

June 27, 1997
clerk 7/7/97, 8/19/97

Introduced By: Louise Miller

Proposed No.: 97-427

12828

ORDINANCE NO. _____

1
2 AN ORDINANCE relating to the transfer of
3 department of parks and recreation
4 property at Petrovitsky Park to the roads
5 services division of the department of
6 transportation and the water and land
7 resources division of the department of
8 natural resources; authorizing the
9 conversion of use to road use and
10 detention/retention use, and relating to
11 the transfer of property to allow
12 implementation of the 4 to 1 Program
13 proposal near Lake Desire, consistent
14 with the King County Comprehensive Plan
15 Policies U-201, I-204 and I-205.
16

17 PREAMBLE

18
19 The metropolitan King County council established a
20 4 to 1 Program under Countywide Planning Policy FW-
21 1, Step 7, and further described in the 1994 King
22 County Comprehensive Plan (KCCP) Policies I-204 and
23 I-205, to actively pursue the dedication of open
24 space along the Urban Growth Area ("UGA") line of
25 the county.
26

27 In the KCCP Policy U-201, the metropolitan King
28 County council recognized that 500 acres of land
29 near Lake Desire owned by the Glacier Ridge
30 Partnership ("McGarvey Park") were conditionally
31 suitable for the 4 to 1 Program and included the
32 100 acres in the urban area, with any remaining
33 issues to be resolved through the subdivision
34 process.
35

36 It is important to the county that the 4 to 1
37 Program is implemented successfully throughout the
38 county to preserve open space along the UGA line,
39 as provided in the 1994 KCCP Policies I-204 and I-
40 205. The McGarvey Park Plat 4 to 1 Proposal, if
41 approved, will provide approximately 400 acres of

1 open space adjacent to Petrovitsky Park and Spring
2 Lake/Lake Desire, thereby creating a contiguous 900
3 acres of open space.
4

5 The SEPA review completed for this transfer
6 ordinance analyzed the potential impacts of primary
7 and secondary access routes to the urban portion of
8 the McGarvey Park plat through Petrovitsky Park.
9

10 Access roads in Petrovitsky Park require an inter-
11 departmental transfer of lands from the department
12 of parks and recreation to the roads services
13 division of the department of transportation.
14

15 The plat proponent will construct two required
16 surface water management facilities in the park.
17 The larger facility, located in the eastern portion
18 of the park, is for drainage from the secondary
19 access road and off-site road improvements. The
20 smaller facility, located near the park's
21 northwestern boundary, will be sized to receive
22 drainage from the existing park facilities and the
23 future 100 stall parking lot. The larger facility
24 is approximately 0.72 acres in size and is located
25 entirely within the park. The smaller facility
26 will be located partially within the park and is
27 expected to take up approximately 0.68 acres of
28 park land. The new surface water management
29 facilities to be located within the park will
30 require an inter-departmental transfer of lands
31 from the department of parks and recreation to the
32 water and land resources division of the department
33 of natural resources.
34

35 The proposed McGarvey Park access roads and
36 related facilities located within Petrovitsky Park
37 will not disturb or replace any existing or planned
38 park facilities.
39

40 The plat proponent shall be responsible for
41 constructing the access roads pursuant to plans
42 approved by the county.

43 The King County department of parks and recreation
44 will receive the fair market value of the lands
45 transferred for roads and surface water facilities
46 through the conveyance by the plat proponent of
47 land within the same service district as
48 Petrovitsky Park, a 30' access easement to the
49 conveyed lands, a drainage facility for existing
50 park facilities and the future 100 stall parking

1 lot planned for the park. The identified lands for
2 conveyance to the county encompass 17.5 acres in
3 two parcels (one 16.2 acre parcel and one 1.3 acre
4 parcel), which lands are located adjacent to the
5 proposed 4 to 1 Program's 400 acres of open space
6 and the existing Spring Lake/Lake Desire Park and
7 are in addition to the open space to be dedicated
8 as part of the 4 to 1 Program proposal. Impacts to
9 the park will be mitigated with street tree
10 plantings, separated pedestrian sidewalks and paved
11 multi-purpose paths, speed limit signs, a narrower
12 street width, and twenty foot fencing between the
13 north ballfields and the road (in areas where the
14 road is less than 50 ft. from the ballfields).
15

16 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

17 SECTION 1. Findings.
18

19 A. For the purpose of accomplishing the goals of the
20 1994 King County Comprehensive Plan and the Countywide
21 Planning Policies, the metropolitan King County council makes
22 the following legislative findings:

23 1. King County adopted the Countywide Planning
24 policies and 1994 KCCP to meet the requirements of the
25 Washington State Growth Management Act (GMA).

