



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

August 7, 2000

Ordinance 13914

Proposed No. 2000-0356.1

Sponsors Vance

1 AN ORDINANCE authorizing the county executive to
2 convey, under threat of eminent domain, farmland
3 preservation program property to the city of Kent for the
4 South 272nd/277th Street corridor project.

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7 STATEMENT OF FACTS:

- 8 1. In 1993, the King County council passed Ordinance 11169 establishing
9 South 277th Street through unincorporated King County in the vicinity of
10 the city of Kent. The ordinance specified conditions to be met by the city
11 and King County before the effective date of the establishment.
- 12 2. Plans and descriptions for the new right-of-way were developed by the
13 city of Kent and approved by King County and, in 1994, the two
14 jurisdictions finalized an interlocal agreement by which the city assumed
15 responsibility for the project.
- 16 3. The South 272nd/277th Street corridor project includes widening South
17 277th Street and extending it easterly to the Green River. The project will

18 reduce traffic delays, improve public safety and provide pedestrian and
19 bicycle facilities.

20 4. The project requires the use of 9.53 acres of farmland preservation
21 program (FPP) property. K.C.C. 26.04.030A authorizes the county
22 council to convey public road and utility easements across FPP property.

23 5. The city of Kent will compensate King County at fair market value for
24 its FPP interest in the required property.

25 6. If necessary, the city of Kent is prepared to acquire the county's interest
26 in the 9.53 acres needed for the project through eminent domain.

27 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

28 SECTION 1. The King County executive is hereby authorized, under
29 threat of eminent domain, to convey King County's interest in the lands, as
30 described in Attachments A and B to this ordinance, to the city of Kent for the
31 South 272nd/277th Street corridor project.

32 SECTION 2. The King County executive is hereby authorized to accept
33 compensation for King County's interest in the lands, as described in Attachments
34 A and B to this ordinance, that are conveyed to the city of Kent for the South
35 272nd/277th Street corridor project. Said compensation will be used to purchase
36 development rights on additional farmland to replace that used for the South
37 272nd/277th Street corridor project. If feasible, the replacement development

Ordinance 13914

38 rights will be on farmland within the lower Green River agricultural production
39 district.
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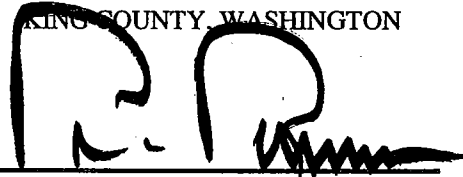
Ordinance 13914 was introduced on 6/19/00 and passed by the Metropolitan King County Council on 8/7/00, by the following vote:

Yes: 12 - Mr. von Reichbauer, Ms. Miller, Ms. Fimia, Mr. Phillips, Mr. Pelz, Ms. Sullivan, Mr. Nickels, Mr. Pullen, Mr. Gossett, Ms. Hague, Mr. Vance and Mr. Irons

No: 0

Excused: 1 - Mr. McKenna

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



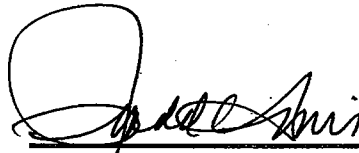
Pete von Reichbauer, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 11 day of August, 2000.



Ron Sims, County Executive

Attachments A. Legal Description Parcel 49, B. Legal Description Parcel 47

Attachment A. Legal Description Parcel 49

That portion of Section 36, Township 22 North, Range 4 East, W M and Sections 30 and 31, Township 22 North, Range 5 East, W M in King County, Washington described as follows:

NW 31-22-5

Commencing at the southeast corner of the R.H. Beatty D.L.C. Numbers 37 and 44 which point is also the northeast corner of the W.A. Cox D.L.C. Number 38 and the northwest corner of the G.E. King D.L.C. Number 40; thence North 00°34'56" East 49.50 feet along the east line of said Beatty D.L.C. to the POINT OF BEGINNING; thence North 00°34'56" East 48.50 feet along said east line; thence North 88°59'37" West 1,423.18 feet along said north line to a point of tangency of a curve to the right with a radius of 25.00 feet; thence along said curve an arc distance of 32.94 feet to the east line of 86th Avenue South; thence South 13°31'01" East 49.45 feet along said east line to its intersection with the said north line of South 277th Street (AKA) 52nd Street NE; thence South 88°59'37" East 1,430.33 feet along said north line to the POINT OF BEGINNING

NW 36-22-4
NW 31-22-5

ALSO Commencing at the said southeast corner of said Beatty D.L.C. Numbers 37 and 44; thence North 00°34'56" East 49.50 feet along the east line of said Beatty D.L.C. to the north line of South 277th Street (AKA) 52nd Street NE; thence North 88°59'37" West 1,543.96 feet along said north line to the POINT OF BEGINNING; thence North 88°59'37" West 749.49 feet along said north line to the east line of East Valley Highway (AKA) Central Avenue South; thence North 01°00'03" East along the east line thereof a distance of 6.89 feet; thence North 79°59'33" West along said east line 186.21 feet; to a point on a curve northeasterly the radius of which bears North 73°31'03" East 2,810.06 feet; thence along said curve an arc distance of 49.87 feet through a central angle of 01°01'01" and the beginning of a curve concave northeasterly the radius of which bears North 01°00'03" East 50.00 feet; thence southeasterly along said curve an arc distance of 63.28 feet through a central angle of 72°31'01"; thence South 88°59'37" East 856.27 feet; to a point of tangency of a curve concave northwesterly having a radius of 25.00 feet; thence along said curve an arc distance of 45.60 feet to the west line of 86th Avenue South; thence South 13°31'01" East along said west line a distance of 82.40 feet to the POINT OF BEGINNING

OK
J. FIELDING
9-30-99

Attachment B. Legal Description Parcel 47

That portion of Section 31, Township 22 North, Range 5 East, W.M., in King County, Washington described as follows:

Beginning at the northeast corner of the W.A. Cox D.L.C. Number 38, which point is also the southeast corner of the R.H. Beatty D.L.C. Numbers 37 and 44 and the northwest corner of the G.E. King D.L.C. Number 40; thence along the east line of said Beatty D.L.C. North $00^{\circ}34'56''$ East 98.00 feet; thence South $89^{\circ}40'09''$ East 817.74 feet; thence North $86^{\circ}05'27''$ East 268.24 feet; thence North $86^{\circ}15'30''$ East 649.93 feet; thence North $80^{\circ}41'15''$ East 274.09 feet more or less to a point on the southwesterly property line of that portion conveyed to King County and recorded under King County Auditor's File Number 8003079002; thence South $46^{\circ}26'33''$ East along said southwesterly line 344.99 feet to the north line of said G.E. King D.L.C.; thence North $88^{\circ}53'57''$ West along said north line 2,255.72 feet to the POINT OF BEGINNING.

AREA = 303,710 S.F.

OK
J. FIELDING
9-30-99