



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

September 28, 2004

Ordinance 15019

Proposed No. 2004-0412.3

Sponsors Irons

1 AN ORDINANCE authorizing the surplus and sale of eight
2 improved parcels of county-owned property located in King
3 County council district 12.

4

5

6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

7 SECTION 1. Findings:

8 A. The King County council, on November 21, 1995, passed Ordinance 12029
9 adopting the 1996 annual budget. The capital budget for transportation provided for the
10 development of the Sammamish Plateau Access Road, North Link, Grand Ridge to
11 Issaquah-Fall Road.

12 B. On March 28, 1996, the King County council passed Ordinance 12302
13 authorizing the executive to execute the Grand Ridge Joint Agreement relating to the
14 annexation and development of the Grand Ridge area and the Master Transportation
15 Financing Agreement ("MTFA") relating to the financing and construction of certain
16 transportation improvements.

17 C. The MTFFA authorized the financing and construction of the Sammamish
18 Plateau Access Road - North Segment (North SPAR), a principal arterial located between
19 Vaughn Hill Road at the Issaquah Fall City Road - Issaquah Pine Lake Road intersection
20 (and including related intersection improvement) and the northern boundary of Urban
21 Development 4 of the Partnership Property (as described in the Grand Ridge Agreement).
22 The MTFFA provided that King County was responsible for cost of environmental review
23 and studies and design, permitting, right of way acquisition including the exercise of
24 eminent domain powers, and construction.

25 D. The King County council, on December 15, 2000, passed Ordinance 14018,
26 adopting the 2001 budget. The capital budget for transportation provided for the
27 acquisition of land necessary for the development of the North SPAR (Grand Ridge to
28 Issaquah Fall City Road), Right of Way No. 9-1993-007.

29 E. The King County department of transportation, roads services division,
30 completed the North SPAR, now known as Highlands Drive. Highlands Drive serves as
31 a new regional arterial and opened to the public on August 28, 2003.

32 F. In the process of developing this roadway, King County acquired by direct
33 negotiation and condemnation fifteen parcels of property improved with residences. The
34 residences on five of these parcels were demolished for the right-of-way.

35 G. On February 20, 2002, the council passed Ordinance 14296, declaring two
36 improved parcels as surplus to the county's needs and authorizing their sale to the public
37 by sealed bid (Parcels 3 and 5). No qualified bids were received for the parcels. In April,
38 2004, both parcels were again offered to the public by sealed bid. Both parcels received
39 acceptable offers, and have been sold.

40 H. It is the intent of the roads services division to sell the remaining eight parcels,
41 with the sale proceeds being returned to the roads capital budget.

42 I. Under K.C.C. 4.56.070, the department of transportation, roads services
43 division has declared all eight parcels surplus to its needs.

44 J. Notices were sent to county departments and none expressed an interest in the
45 properties.

46 K. The various cities, water, sewer, fire and school districts were notified
47 regarding the county's plan to surplus and sell the properties. None of the agencies
48 expressed an interest in the properties.

49 L. The real estate services section of the facilities maintenance division, property
50 services division finds the properties surplus to the county's present and foreseeable
51 needs.

52 M. Parcel 2 is outside of the urban incorporated area and is therefore unsuitable
53 for affordable housing.

54 N. Parcels 6, 16, 24 and 32 have homes which are too expensive to qualify for
55 affordable housing.

56 O. Parcels 17, 18 and 23 are in the city of Issaquah, are connected to sewer, and
57 have been found suitable for affordable housing.

58 P. The residence on Parcel 24 was originally programmed for demolition. Due to
59 design changes in the project, it was determined that the existing structure would not
60 have to be demolished and could be surplus and sold. The county has leased a portion
61 of the site to a wireless carrier and wishes to retain ownership of the leased portion of the
62 site and sell the reminder, which includes the residence. By using a portion of Parcel 23

63 and unused land from the adjacent storm water retention pond, a boundary line
64 adjustment will allow King County to sell Parcels 23 and 24 while retaining fee
65 ownership of the leased wireless site. The boundary line adjustment has been applied for
66 with the city of Issaquah.

67 Q. Under K.C.C. 4.56.100, when no county department or governmental agency
68 has expressed a need for surplus real property and the property does not meet the criteria
69 for affordable housing, the property may be offered for sale by public sealed bid. The
70 property may be listed and sold through a residential or commercial real estate listing
71 service if it is determined that the county will receive a greater return on real property by
72 selling to the general public.

73 R. The facilities management division, real estate services section has determined
74 that the county will receive a greater return on Parcels 2, 6, 16, 24 and 32 by listing the
75 property with a residential real estate listing service and selling them to the general public
76 instead of selling the property through a public sealed bid.

77 S. Under K.C.C. 4.56.100, when no county department or governmental agency
78 has expressed a need for surplus real property and the property does meet the criteria for
79 affordable housing, the county property is sold for on-site development of affordable
80 housing, which provides a public benefit, provided that the developer has been selected
81 through a request for proposals.

82 T. The county may, if it deems such action to be for the best public interest, reject
83 any and all bids, either written or oral, and withdraw the property from sale. The county
84 may then renegotiate the sale of the withdrawn property, providing the negotiated price is
85 higher than the highest rejected bid.

86 SECTION 2. The King County executive is hereby authorized to execute the
87 necessary documents to adjust lot lines and sell surplus Parcels 2, 6, 16, 24 and 32 by
88 listing the parcels with a residential listing service.

89 SECTION 3. The executive is authorized to execute the necessary documents to
90 sell surplus Parcels 17, 18 and 23 by request for proposals for affordable housing
91 development in accordance with K.C.C. 4.56.100. If a sale is not successfully negotiated
92 via request for proposal, the property will be offered for public sale in accordance with
93 K.C.C. 4.56.100.

94 SECTION 4. All parcels offered for sale will be offered with the asking price
95 being within range of the below-stated appraised values. The actual sales price shall be
96 deemed "acceptable" based on the asking price established at the time of sale. King
97 County reserves the right to reject any and all offers.

98	PROPERTY NAME AND		APPRAISED
99	<u>PARCEL</u>	<u>TAX ACCT. NO.</u>	<u>VALUE</u>
100	2	<u>Fraser Parcel</u>	\$375,000
101		222406-9086	
102	6	<u>Lowry Parcel</u>	\$250,000
103		222406-9054	
104	16	<u>Lamb Parcel</u>	\$575,000
105		222406-9120	
106	17	<u>Lamb Parcel</u>	\$175,000-340,000
107		222406-9119	
108	18	<u>Lamb Parcel</u>	\$175,000-365,000

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109		222406-9118	
110	23	<u>Buslach Parcel</u>	\$375,000
111		889000-0030	
112	24	<u>Molvik Parcel</u>	\$350,000
113		889000-0020	

Ordinance 15019

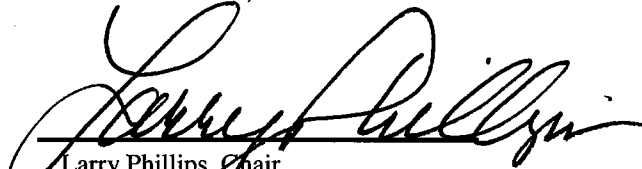
114 32 McHenry Parcel
115 222406-9130
116

RECEIVED
\$390,000
2004 OCT -7 PM 12:07
CLERK
KING COUNTY COUNCIL

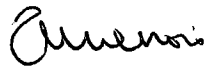
Ordinance 15019 was introduced on 9/7/2004 and passed as amended by the Metropolitan King County Council on 9/27/2004, by the following vote:

Yes: 12 - Mr. Phillips, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr. Pelz, Mr. McKenna, Mr. Ferguson, Mr. Hammond, Mr. Gossett, Mr. Irons, Ms. Patterson and Mr. Constantine
No: 0
Excused: 1 - Ms. Hague

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Larry Phillips, Chair

ATTEST:


Anne Noris, Clerk of the Council

APPROVED this 10 day of October, 2004.