26 2. The Central Puget Sound Growth Management Hearings
27 Board, in the Vashon-Maury, et al. v. King County case, upheld
28 the county's 4 to 1 Program, calling the 4 to 1 Program "the
29 type of innovative land use management technique that the Act
30 [GMA] encourages."

31 3. The 400 acres open space to be dedicated to the
32 county as part of the McGarvey Park 4 to 1 Program project
33 provides a valuable benefit to the public.

1
2 B. The plat application includes, and the SEPA review
3 process for this transfer ordinance analyzes, the potential
4 impacts of primary and secondary access routes to the McGarvey
5 Park plat through Petrovitsky Park, which routes may provide
6 the only feasible access to the project.

7 C. Because of KCCP policy U-201 amending the Urban
8 Growth Line to encompass approximately 100 additional acres
9 for urban development under the 4 to 1 Program, the public
10 benefits to be derived from the dedication of nearly 400 acres
11 of permanent open space along the Urban Growth Line, and
12 because of the compensation the county will receive, it is in
13 the best interest of the citizens of King County to transfer
14 the real property described herein from the department of
15 parks and recreation to the King County roads service division
16 of the department of transportation and to the water and land
17 resources division of the department of natural resources.

18 SECTION 2. The King County department of parks and
19 recreation is authorized to transfer park land to the roads
20 service division of the department of transportation as
21 provided herein. The amount of transferred park land shall be
22 no more than necessary to allow the two proposed roads to be
23 built in accordance with applicable road standards and county
24 approvals. The layout and construction of the proposed roads
25 shall not interfere with existing or planned park facilities.
26 If slope easements are needed, use of the slope easements

1 shall not conflict with park facilities. The two access roads
2 are preliminary engineered and utilize approximately 4.5 acres
3 of park property. The general location of the roads is shown
4 in a map in Appendix A. The legal description of the lands to
5 be transferred for the roads shall be prepared by the plat
6 proponent following the county's approval of the engineering
7 plans for the road construction.

8 SECTION 3. The King County department of parks and
9 recreation is authorized to transfer park land to the water
10 and land resources division of the department of natural
11 resources as provided herein. Approximately 1.4 acre of park
12 land shall be transferred for the surface water management
13 facility for the secondary access road. Approximately 0.68
14 acres of park land near the northwest boundary of the park
15 shall be transferred for the surface water management facility
16 to be sized and built for the existing park facilities and for
17 the 100 stall parking lot included in the Master Plan for
18 Petrovitsky Park. The general location of the two facilities
19 are shown on the map attached as Appendix A.

20 SECTION 4. To compensate the county for the transfer of
21 the park property referenced herein, at the same time the park
22 lands are transferred for the access roads and detention
23 facilities as authorized in Sections 2 and 3, the plat
24 proponent shall convey fee title to the 17.5 acres of real
25 property identified by the county and the plat proponent,
26 which lands are in two parcels located near the existing

1 Spring Lake/Lake Desire Park, and the plat proponent shall
2 grant the county a 30-foot wide access easement to the 16.2
3 acre parcel being conveyed. The 16.2 acre parcel, 1.3 acre
4 parcel and access easement are described legally and shown on
5 a map in Appendix B.

6 SECTION 5. The department of parks and recreation
7 property transfers authorized in Sections 2 and 3 and the plat
8 proponent fee title and access easement conveyance shall be
9 completed at the same time as the McGarvey Park final plat
10 approval.

1 SECTION 6. The authorizations in this ordinance are
2 conditioned upon the approval of the McGarvey Park plat as a 4
3 to 1 Program project. If the McGarvey Park plat is not
4 approved in an ordinance adopted by the Metropolitan King
5 County Council, this ordinance shall become null and void.

6 INTRODUCED AND READ for the first time this 7th
7 day of July, 1997.

8 PASSED by a vote of 10 to 2 this 18th day of
9 AUGUST, 1997.

10 KING COUNTY COUNCIL
11 KING COUNTY, WASHINGTON

12 Jane Hague
13 Chair

14 ATTEST:

15 Venerini
16 Clerk of the Council

17 APPROVED this 29 day of August, 1997.

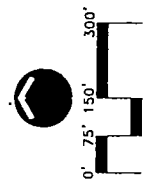
18 Daniel S. ...
19 King County Executive

20 Attachments: Appendix A; Appendix B: context map, 16.2 acre
21 parcel map; legal description of 16.2 acre parcel; 1.3 acre
22 parcel map; legal description of 1.3 acre parcel; 30 foot
23 access easement map (west, center, east); 30 foot access
24 easement legal description

APPENDIX A

LAKE DESIRE

SE



LAKE DESIRE DR. SE

WEST

172TH AVE. SE

DETENTION POND #1

DETENTION POND #2

PETROVITSKY PARKWAY	2.82 A.C.
172nd Ave. S.E.	1.68 A.C.
DETENTION POND #1	0.72 A.C.
DETENTION POND #2	0.68 A.C.
TOTAL	5.90 A.C.

