

December 12, 1985
7555A/BL/ssj

Introduced by: PAUL BARDEN

Proposed No.: 85-470

ORDINANCE NO. 7442

AN ORDINANCE Creating King County Road Improvement District No. 102 and ordering the improvement of a portion of South 316th Street (Pacific Highway South to 23rd Avenue South).

PREAMBLE:

Pursuant to King County Motion No. 6362, a public hearing was held on October 28, 1985, 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 4:30 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. 6362 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

1 line of lot 1 in said short plat, Thence Easterly along
2 said South line to the East line of said lot 1; Thence
3 Northerly along said East line to a point 660 feet from the
4 centerline of right of way of South 316th Street; Thence
5 Easterly along a line parallel with said centerline to the
6 Easterly line of lot 2 KCSP 477044 recording No.
7 7710130857; Thence Southerly along said east line to the
8 Southeast corner of said short plat; Thence Southerly along
9 the East line of lot 2, KCSP No. 480019R recording No.
10 8004280455 to the southeast corner of said lot 2; Thence
11 Westerly along the South line of said lot 2 to a point on
12 the East line of East 1/2 of West 1/2 of the Southeast 1/4
13 of Southwest 1/4 said Section 9 less South 825 feet; Thence
14 Southerly along said East line to the North line of the
15 South 825 feet of Southeast 1/4 of Southwest 1/4 said
16 Section 9; Thence along said North line to the West margin
17 of right of way of 20th Avenue South; Thence Northerly
18 along said margin to the South line of lot 2 KCSP No.
19 778060 recording 7902220625; Thence Westerly along said
20 South line to the Easterly line of said lot 2; Thence
21 Northerly to the South line of KCSP 281023R recording No.
22 8108050296; Thence along said South line to the Easterly
23 margin of original State Highway #1 and the point of
24 beginning. Also beginning at the southeast corner of KCSP
25 881075 recording number 8108280539; Thence westerly 221.12
26 feet along the south line of Lot 2 of said short plat;
27 Thence S 00-02-23 W 130.00 feet; Thence N 89-55-15 W 56.59
28 feet; Thence westerly 329.16 feet to the southeast corner
29 of Lot 2 Block 14 Terracene Addition; Thence northerly
30 along the east line of said Terracene Addition to a point
31 of the south line of the North 765 feet of the Northeast
32 1/4 of the Southeast 1/4 of Section 8, Township 21 North,
33 Range 4 East; Thence easterly along said line to the west
margin of state highway; Thence southerly along said margin
to the southeast corner of KCSP 881075 and the point of
beginning; less a 60 foot strip centerline defined as
beginning at intersection of centerline of South 317th
Street with east line of Terracene Addition; thence S
89-56-24 E 117.81 feet; Thence northeasterly along curve to
left radius 180 feet distance of 120.20 feet; Thence N
48-56-08 E 24 feet; Thence along curve to right 180 feet to
the west line of KCSP 881075. EXCEPT: West 289.85 feet of
portion of E 1/2 of SE 1/4 of SE 1/4 lying N of S line of
lot 4 block 13 Plat of Terracene extending easterly
together with portion of E 1/2 of NE 1/4 of SE 1/4
beginning NE corner said E 1/2 of NE 1/4 of SE 1/4 thence S
832 feet thence W to W line said subdivision thence S 58 ft
thence E 231.33 feet thence N 58 feet to a point S 832 feet
and W 430.5 feet from NE corner thereof thence E 112.5 feet
thence S 387 feet thence W 55.5 feet to the point of
beginning thence S to S line of said E 1/2 of NE 1/4 of SE
1/4 thence W along said S line to W line thereof thence N
along said W line to a point W of true point of beginning
thence E to true point of beginning per KC LLA #484065.
EXCEPT: Portion of E 1/2 of NE 1/4 of SE 1/4 beginning NE
corner of said sub division thence S 832 feet thence W to W
line said subdivision thence S 58 feet to true point of
beginning thence E 231.33 feet thence N 58 feet to a point
S 832 feet and W 430.50 feet to a point S 832 feet and W
430.50 feet from NE corner thereof thence E 112.50 feet
thence S 387 feet thence W to W line of said E 1/2 of NE
1/4 of SE 1/4 thence N along said W line to true point of
beginning per KC LLA #484065.