Ron Sims, County Executive

Attachments A. Project Map, B. Parcel 2, C. Parcel 6, D. Parcel 16, E. Parcel 17, F. Parcel 18, G. Parcel 23 - See Parcel C on Exhibit J, H. Parcel 24 - See Parcel B on Exhibit J, I. Parcel 32, J. Boundary Line Adjustment

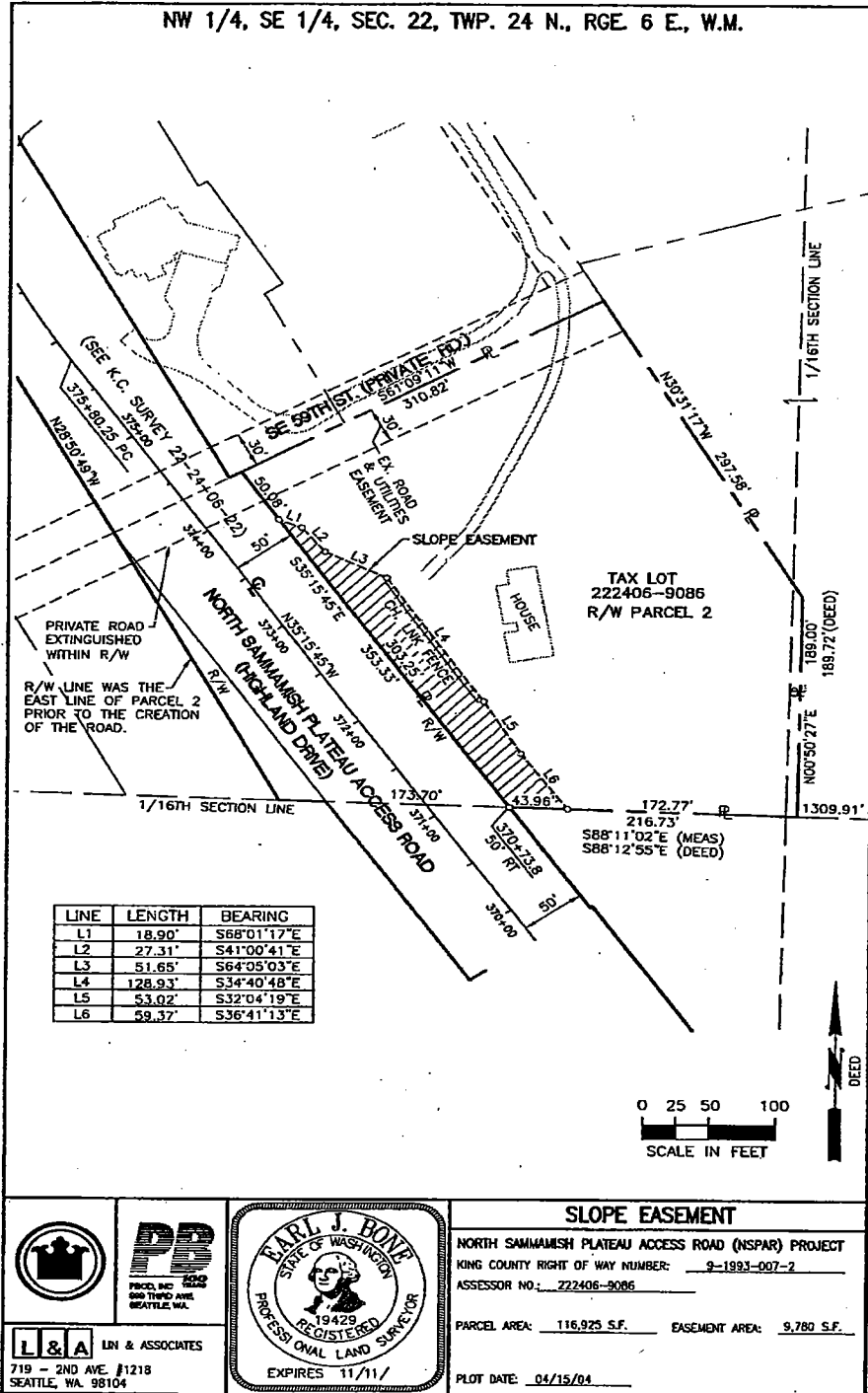
15019




Attachment A
Project Map

Attachment B
Parcel 2

15019

Attachment B Parcel 2



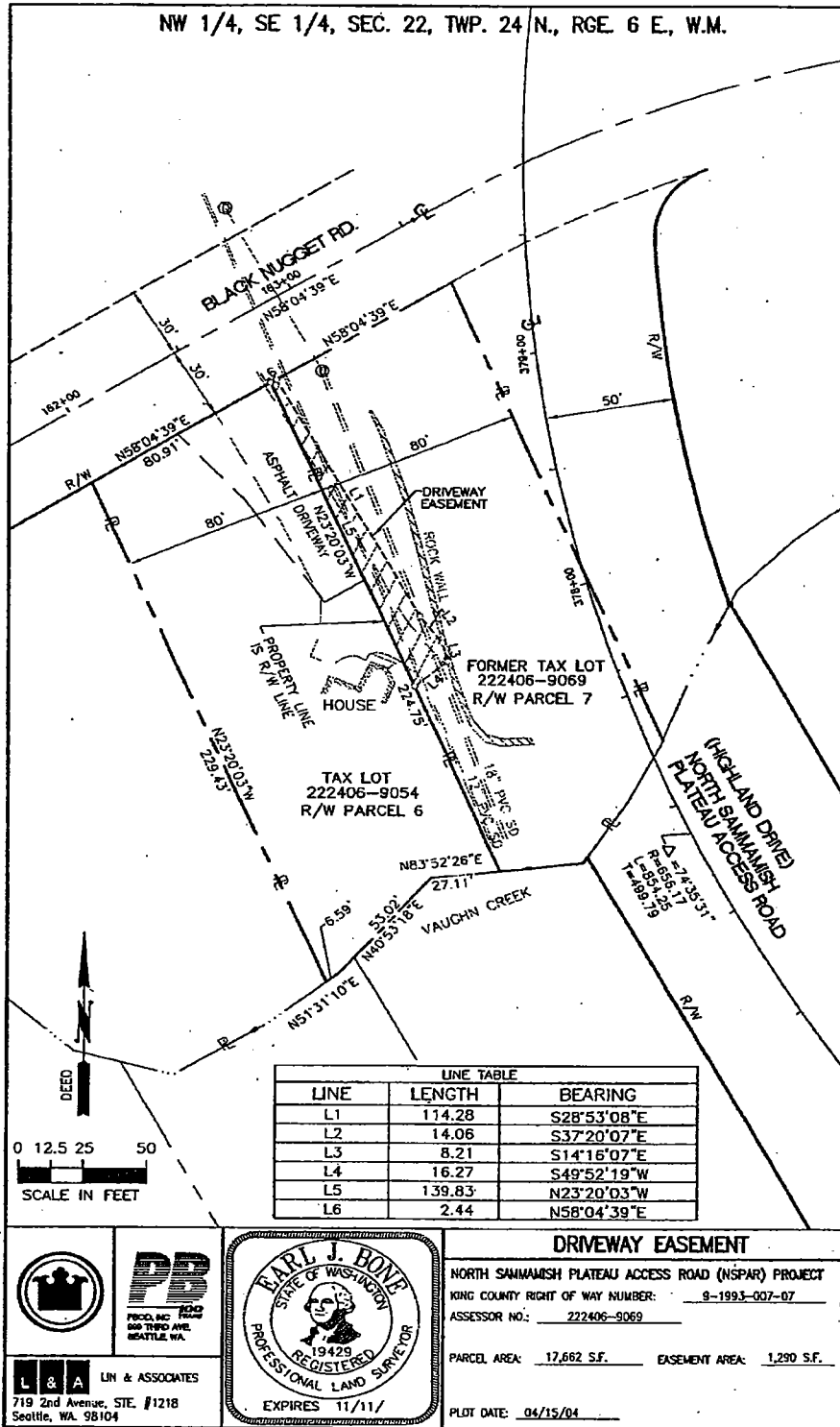
 L & A LIN & ASSOCIATES 719 - 2ND AVE. #1218 SEATTLE, WA. 98104	 PB PROCS, INC. 600 THIRD AVE. SEATTLE, WA.	 EARL J. BONE STATE OF WASHINGTON 19429 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 11/11/	<p style="text-align: center;">SLOPE EASEMENT</p> <p>NORTH SAMMAMISH PLATEAU ACCESS ROAD (NSPAR) PROJECT KING COUNTY RIGHT OF WAY NUMBER: <u>9-1993-007-2</u> ASSESSOR NO.: <u>222406-9086</u></p> <p>PARCEL AREA: <u>116,925 S.F.</u> EASEMENT AREA: <u>9,780 S.F.</u></p> <p>PLOT DATE: <u>04/15/04</u></p>
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Attachment C
Parcel 6