NEW PARK
 RIGHT-OF-WAY

APPENDIX A

McGarvey Park

PETROVITSKY PARKWAY

PETROVITSKY PARK

RIDGEWOOD
ELEMENTARY






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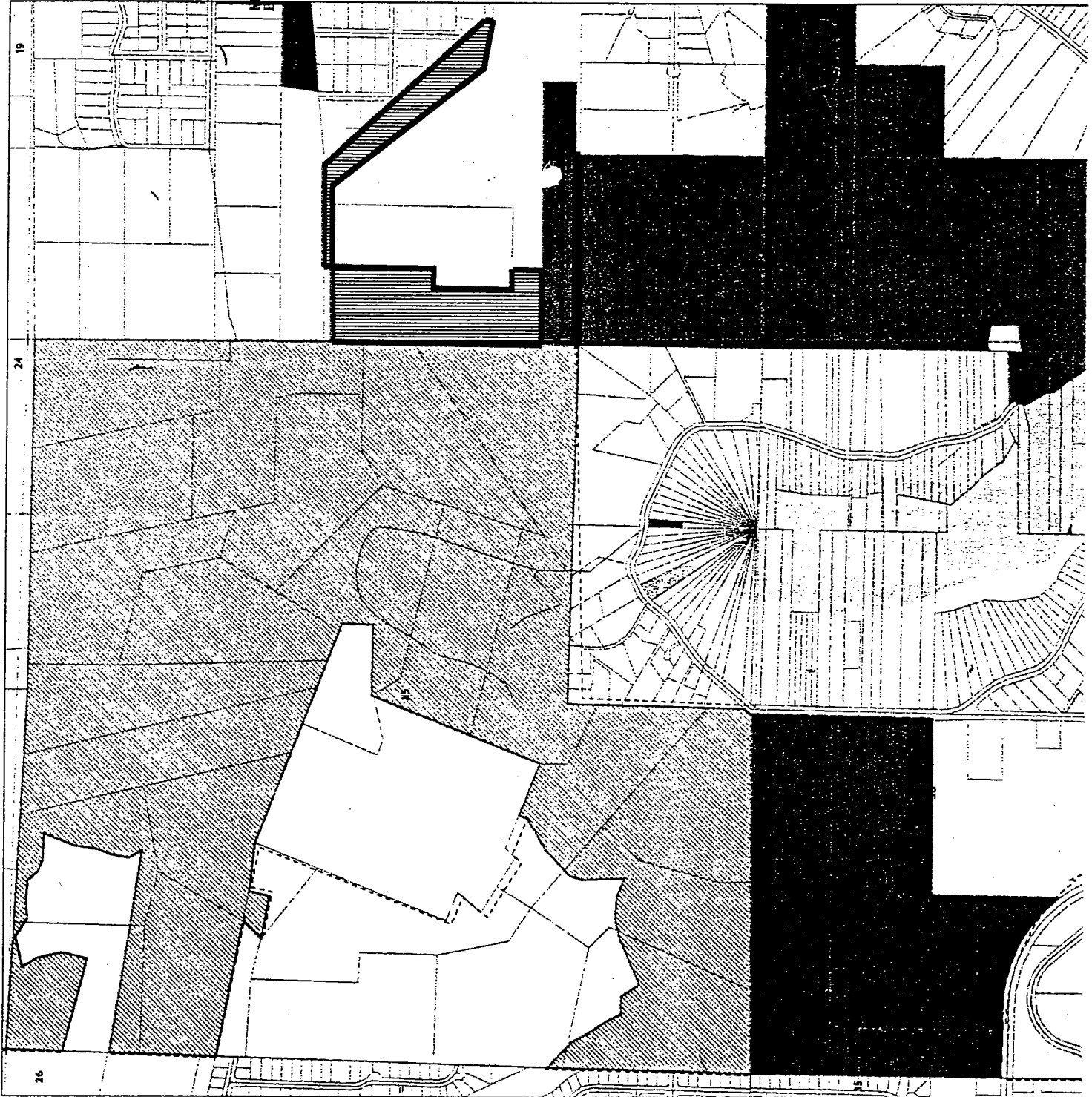
APPENDIX B

