



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**May 20, 2003**

**Motion 11704**

**Proposed No.** 2003-0193.2

**Sponsors** von Reichbauer

1           A MOTION declaring the intention of the King County  
2           council to create Road Improvement District 132 to  
3           improve 39th Avenue South and South 378th Street, to  
4           confirm the final assessment roll for Road Improvement  
5           District 132, and set the date for a public hearing.

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8           WHEREAS, a petition has been filed with the King County council requesting  
9           formation of the road improvement district for the improvement of 39th Avenue South  
10          and South 378th Street. The petition requests that the payment for the improvement be  
11          made by special assessment payable in five annual installments, and

12          WHEREAS, the clerk of the King County council referred the above said petition  
13          to the manager of the road services division, department of transportation, for checking  
14          and recommendation and to determine the sufficiency of the petition, and

15          WHEREAS, the division director of the road services division, department of  
16          transportation, has certified that said petition has been signed by owners representing

17 61.33 percent of the linear front footage upon the proposed improvement, and 71.87  
18 percent of the area within the boundary of the proposed improvement district, and

19 WHEREAS, property within the proposed improvement is sufficiently developed  
20 to establish the proposed road improvement district, and

21 WHEREAS, the total costs and expenses of the project can be predicted with  
22 reasonable accuracy, and

23 WHEREAS, the division director of the road services division has determined the  
24 total to be assessed against all parcels therein to be \$30,056.27, and

25 WHEREAS, the manager of the road services division has prepared and filed said  
26 assessment roll;

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

28 A. It is the intention of the council to establish pursuant to the aforesaid petition  
29 and pursuant to chapter 36.88 RCW, a road improvement district in King County to be  
30 known and designated as "King County Road Improvement District 132" ("RID 132"). It  
31 is intended that RID 132 shall include all the territory within the boundaries described as  
32 follows: lot 13 through lot 17, block 71; lot 1 through lot 14, block 93; lot 1, and lot 15  
33 through lot 28, block 94, plat of Jovita Addition, recorded in volume 19 page 14, all  
34 records of King County, Washington.

35 B. It is the intention of the county council to create RID 132 for the purposes of  
36 improving of 39th Avenue South, from South 378th Street to South 380th Street; and  
37 South 378th, from 38th Avenue South to 39th Avenue South; approximately 850 feet in  
38 total length. It is intended that the improvements shall consist of clearing, grubbing,  
39 grading, drainage, surfacing with asphalt concrete, and any such other work as may be

40 incidental thereto, in accordance with the request on the petition. Said improvements are  
41 hereafter sometimes referred to collectively as the "project." "Costs and expenses" of the  
42 project are those costs and expenses described in RCW 36.88.300. The costs and  
43 expenses of accomplishing the project are estimated to be \$60,113. Fifty percent of the  
44 estimated cost for the improvement of 39th Avenue S and S 378th Street will be borne by  
45 and assessed against property within the proposed RID 131. King County shall  
46 contribute the remaining balance of the costs to construct 39th Avenue S and S 378th  
47 Street.

48 It is further the intention of the council that the property owners' share of the  
49 actual costs and expenses shall be assessed \$2,003.75 per the following 13 parcels,  
50 (3750605364, 3750605367, 3750605378, 3750605385, 3750605391, 3750605397,  
51 3750605490, 3750605495, 3750605500, 3750605508, 3750605513, 3750605520,  
52 3750605524), and \$1,001.88 per the following 4 parcels, (3750603646, 3750603652,  
53 3750605403, 3750605448), all located within the boundary of RID 132. Actual  
54 assessments do not exceed a figure equal to the increased true and fair value the  
55 improvement adds to the property.

56 The actual amount of final assessment against each parcel of property within RID  
57 132 shall include the actual total of such costs and expenses incurred in completing the  
58 project and shall become a lien against each parcel of land within RID 132, upon  
59 confirmation of the assessment roll by the council. The assessments may be paid in full  
60 within thirty days following confirmation of the final assessment roll, or at the option of  
61 the owner thereof, in five annual installments, together with interest on the diminishing

62 principal at a rate which is one-half of one percent higher than the net effective interest  
63 rate on the loan obtained to pay the cost of the improvements in RID 132.

64 Interest on the assessment amount due shall be based on the interest bearing  
65 warrant rate established by the county's service bank, currently eighty percent of the  
66 bank's prime borrowing rate, at the time of confirmation of the final assessment roll.  
67 Interest will be added annually to the assessed amount due, beginning from the end of the  
68 thirty day prepay period (the estimated net effective interest rate plus one-half of one  
69 percent is seven percent).

70 C. All persons who wish to object to or to otherwise be heard on the creation of  
71 proposed Road Improvement District No. 132 described herein, on the accomplishment  
72 of the project described herein, or on the assessment of their property for the costs and  
73 expenses of accomplishing the project in the manner described herein, and pursuant to  
74 RCW 36.88.090 for the purpose of considering the RID 132 assessment roll which is on  
75 file with the clerk of the council, are hereby notified to appear and present their  
76 objections or testimony at an open public meeting of the King County council to be held  
77 in Room 1001 of the King County Courthouse, Seattle, Washington, at 1:30 p.m. on the  
78 23rd day of June, 2003. At such time and place, the council intends to hear such  
79 objections and testimony and to act on the intentions set forth herein.

80 D. At the hearing, the council will sit as a board of equalization for the purpose  
81 of considering said assessment roll and will consider such written objections as made  
82 thereto, or any part thereof. The council may correct, revise, raise, lower, change or  
83 modify said roll or any part thereof, or may set aside said roll and make the assessments

84 de novo so that they are just and equitable, and then will proceed to confirm the same by  
85 ordinance.