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Attachment C Parcel 6

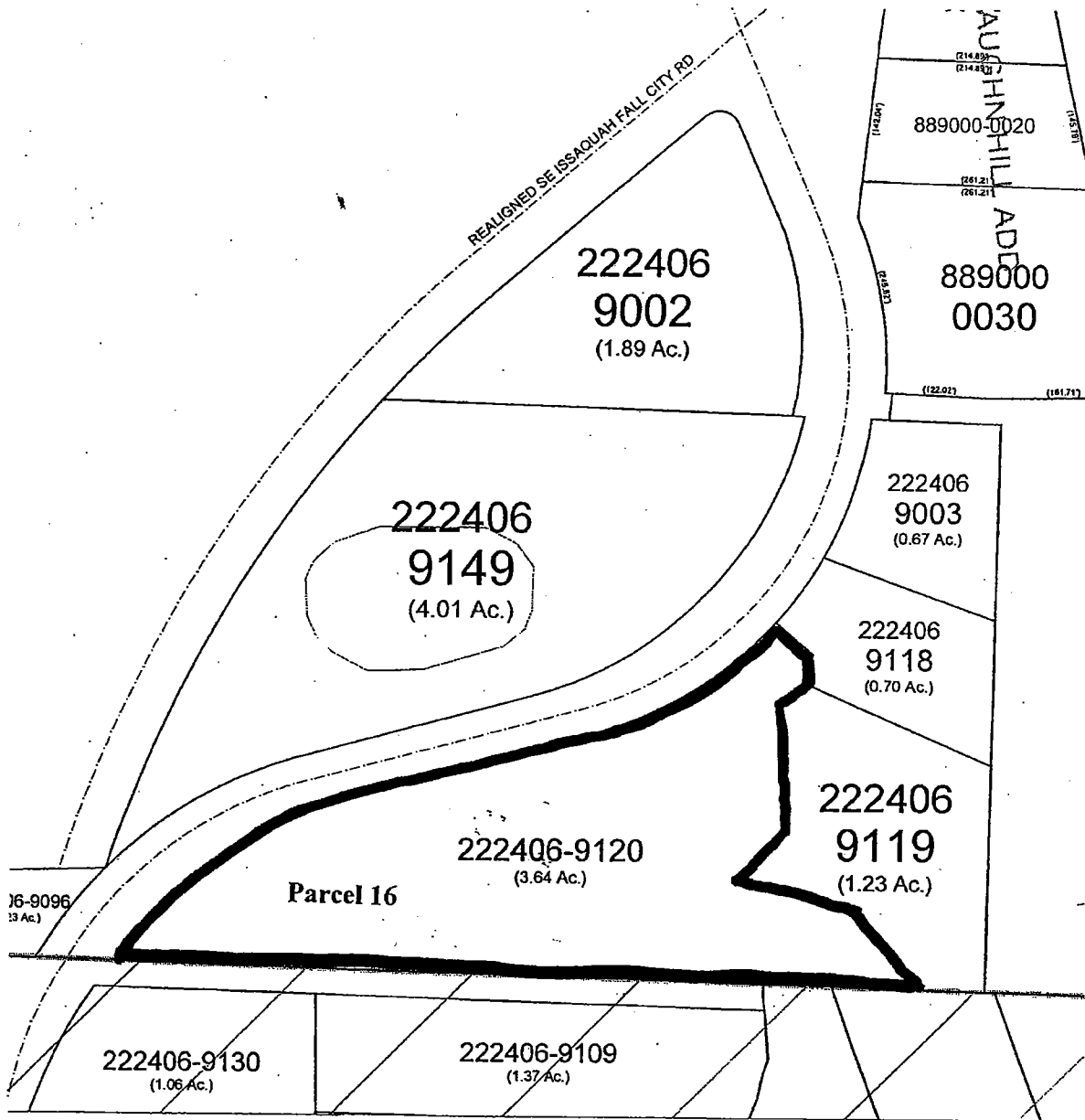


15019

Attachment D
Parcel 16

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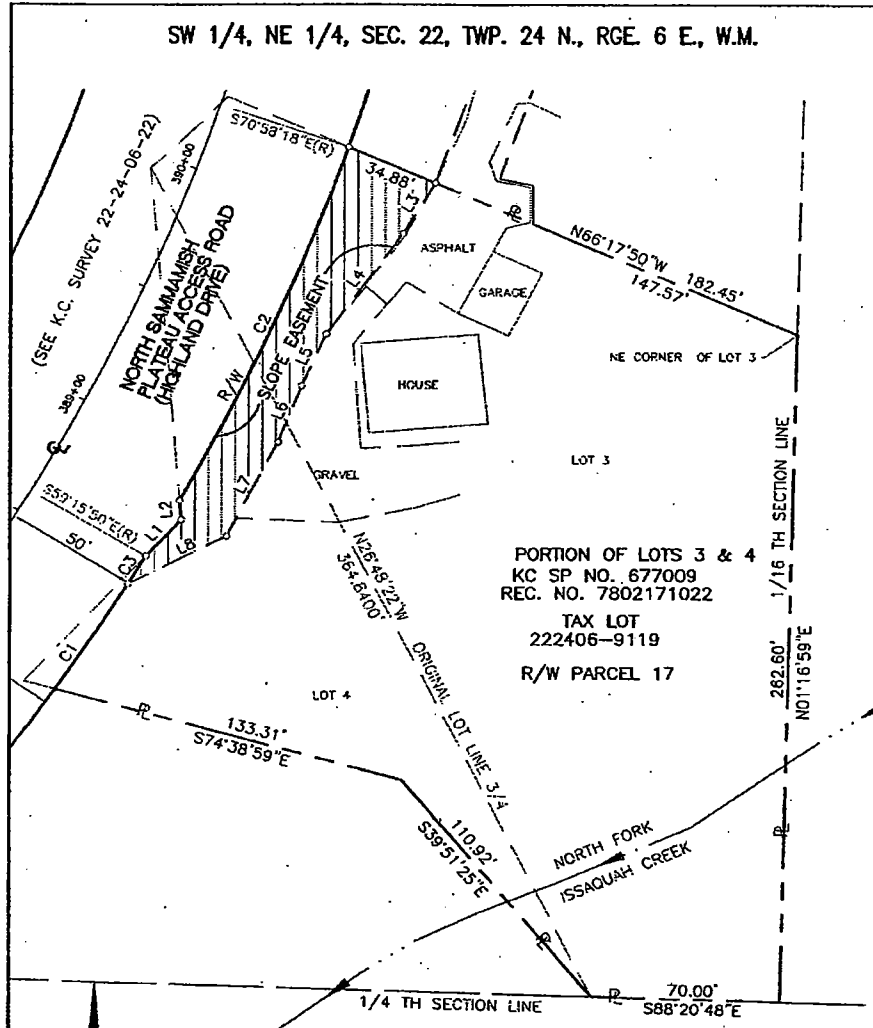
Attachment D
Parcel 16



15019

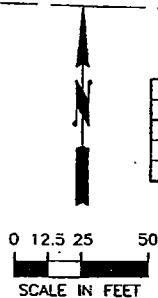
Attachment E
Parcel 17

Attachment E Parcel 17



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	03°15'30"	870.21'	49.49'
C2	10°02'54"	870.21'	152.62'
C3	00°50'45"	870.21'	12.85'

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.45'	S42°46'38"W
L2	7.59'	S04°53'26"E