1. context map
2. 16.2 acre parcel map
3. legal description of 16.2 acre parcel
4. 1.3 acre parcel map
5. legal description of 1.3 acre parcel
6. 30 foot access easement map (west,center,east)
7. 30 foot access easement legal description

Context Map

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-  17.5 acres and easement
-  King County Park System
-  Other Parks/Conservation Areas
-  Proposed or Potential Parks
-  Municipal Watershed (no public access)

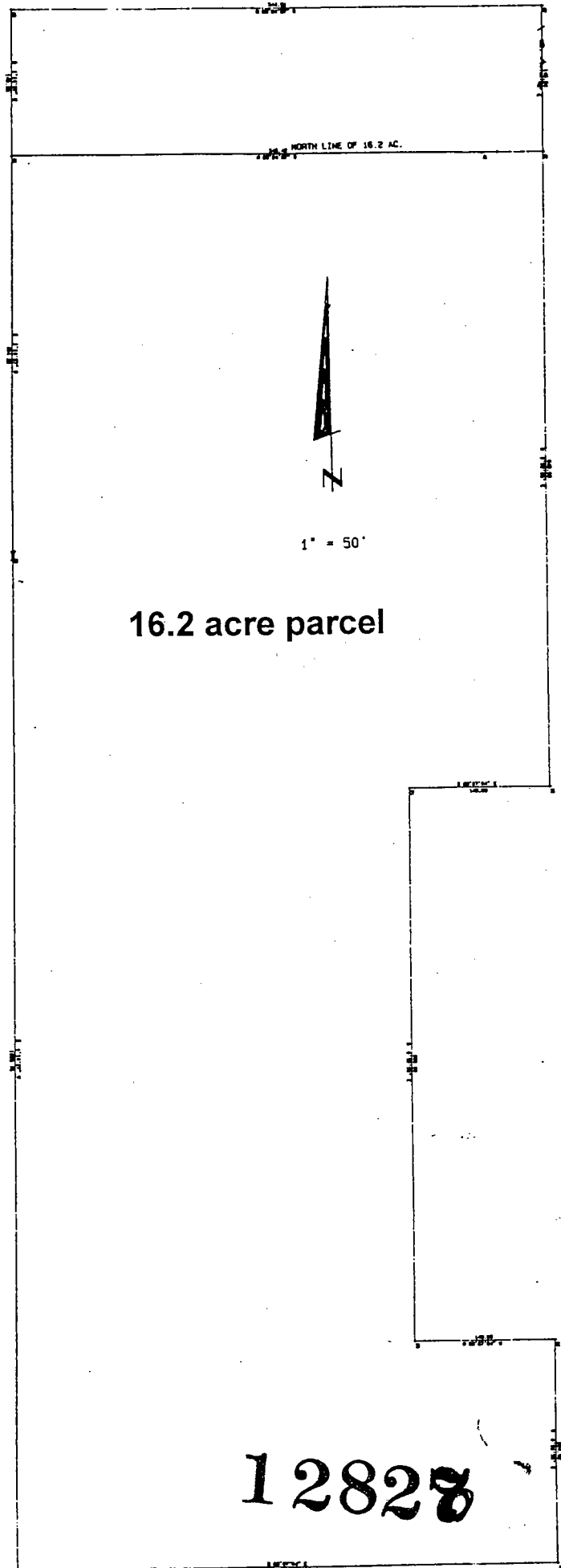


Warning: Park Information is preliminary and may be incomplete.

Context Map



King County
Parks and Recreation
Geographic Information System
June 20 1007



16.2 acre parcel

1" = 50'

12828

legal description of 16.2 acre parcel

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BEGINNING at the West 1/4 corner of Section 30, Township 23 North, Range 6 East, W.M.;

Thence S 1°14'27"W along the west line of said Section 30, a distance of 1025.76 feet;

Thence S 89°07'04" E a distance of 554.37 feet;

Thence N 0°52'56" E a distance of 224.62 feet;

Thence N 89°07'04" W a distance of 143.89 feet;

Thence N 0°52'56" E a distance of 560.00 feet;

Thence S 89°07'04" E a distance of 143.89 feet;

Thence N 0°52'56" E a distance of 645.03 feet;

Thence N 89°04'57" W a distance of 545.42 feet to the west line of said Section 30;

Thence S 1°14'27" W a distance of 404.25 feet to THE POINT OF BEGINNING.