86 E. The clerk of the council is hereby authorized and directed to give notice of  
87 said public hearing by publication and by mailing at the times and in the manner  
88 described in RCW 36.88.050 and 36.88.090.

89 F. The manager of the road services division, department of transportation is  
90 hereby directed to submit to the council at, or prior to, the date fixed for said hearing, a  
91 diagram or print showing thereon the lots, tracts, and parcels of land and other property  
92 which will be specially benefited by proposed RID 132, and the amount of the cost and  
93 expense of said improvement to be borne by each lot, tract, or parcel of land or other

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94 property, and also designating thereon all property which is being purchased under  
95 contract from the county.

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Motion 11704 was introduced on 5/5/2003 and passed by the Metropolitan King County Council on 5/19/2003, by the following vote:

Yes: 12 - Ms. Sullivan, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr. Phillips, Mr. Pelz, Mr. McKenna, Mr. Constantine, Mr. Gossett, Ms. Hague, Mr. Irons and Ms. Patterson  
No: 0  
Excused: 0

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
Cynthia Sullivan, Chair

ATTEST:

  
\_\_\_\_\_  
Anne Noris, Clerk of the Council

**Attachments**      A. Preliminary Assessment Roll

# 11704

Attachment A

PRELIMINARY ASSESSMENT ROLL  
KING COUNTY ROAD IMPROVEMENT DISTRICT NO.

## 2003.193

Name of Owner	Legal Description	Assessment
3750603646-07 Melvin Couture 1544 Old Naches Hwy Auburn, WA 98937	JOVITA ADD, LOTS 13 THRU 15 OF BLOCK 71	\$1,001.88
3750603652-08 Hans Gross 11108 SE 298 St Auburn, WA 98002	JOVITA ADD, LOTS 16 & 17 OF BLOCK 71	\$1,001.88
3750605364-02 David & Yvonne Rider 37806 - 39 Ave S Auburn, WA 98001	JOVITA ADD, LOTS 1 & 2 OF BLOCK 93	\$2,003.75
3750605367-09 Scott Wallace 37820 - 39 Ave S Auburn, WA 98001	JOVITA ADD PP ACT 39946306 MOBILE HOME, LOTS 3 & 4 OF BLOCK 93	\$2,003.75
3750605378-06 Brian Asbury 37824 - 39 Ave S Auburn, WA 98003	JOVITA ADD ALL OF 5 6 & 7 TGW N 10 FT OF 8, LOTS 5 THRU 8 OF BLOCK 93	\$2,003.75
3750605385-07 Timothy & Paula Schultz 37832 - 39 Ave S Auburn, WA 98002	JOVITA ADD LOTS 8 & 9 LESS N 10 FT OF 8 OF BLOCK 93	\$2,003.75
3750605391-09 Jeff Anderson 37840 - 39 Ave S Auburn, WA 98003	JOVITA ADD, LOTS 10 & 11 OF BLOCK 93	\$2,003.75
3750605397-03 Chad Reynolds 37848 - 39 Ave S Auburn, WA 98002	JOVITA ADD, LOTS 12 & 13 OF BLOCK 93	\$2,003.75
3750605403-05 Kevin & Jeri Kaul 3904 S 380 St Auburn, WA 98001	JOVITA ADD, LOT 14 OF BLOCK 93	\$1,001.88

PRELIMINARY ASSESSMENT ROLL  
KING COUNTY ROAD IMPROVEMENT DISTRICT NO.

<u>Name of Owner</u>	<u>Legal Description</u>	<u>Assessment</u>
3750605448-02 Erin Person 37800 - 38 Ave S Auburn, WA 98001	JOVITA ADD, LOT 1 OF BLOCK 94	\$1,001.88
3750605490-09 Ronald & Gaye Anderson 37853 - 39 Ave S Auburn, WA 98001	JOVITA ADD ALL OF 15 & 16 LESS THE N 30 FT & LESS THE E 10 FT THOF OF LOT 16 OF BLOCK 94	\$2,003.75
3750605495-04 Ron Anderson P.O. Box 1882 Milton, WA 98354	JOVITA ADD N 30 FT OF 16 LESS E 10 FT & ALL OF 17 OF BLOCK 94	\$2,003.75
3750605500-07 Jason Leland & Brian Mattila 37841 - 39 Ave S Auburn, WA 98002	JOVITA ADD 18 & 19 LESS E 10 FT & ALL OF 20 OF BLOCK 94	\$2,003.75
3750605508-09 Craig Boggs 37827 - 39 Ave S Auburn, WA 98001	JOVITA ADD, LOTS 21 & 22 OF BLOCK 94	\$2,003.75
3750605513-02 Michael & Regina Wagner 37821 - 39 Ave S Auburn, WA 98001	JOVITA ADD, LOTS 23 & 24 OF BLOCK 94	\$2,003.75
3750605520-03 Julio & Bella Martir 5133 S Fountain St Seattle, WA 98178	JOVITA ADD, LOT 25 OF BLOCK 94	\$2,003.75
3750605524-09 Gary Buicy 37807 - 39 Ave S Auburn, WA 98002	JOVITA ADD LOTS 26-27-28 LESS E 10 FT OF LOT 28 OF BLOCK 94	\$2,003.75
Sub Total		\$30,056.27
Balance (King County Participation)		\$30,056.73
TOTAL		\$60,113.00