L3	22.92'	N30°45'52"E
L4	48.72'	N35°30'27"E
L5	22.32'	N23°44'51"E
L6	23.87'	N20°57'54"E
L7	41.71'	N27°08'29"E
L8	41.24'	N62°51'35"E



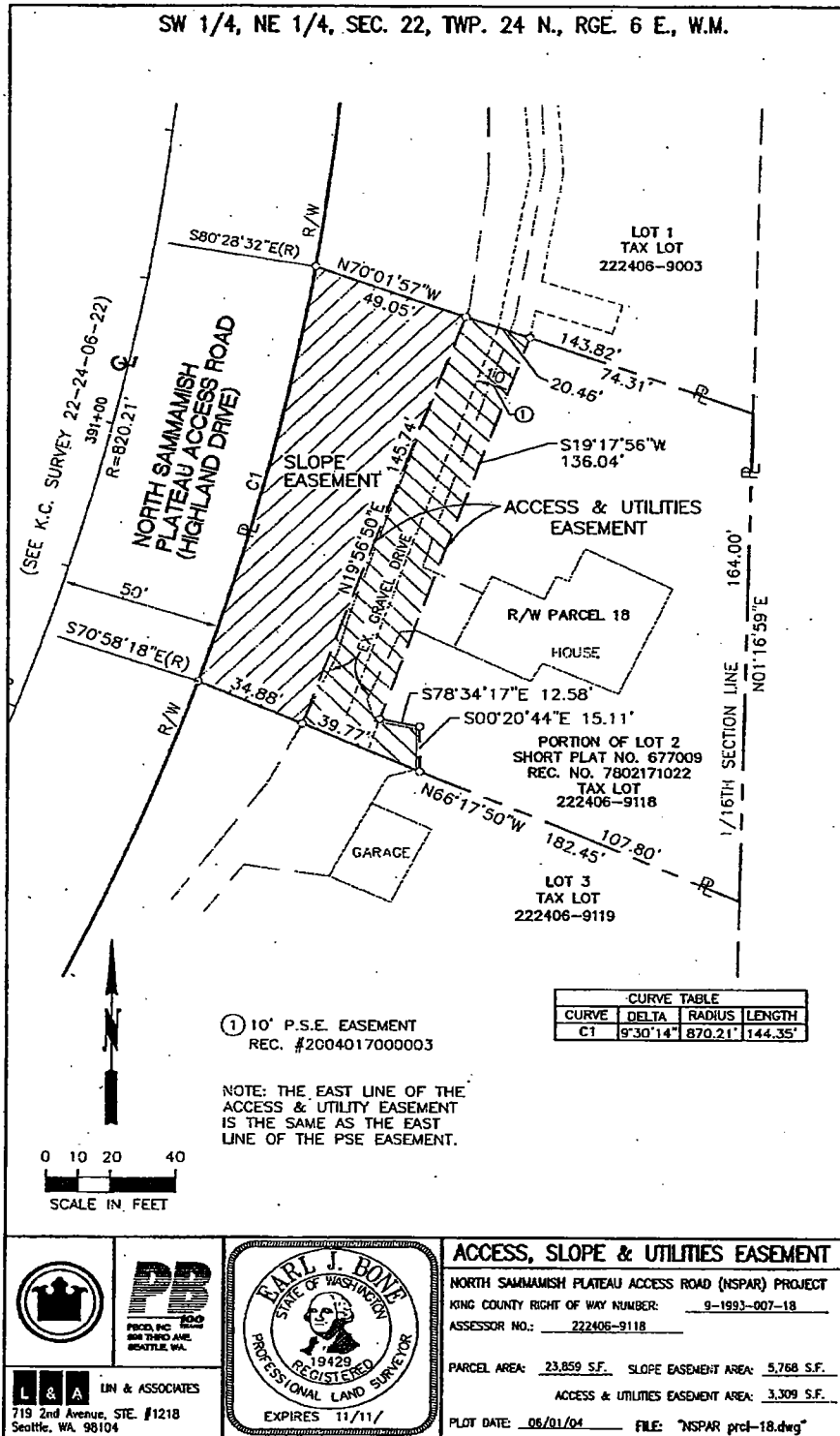
<p>L & A UN & ASSOCIATES 719 2nd Avenue, STE #1218 Seattle, WA 98104</p>	<p>EARL J. BONE STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR 19429 EXPIRES 11/11</p>	SLOPE EASEMENT	
		NORTH SAMMAMISH PLATEAU ACCESS ROAD (NSPAR) PROJECT KING COUNTY RIGHT OF WAY NUMBER: 9-1993-007-17 ASSESSOR NO.: 222406-9119 PARCEL AREA: 55,974 S.F. EASEMENT AREA: 4,038 S.F. PLOT DATE: 06/01/04 FILE: "NSPAR prcd-17.dwg"	