Situate in the County of King, State of Washington.

1.3 acre parcel map

1.3 acre parcel

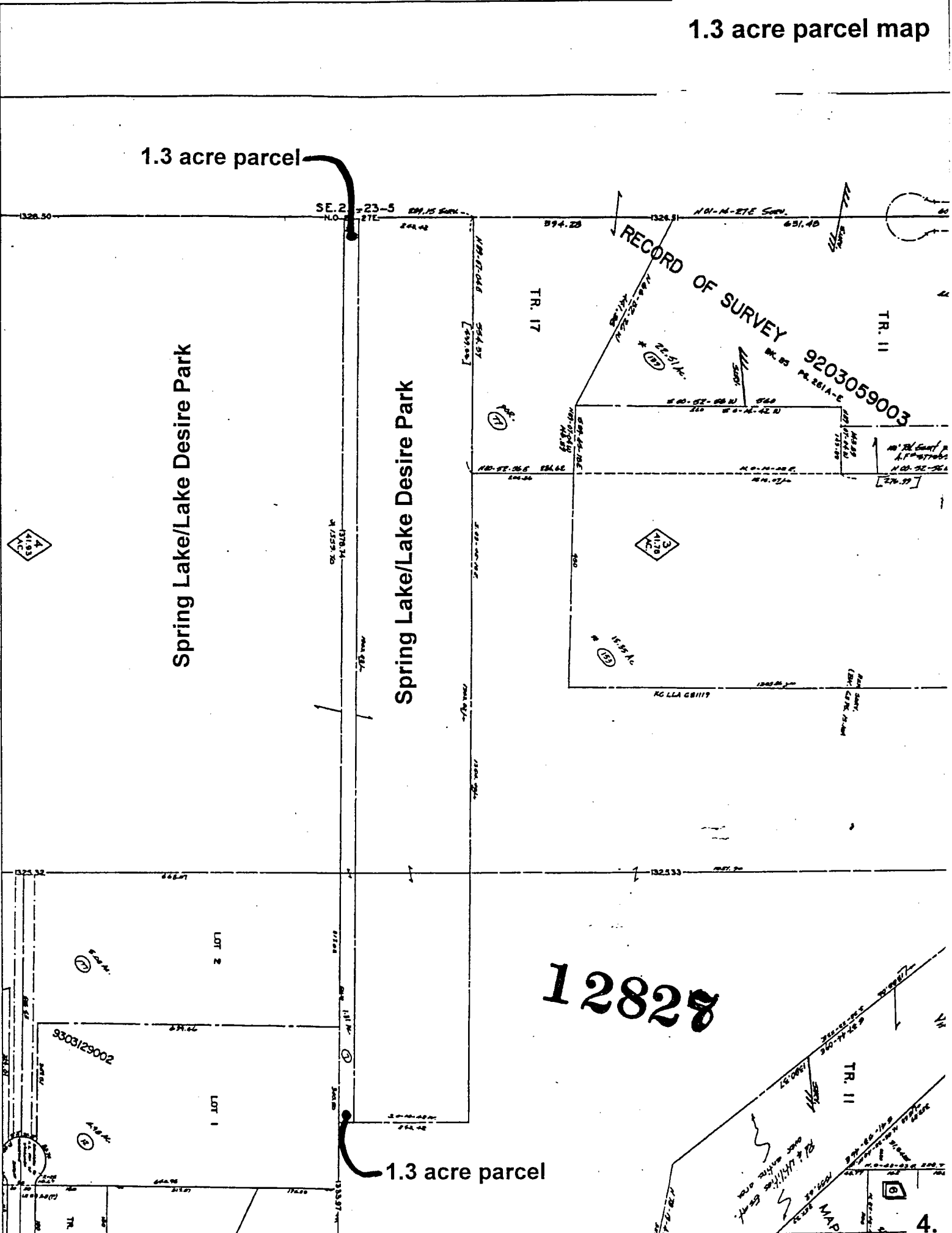
Spring Lake/Lake Desire Park

Spring Lake/Lake Desire Park

RECORD OF SURVEY 9203059003

