seven Oaks East Division 2	22.82
31.	769792-0310-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	31. Seven Oaks East Division 2	22.82
32.	769792-0320-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	32. Seven Oaks East Division 2	22.82
33.	769792-0330-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	33. Seven Oaks East Division 2	22.82
34.	769792-0340-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	34. Seven Oaks East Division 2	22.82
35.	769792-0350-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	35. Seven Oaks East Division 2	22.82
36.	769792-0360-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	36. Seven Oaks East Division 2	22.82
37.	769792-0370-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	37. Seven Oaks East Division 2	22.82
38.	769792-0380-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	38. Seven Oaks East Division 2	22.82
39.	769792-0390-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	39. Seven Oaks East Division 2	22.82
40.	769792-0400-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	40. Seven Oaks East Division 2	22.82

MAINTENANCE ASSESSMENT ROLL - YEAR 1
 KING COUNTY ROAD IMPROVEMENT DISTRICT NO. 120

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PARCEL NO.	NAME OF OWNER	LEGAL DESCRIPTION LOT NO. PLAT OF	ASSESSMENT
41.	769792-0410-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	41. Seven Oaks East Division 2	\$22.82
42.	769792-0420-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	42. Seven Oaks East Division 2	22.82
43.	769792-0430-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	43. Seven Oaks East Division 2	22.82
44.	769792-0440-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	44. Seven Oaks East Division 2	22.82
45.	769792-0450-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	45. Seven Oaks East Division 2	22.82
46.	769792-0460-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	46. Seven Oaks East Division 2	22.82
47.	769792-0470-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	47. Seven Oaks East Division 2	22.82
48.	769792-0480-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	48. Seven Oaks East Division 2	22.82
49.	769792-0490-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	49. Seven Oaks East Division 2	22.82
50.	769792-0500-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	50. Seven Oaks East Division 2	22.82
51.	769792-0510-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	51. Seven Oaks East Division 2	22.82
52.	769792-0520-00 Capstone Homes, Inc. Post Office Box 139 Maple Valley, WA 98038	52. Seven Oaks East Division 2	22.82
TOTAL			<u>\$1,186.64</u>