Attachment F
Parcel 18

15019

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Attachment F Parcel 18



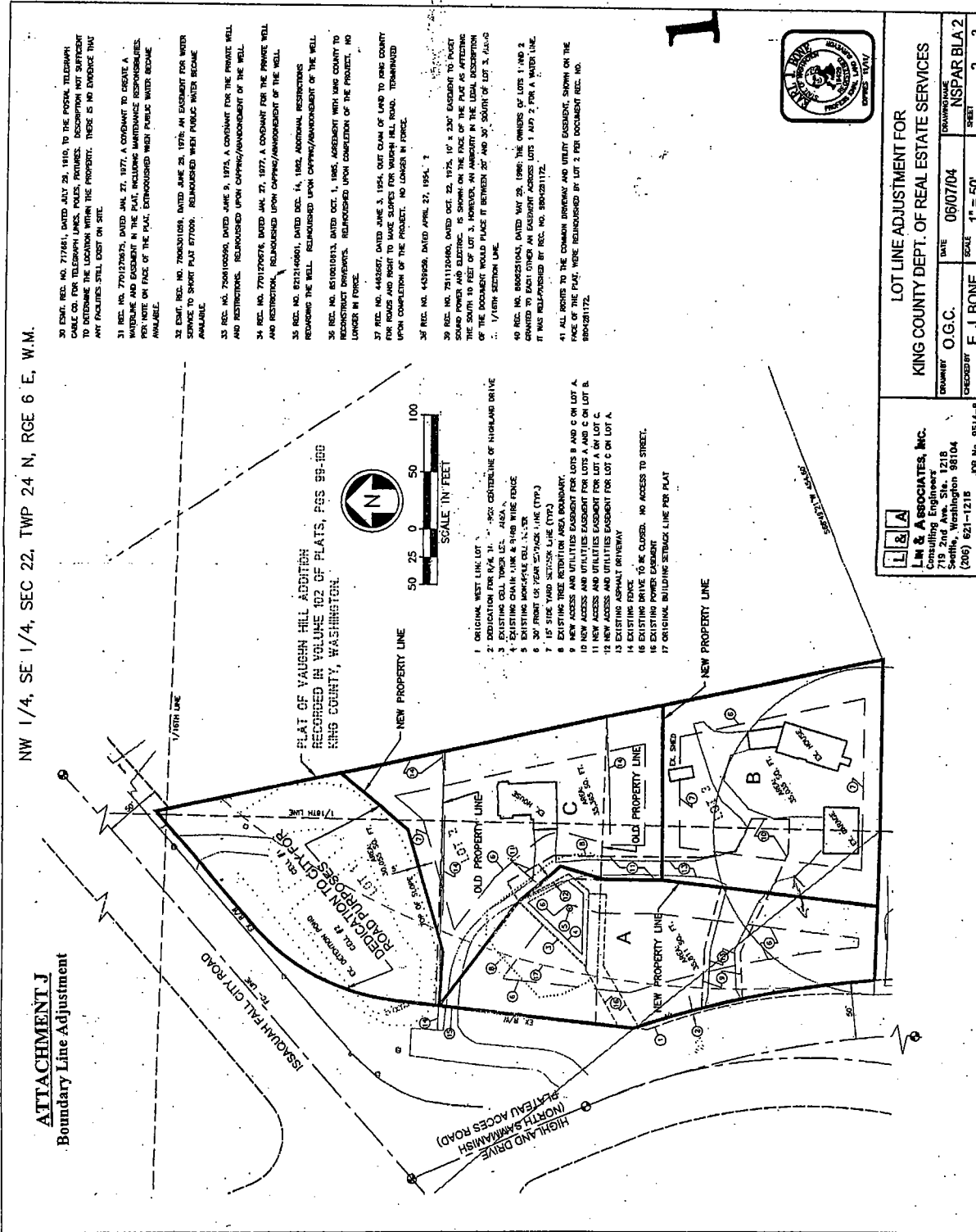
15019

**Attachment G
Parcel 23**

See Parcel C on Exhibit J

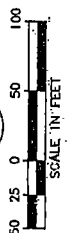
ATTACHMENT J
Boundary Line Adjustment

NW 1/4, SE 1/4, SEC 22, TWP 24 N, RGE 6 E, W.M.



- 1 ORIGINAL WEST LINE LOT
- 2 DEDICATION FOR R/W TO 1/8" CENTERLINE OF HIGHLAND DRIVE
- 3 EXISTING CHAIN LINK 48" HIGH WIRE FENCE
- 4 EXISTING WOOD-PALE CHAIN LINK
- 5 30' FRONT OR YARD SETBACK LINE (TYP)
- 6 15' SIDE YARD SETBACK LINE (TYP)
- 7 EXISTING TREE RETENTION AREA BOUNDARY
- 8 NEW ACCESS AND UTILITIES EASEMENT FOR LOTS B AND C ON LOT A
- 9 NEW ACCESS AND UTILITIES EASEMENT FOR LOT A AND C ON LOT B
- 10 NEW ACCESS AND UTILITIES EASEMENT FOR LOT A ON LOT C
- 11 EXISTING ASPHALT DRIVEWAY
- 12 EXISTING FENCE
- 13 EXISTING DRIVE TO BE CLOSED. NO ACCESS TO STREET.
- 14 EXISTING POWER EASEMENT
- 15 ORIGINAL BUILDING SETBACK LINE PER PLAT
- 16 NEW PROPERTY LINE
- 17 OLD PROPERTY LINE

PLAT OF VAUGHAN HILL ADDITION
RECORDED IN VOLUME 182 OF PLATS, PAGES 99-100
KING COUNTY, WASHINGTON.