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1.3 acre parcel



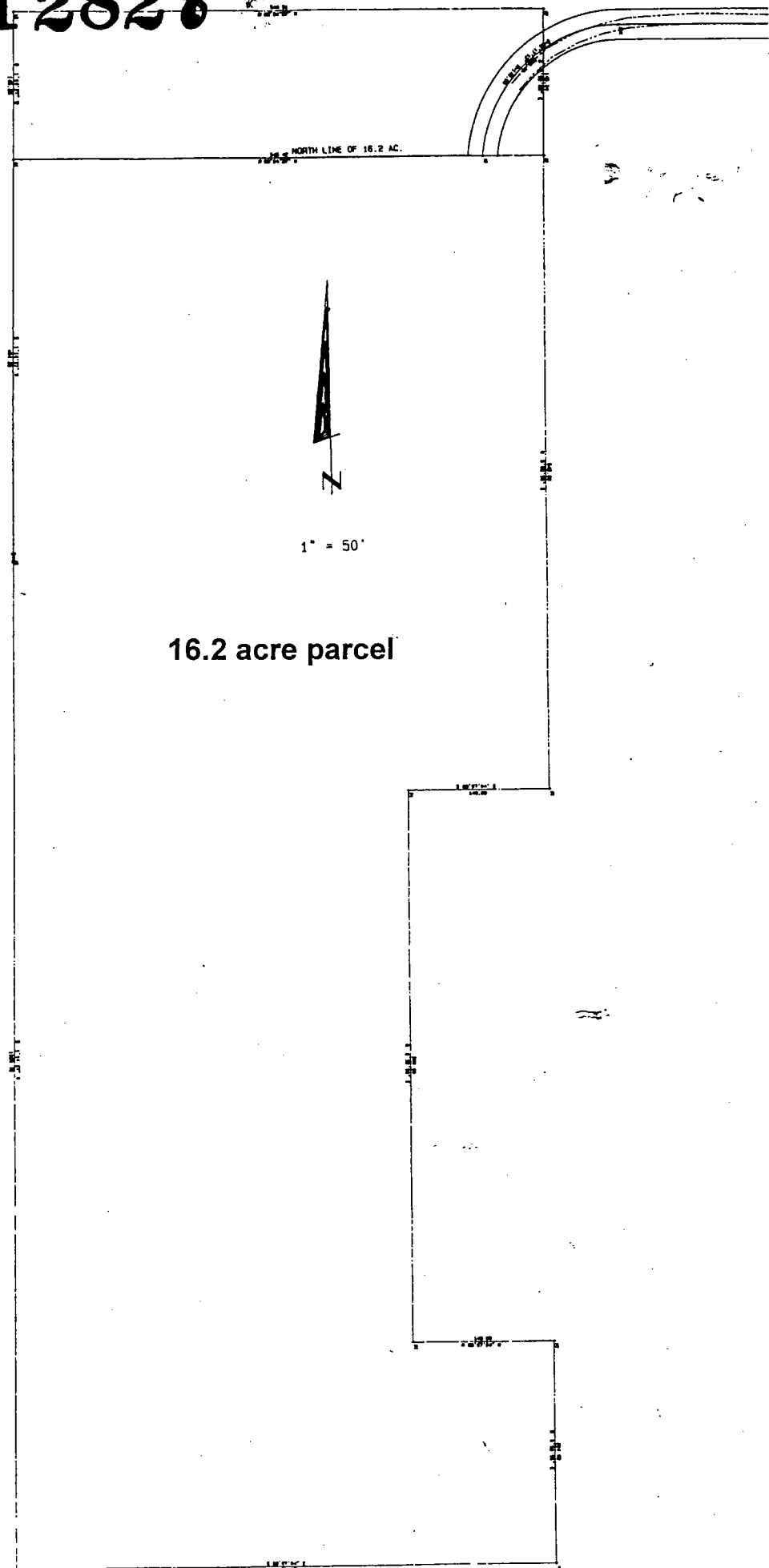
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STR 302306 TAXLOT 7 S 30 FTOF N 1/2 OF SW 1/4 LESS POR LY ELY OF W
1903.82 FT