1 SECTION 2. The following described street, which is wholly
2 within RID 102, shall be improved by right of way acquisition,
3 clearing, grubbing, grading, draining, ballasting, curb,
4 gutter, sidewalk, paving, signalization and undergrounding of
5 utilities, landscaping and such other work as may be incidental
6 thereto, in accordance with the request on the petition (which
7 improvements are thereinbefore and hereinafter referred to as
8 the "project"):

9 South 316th Street (Pacific Highway South to 23rd Avenue
10 South)

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

13 All of the costs and expenses of work to be done within the
14 right-of-way will be borne by and assessed against the property
15 within the boundary of RID 102. There will be no county
16 participation in the proposed RID 102. The final amount of
17 said costs and expense will be determined after the project has
18 been completed.

19 It is further the intention of the council that the
20 property owners' share of the costs and expenses shall be
21 computed by means of a version of the zone termini method of
22 assessment. Those properties having participated prior to
23 formation in dedication and construction of portions of the
24 roadway included in the project are excluded from construction
25 assessment. All properties within the boundary will
26 participate in the signalization. All properties east of
27 Pacific Highway South and within the boundary will participate
28 in right-of-way acquisition costs associated with South 316th
29 Street.

30 Four assessment zones are established within the assessment
31 boundary. Zone one (1) within the RID 102 boundary will be the
32 area between the right-of-way line and a line 200 feet parallel
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1 to said right-of-way line and will carry a weight proportionate
2 to 75% of the construction cost in addition to proportionate
3 signal and right-of-way acquisition costs. Zone two (2) within
4 the RID 102 boundary will be the area between 200 foot and 400
5 foot lines parallel to the right-of-way line and will carry a
6 weight proportionate to 25% of the construction cost in
7 addition to proportionate signal and right-of-way acquisition
8 costs. Zone three (3) within the RID 102 boundary will be all
9 the area outside of the bisected angles used to establish east
10 and west margins of zones one and two to a line 630 feet on
11 either side of the right-of-way line and will be assessed a
12 proportionate amount based on signalization and right-of-way
13 acquisition costs. Zone four (4) will be all the area within
14 the RID 102 boundary west of Pacific Highway South and will be
15 assessed a proportionate amount based on signalization and
16 intersection reconstruction costs.

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

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

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

20 SECTION 6. There is hereby created on the books of the
21 King County office of finance two funds of the county, to be
22 designated as the "King County Road Improvement District No.
23 102 Construction Fund" and the "King county Road Improvement
24 District No. 102 Bond Fund," respectively.

25 All moneys collected by the office of finance upon any
26 assessment levied on property within RID 102 for the
27 accomplishment of the project shall be placed in the said
28 construction fund during the thirty-day period allowed for
29 payment of such assessment without penalty or interest, and
30 shall be placed in the said bond fund thereafter. Moneys in
31 said funds shall be used for no other purpose than the payment
32 of costs and expenses of accomplishing the project and the
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1 payment of the principal of or interest on interim financing or
2 bonds issued against said funds.

3 SECTION 7. The office of finance is hereby authorized and
4 directed to obtain interim financing for the King County Road
5 Improvement District No. 102 Construction Fund to pay costs and
6 expenses of accomplishing the project pending the redemption of
7 said financing with bonds issued for such purpose, as specified
8 in RCW 36.88.330.

9 Following confirmation of the assessment roll by the
10 council and expiration of the thirty-day period for payment of
11 assessments without penalty or interest, the council will
12 authorize the issuance of bonds sufficient in amount to redeem
13 all the then outstanding debt drawn against the RID 102
14 Construction Fund and to pay all other unpaid costs and
15 expenses of accomplishing the project.


16 SECTION 8. "Costs and expenses of accomplishing the
17 project," as used herein and in any subsequent ordinance
18 relating to RID 102, shall mean those costs and expenses
19 described in RCW 36.88.300, as follows: (1) The cost of all of
20 the construction or improvement authorized in RID 102,
21 including that portion of the construction or improvement
22 within the limits of any street or road intersection, space, or
23 spaces; (2) the estimated costs and expenses of all engineering
24 and surveying necessary to be done by the county engineer or
25 under his direction or by such other engineer as may be
26 employed by the King County council; (3) the cost of all
27 advertising, mailing, and publishing of all notices; and (4)
28 the cost of legal service and any other expenses incurred by
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1 King County for RID 102 or in the formation thereof, or by said
2 district in connection with such construction of improvement
3 and in the financing thereof, including the issuance of bonds.

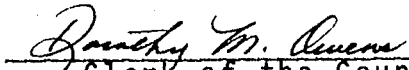
4 INTRODUCED AND READ for the first time this 9th
5 day of September, 1985.

6 PASSED this 16th day of December, 1985.


7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9 
10 Chairman

11 ATTEST:

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13 
14 Clerk of the Council

15 APPROVED THIS 24th day of December, 1985.

16 
17 King County Executive