LOT LINE ADJUSTMENT FOR	
KING COUNTY DEPT. OF REAL ESTATE SERVICES	
TRAVELER	DATE
O.G.C.	06/07/04
CHECKED BY	SCALE
E. J. BONE	1" = 50'
PROJECT	SHEET
NSPARE B/LA 2	2 of 3

L & A
L & A ASSOCIATES, INC.
Consulting Engineers
719 2nd Ave. Ste. 1218
Seattle, Washington 98104
(206) 621-1218 JOB No. 9514-8

15019

6/16/04
EJB

**Attachment H
PARCEL 24**

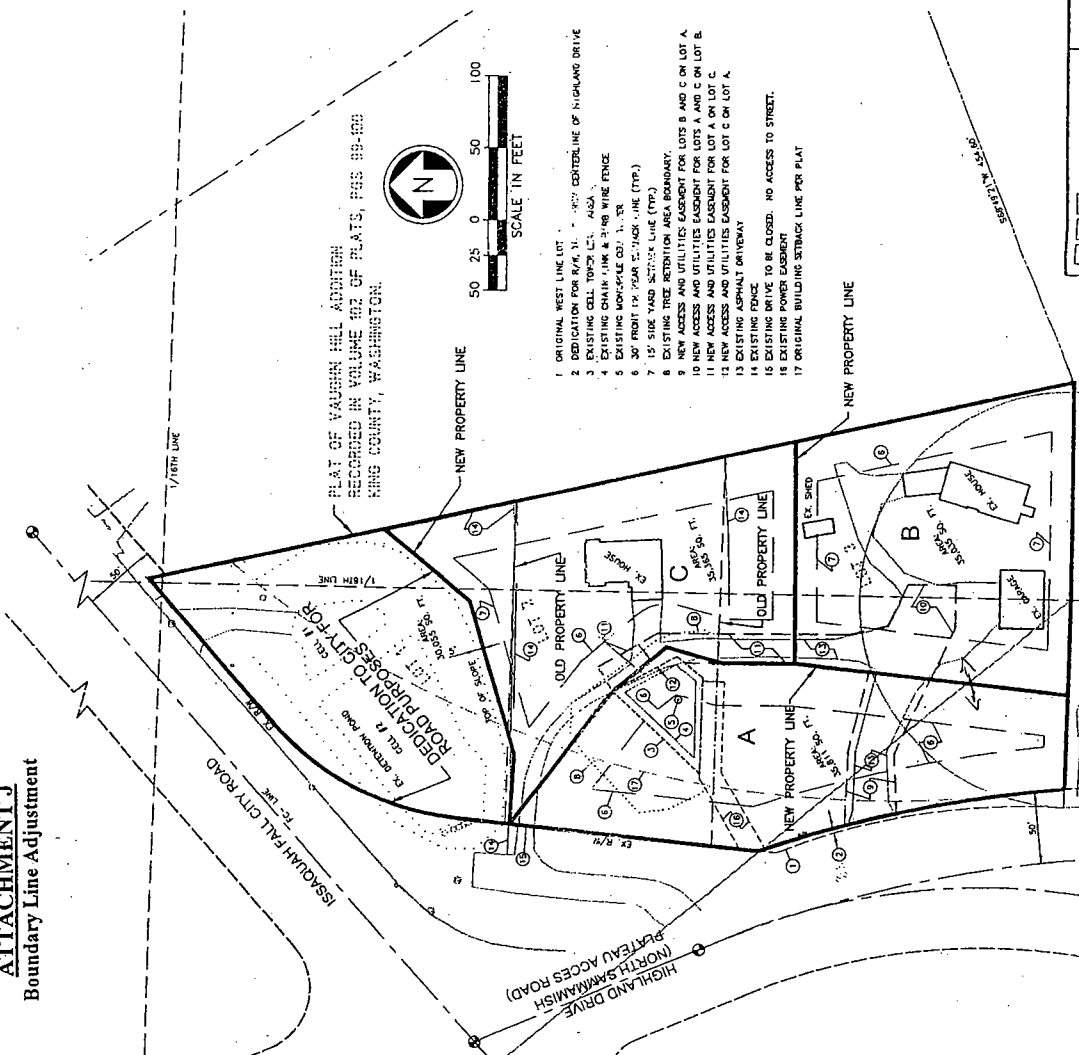
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SEE PARCEL B ON EXHIBIT J

6/16/04
SJB

NW 1/4, SE 1/4, SEC 22, TWP 24 N, RGE 6 E, W.M.

ATTACHMENT J
Boundary Line Adjustment



- 30 CMC REC. NO. 717661, DATED JULY 29, 1910, TO THE POSTAL TELEGRAPH CABLE CO. FOR TELEGRAPH LINE. DESCRIPTION NOT SUFFICIENT TO DETERMINE THE LOCATION WITHIN THE PROPERTY. THERE IS NO EVIDENCE THAT ANY FACILITIES STILL EXIST ON SITE.
- 31 REC. NO. 7701270675, DATED JAN. 27, 1977, A COVENANT TO CREATE A WATERLINE AND EASEMENT IN THE PLAT, INCLUDING MAINTENANCE RESPONSIBILITIES. PER NOTE ON FACE OF THE PLAT, EXTINGUISHED WHEN PUBLIC WATER BECAME AVAILABLE.
- 32 REC. REC. NO. 7803010551, DATED JUNE 29, 1978, AN EASEMENT FOR WATER SERVICE ON SHORT PLAT 87009. RELINQUISHED WHEN PUBLIC WATER BECAME AVAILABLE.
- 33 REC. NO. 7598100390, DATED JUNE 9, 1975, A COVENANT FOR THE PRIVATE WELL AND RESTRICTIONS. RELINQUISHED UPON CAPPING/ABANDONMENT OF THE WELL.
- 34 REC. NO. 7701270676, DATED JAN. 27, 1977, A COVENANT FOR THE PRIVATE WELL AND RESTRICTIONS. RELINQUISHED UPON CAPPING/ABANDONMENT OF THE WELL.
- 35 REC. NO. 8271140801, DATED DEC. 14, 1982, ADDITIONAL RESTRICTIONS REGARDING THE WELL. RELINQUISHED UPON CAPPING/ABANDONMENT OF THE WELL.
- 36 REC. NO. 8510010913, DATED OCT. 1, 1985, AGREEMENT WITH KING COUNTY TO RECONSTRUCT DRAINWAYS. RELINQUISHED UPON COMPLETION OF THE PROJECT. NO LONGER IN FORCE.
- 37 REC. NO. 4425887, DATED JUNE 3, 1964, OUT OF CLAW OF LAND TO KING COUNTY FOR ROADS AND RIGHT TO MAKE SLOPES FOR VAUGHN HILL ROAD. TERMINATED UPON COMPLETION OF THE PROJECT. NO LONGER IN FORCE.
- 38 REC. NO. 4439355, DATED APRIL 27, 1954, ?
- 39 REC. NO. 7511120460, DATED OCT. 22, 1975, 10' x 230' EASEMENT TO PUEBT SOUND POWER AND ELECTRIC. IS SHOWN ON THE FACE OF THE PLAT AS AFFECTING THE SOUTH 10 FEET OF LOT 3. HOWEVER, AN AMBIGUITY IN THE LEGAL DESCRIPTION OF THE DOCUMENT WOULD PLACE IT BETWEEN 20' AND 30' SOUTH OF LOT 3, 1/410 SECTION LINE.
- 40 REC. NO. 8068251043, DATED MAY 29, 1986, THE OWNERS OF LOTS 1 AND 2 GRANTED TO EACH OTHER AN EASEMENT ACROSS LOTS 1 AND 2, FOR A WATER LINE IT WAS RELINQUISHED BY REC. NO. 8804281172.
- 41 ALL RIGHTS TO THE COMMON DRIVEWAY AND UTILITY EASEMENTS, SHOWN ON THE FACE OF THE PLAT, WERE RELINQUISHED BY LOT 3 PER DOCUMENT REC. NO. 9804281172.