30 foot access easement map

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west



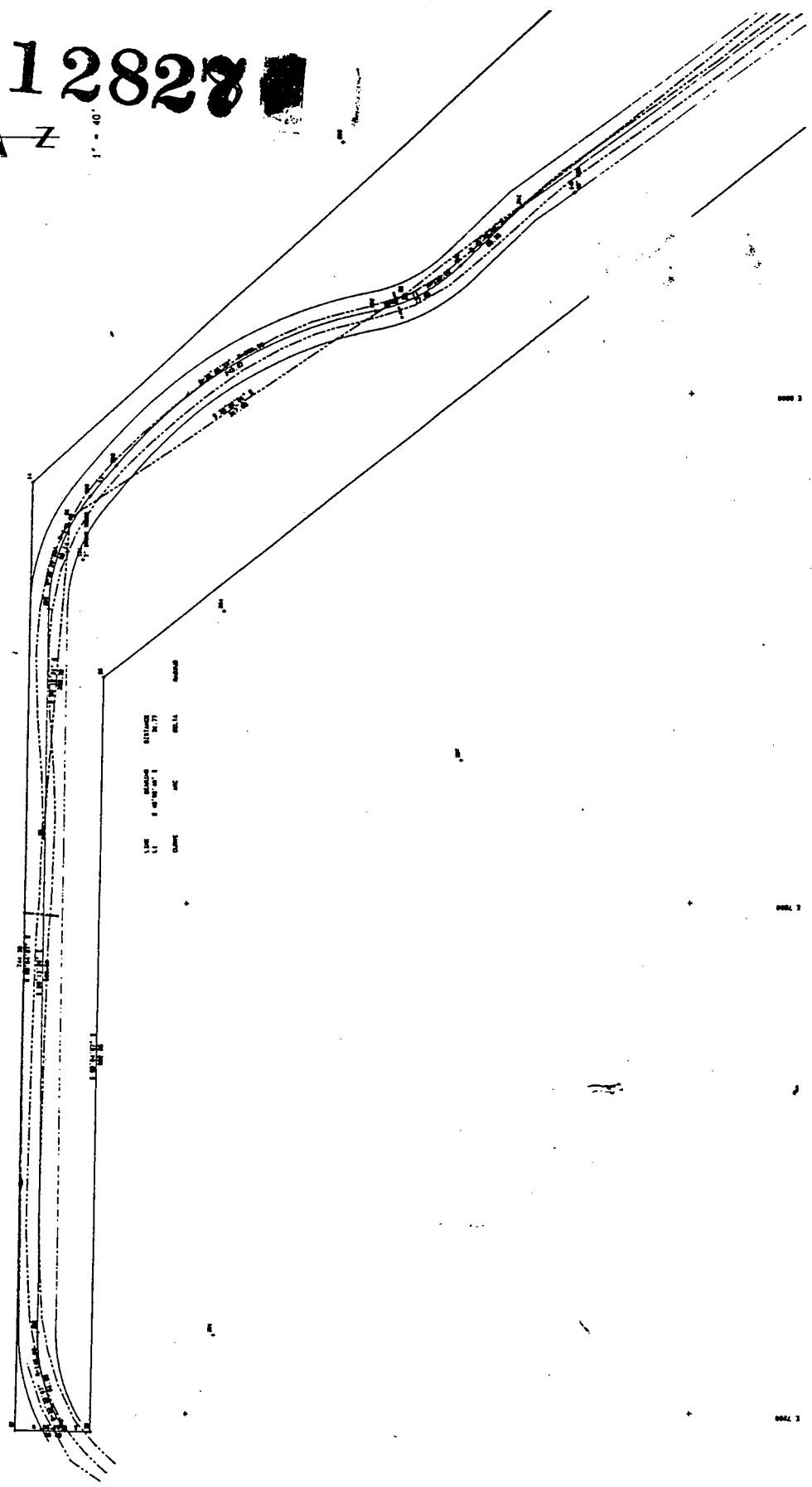
16.2 acre parcel

30 foot access easement map
center

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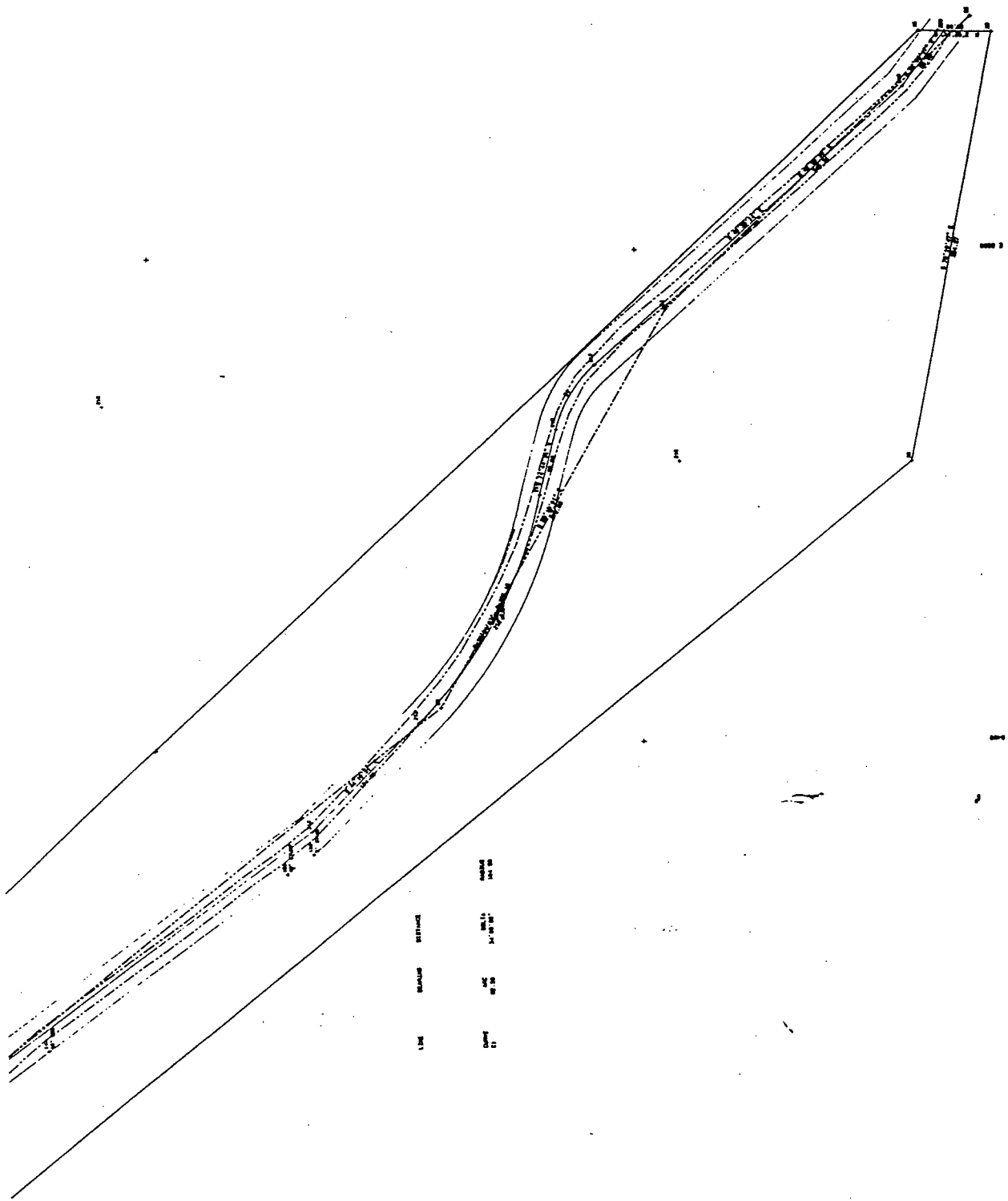


1" = 40'



30 foot access easement map
east

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30 foot access easement legal description

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An easement for road purposes being 15 feet on each side of the following described line;
Commencing at the West 1/4 corner of Section 30, Township 23 North, Range 6 East, W.M.;
Thence N 01°14'27" E along the west line of said section a distance of 404.25 feet;
Thence S 89°04'57" E a distance of 483.46 feet to THE POINT OF BEGINNING of said line;
Thence along a nontangent curve to the right the center of which bears S 84°30'39" E a distance of 140 feet; an arc distance of 208.40 feet, through a central angle of 85°17'13" ;
Thence S 89°13'26" E a distance of 568.50 feet;
Thence along a curve to the right having a radius of 140 feet, an arc distance of 96.14 feet, through a central angle of 39°20'38" ;
Thence S 49°52'48" E a distance of 31.77 feet;
Thence along a curve to the right having a radius of 360 feet, an arc distance of 243.67 feet, through a central angle of 38°46'53" ;
Thence along a curve to the left having a radius of 135 feet, an arc distance of 77.06 feet, through a central angle of 32°42'11" ;
Thence S 43°48'06" E a distance of 68.28 feet;
Thence S 35°08'15" E a distance of 318.94 feet;
Thence S 44°10'51" E a distance of 124.63 feet;
Thence along a curve to the left having a radius of 365.19 feet, an arc distance of 212.57 feet, through a central angle of 33°21'03" ;
Thence S 74°44'34" E a distance of 55.00 feet;
Thence along a curve to the right having a radius of 104.98 feet, an arc distance of 62.58 feet, through a central angle of 34°09'20" ;
Thence S 40°35'14" E a distance of 339.26 feet;
Thence S 51°00'17" E a distance of 56.55 feet to the terminus of said line;
Said terminus being N 87°57'46" W a distance of 1017.94 and N 2°02'14" E a distance of 8.42 feet from the intersection of 190th Ave. S.E. and S.E. 170th St.
Situate in the County of King, State of Washington.