LOT LINE ADJUSTMENT FOR	
KING COUNTY DEPT. OF REAL ESTATE SERVICES	
DRAWN BY	O.G.C.
DATE	06/07/04
CHECKED BY	E. J. BONE
SCALE	1" = 50'
DRAWING TITLE	NSPAR BLA 2
SHEET	2 of 3

L & A
Lin & Associates, Inc.
Boundary Line Services
719 2nd Ave. Ste. 1218
Seattle, Washington 98104
(206) 621-1218
JOB No. 9514-B

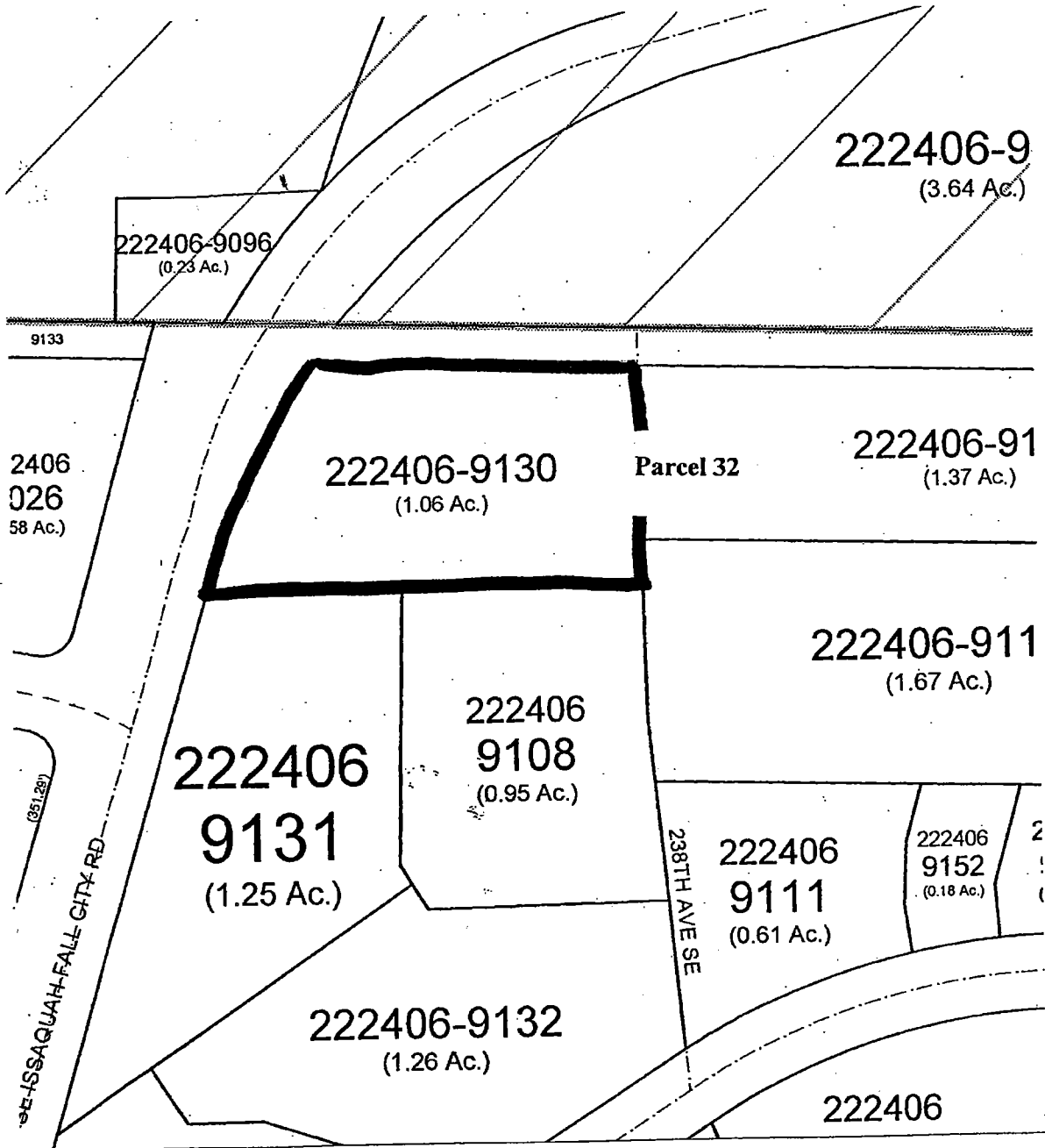
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Attachment I
PARCEL 32

Attachment I
PARCEL 32

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**ATTACHMENT J
BOUNDARY LINE ADJUSTMENT**

15019

NW 1/4, SE 1/4, SEC 22, TWP 24 N, R0E 6 E, W.M.

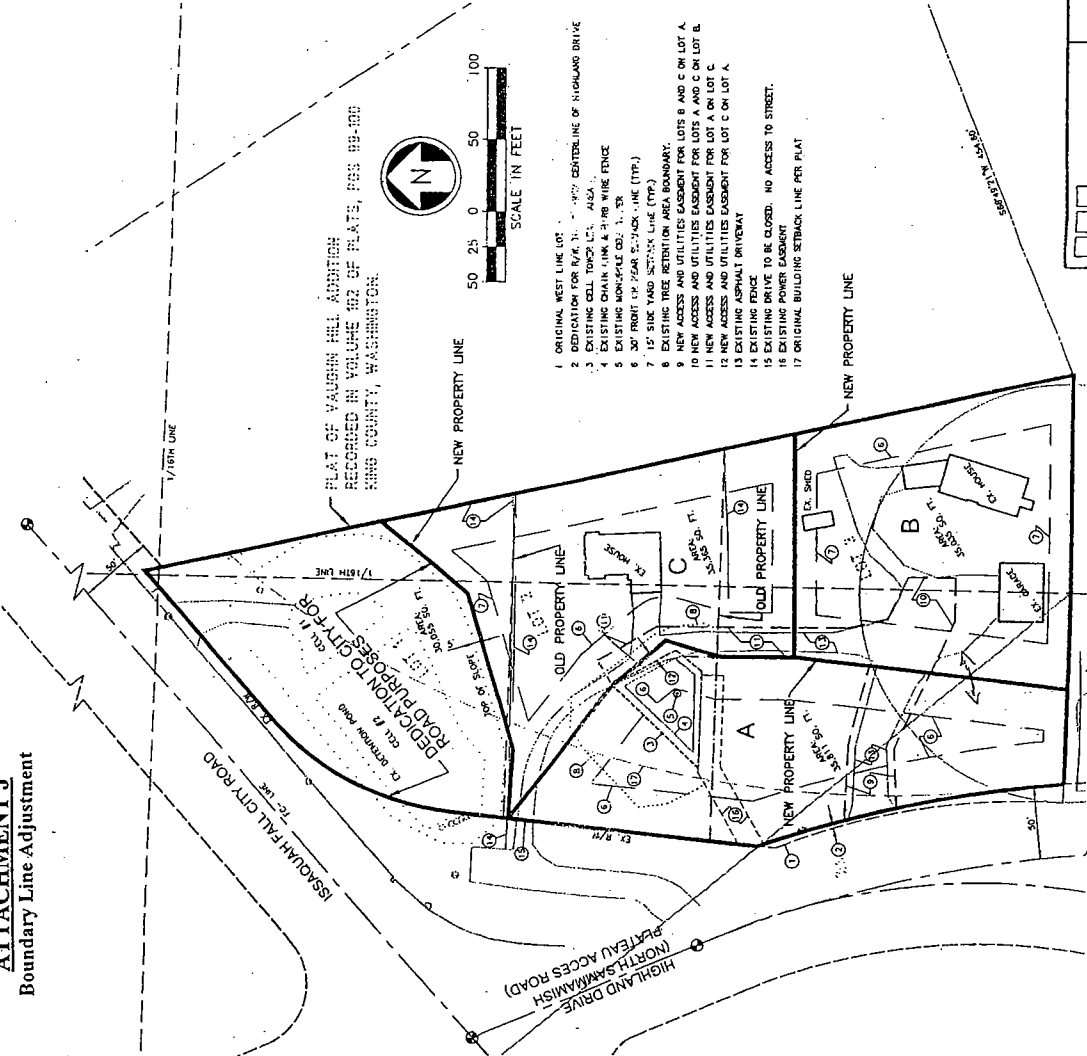
ATTACHMENT J
Boundary Line Adjustment

6/16/04
SIB

- 30 EXH. REC. NO. 717861, DATED JULY 29, 1910, TO THE POSTAL TELEGRAPH CABLE CO. FOR TELEGRAPH LINES, POLES, FUTURES. DESCRIPTION NOT SUFFICIENT TO DETERMINE THE LOCATION WITHIN THE PROPERTY. THERE IS NO EVIDENCE THAT ANY FACILITIES STILL EXIST ON SITE.
- 31 REC. NO. 7701270675, DATED JAN. 27, 1977, A COVENANT TO CREATE A WATERLINE AND EASEMENT IN THE PLAT, INCLUDING MAINTENANCE RESPONSIBILITIES FOR A PORTION OF THE PLAT, EXHIBITED WITH PUBLIC WATER BECOME AVAILABLE.
- 32 EXH. REC. NO. 7606301059, DATED JUNE 29, 1979, AN EASEMENT FOR WATER SERVICE TO SHORT PLAT 877029. RELINQUISHED WHEN PUBLIC WATER BECAME AVAILABLE.
- 33 REC. NO. 7596100590, DATED JUNE 9, 1975, A COVENANT FOR THE PRIVATE WELL AND RESTRICTIONS. RELINQUISHED UPON CAPPING/ABANDONMENT OF THE WELL.
- 34 REC. NO. 7701270675, DATED JAN. 27, 1977, A COVENANT FOR THE PRIVATE WELL AND RESTRICTIONS. RELINQUISHED UPON CAPPING/ABANDONMENT OF THE WELL.
- 35 REC. NO. 8212140801, DATED DEC. 14, 1982, ADDITIONAL RESTRICTIONS REGARDING THE WELL. RELINQUISHED UPON CAPPING/ABANDONMENT OF THE WELL.
- 36 REC. NO. 8518018153, DATED OCT. 1, 1985, AGREEMENT WITH KING COUNTY TO RECORD EASEMENTS. RELINQUISHED UPON COMPLETION OF THE PROJECT. NO LONGER IN FORCE.
- 37 REC. NO. 4482687, DATED JUNE 3, 1984, OUT CALL OF LAND TO KING COUNTY FOR ROADS AND RIGHT TO MAKE SLOPES FOR VAUGHN HILL ROAD. TERMINATED UPON COMPLETION OF THE PROJECT. NO LONGER IN FORCE.
- 38 REC. NO. 4439939, DATED APRIL 27, 1984, ?
- 39 REC. NO. 751120480, DATED OCT. 22, 1975, 10' x 230' EASEMENT TO PLUGGE SOUND POWER AND ELECTRIC. IS SHOWN ON THE FACE OF THE PLAT AS AFFECTING THE SOUTH 10 FEET OF LOT 3. HOWEVER, AN AMBIGUITY IN THE LEGAL DESCRIPTION OF THE DOCUMENT WOULD PLACE IT BETWEEN 20' AND 30' SOUTH OF LOT 3, JULIUS ? 1/16TH SECTION LINE.
- 40 REC. NO. 8006251043, DATED MAY 29, 1986, THE OWNERS OF LOTS 1 AND 2 OWNED EACH OTHER AN EASEMENT ACROSS LOTS 1 AND 2 FOR A WATER LINE. IT WAS RELINQUISHED BY REC. NO. 8004281172.
- 41 ALL RIGHTS TO THE COMMON DRIVEWAY AND UTILITY EASEMENT SHOWN ON THE FACE OF THE PLAT, WERE RELINQUISHED BY LOT 2 PER DOCUMENT REC. NO. 8904281172.



L & A LIN & ASSOCIATES, INC. Consulting Engineers 719 2nd Avenue, Suite 1218 Seattle, Washington 98104 (206) 621-1218 JOB No. 9514-B		LOT LINE ADJUSTMENT FOR KING COUNTY DEPT. OF REAL ESTATE SERVICES DRAWN BY: O.G.C. DATE: 06/07/04 CHECKED BY: E. J. BONE SCALE: 1" = 50' SHEET: NSPAR BLA 2 2 OF 3	
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- 1 ORIGINAL WEST LINE LOT
- 2 REDUCTION FOR R/A 11' x 100' CENTERLINE OF HIGHLAND DRIVE
- 3 EXISTING COLL. TOWER, L.C. 405A
- 4 EXISTING CHAIR LUMBER 2" PER SHIRE FENCE
- 5 EXISTING NON-PERMANENT DR. 1' x 3'
- 6 30' FRONT YARD SETBACK LINE (TYP.)
- 7 15' SIDE YARD SETBACK LINE (TYP.)
- 8 EXISTING TREE RETENTION AREA BOUNDARY
- 9 NEW ACCESS AND UTILITIES EASEMENT FOR LOTS B AND C ON LOT A.
- 10 NEW ACCESS AND UTILITIES EASEMENT FOR LOTS A AND C ON LOT B.
- 11 NEW ACCESS AND UTILITIES EASEMENT FOR LOT A ON LOT C.
- 12 NEW ACCESS AND UTILITIES EASEMENT FOR LOT C ON LOT A.
- 13 EXISTING ASPHALT DRIVEWAY
- 14 EXISTING FENCE TO BE CLOSED. NO ACCESS TO STREET.
- 15 EXISTING POWER EASEMENT
- 16 EXISTING POWER EASEMENT
- 17 ORIGINAL BUILDING SETBACK LINE PER PLAT

15019