



Legislation Details (With Text)

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Title: AN ORDINANCE authorizing King County's sale of improved property, located at 22621 SE 206th Street, Maple Valley, within council district nine.

Sponsors: Dow Constantine, Reagan Dunn, Larry Phillips

Indexes: Maple Valley, City of, Property

Code sections:

Attachments: 1. 15888.pdf, 2. 2007-0347 Staff Report - West Property surplus sale (7-18-07).doc, 3. 2007-0347 Attachment A. to transmittal letter West Property Vicinity Map.pdf, 4. 2007-0347 Attachment B. to transmittal letter Boundary Line Adjustments.pdf, 5. 2007-0347 Fiscal NoteWestProperty.xls, 6. 2007-0347 Taylor Creek.ppt, 7. 2007-0347 transmittal Letter.doc, 8. A. Legal Description of Parcel 511240-0040, 9. B. Purchase and Sale Agreement Between King County and Robert J. and Denise R. Whitbeck, dated April 10, 2007, 10. B. Purchase and Sale Agreement Between King County and Robert J. and Denise R. Whitbeck, dated April 10, 2007, 11. REVISED Staff Report 8-1-07, 12. Staff Report 8-01-07

Date	Ver.	Action By	Action	Result
8/20/2007	2	Metropolitan King County Council	Hearing Held	
8/20/2007	2	Metropolitan King County Council	Passed	Pass
8/1/2007	2	Capital Budget Committee	Recommended Do Pass Substitute Consent	
7/17/2007	1	Growth Management and Natural Resources Committee	Deferred	
7/16/2007	1	Metropolitan King County Council	Introduced and Referred	

Clerk 8/2/2007

AN ORDINANCE authorizing King County's sale of improved property, located at 22621 SE 206th Street, Maple Valley, within council district nine.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings:

A. The water and land resources division of King County's department of natural resources and parks is custodian of a parcel known as the West Property (West), located at 22621 SE 206th Street, in Maple Valley.

West's assessor parcel number 511240-0040 has 5.01 acres, a residence, small barn, and several outbuildings. It

is located adjacent to the county's Taylor Creek flood reduction and habitat restoration project, which was substantially completed in 2006.

B. West was acquired as an 11-acre parcel in spring of 2004 for use in the Taylor Creek restoration. A five-acre portion of the west parcel was unnecessary to the project. The water and land resources division determined that the highest and best use of this remaining west acreage would be a boundary line adjustment with an unutilized portion of the parcel to the south, which had also been purchased for the project. The boundary line adjustment (#L04L0077) was allowed under K.C.C. chapter 19A.08 and recorded in January 2005 (recording no. 20050222900014), creating West as a marketable residential property.

C. In 2006, the water and land resources division determined that the newly defined 5-acre West property was not necessary for recreational, open space, or public park use, but that a permanent planting easement of approximately one quarter acre on the southwest side of the west parcel must be reserved to fulfill Taylor Creek's stream buffer requirements. With an intended sale of this parcel subject to the planting easement reservation, water and land resources division declared the property surplus to its needs.

D. Pursuant to K.C.C. 4.56.100, the facilities management division determined that West also does not meet the criteria for affordable housing.

E. Notices were circulated to other county departments and to various cities, water, sewer, fire and school districts regarding the county's plan to surplus and sell the property. None of the agencies expressed interest.

F. Pursuant to K.C.C. 4.56.100, in December 2006, King County's facilities management division declared west surplus to the county's present and foreseeable needs.

G. Pursuant to K.C.C. 4.56.100, King County's facilities management division listed West for sale with the northwest multiple listing service, and an offer has been accepted for two hundred ninety-five thousand one hundred dollars, from buyers Robert J. and Denise R. Whitbeck. Buyer's contingencies have been satisfied and this sale is poised to close upon council approval.

H. Pursuant to K.C.C. 4.56.080, the council must approve sale of county-owned real property. The proposed ordinance authorizes the executive to execute the purchase and sale agreement attached hereto as Attachment B to this ordinance.

SECTION 2. The King County council, having determined that the land described in Attachment A to this ordinance is surplus to the needs of the county, and having determined that sale of the west property is in the best interest of the public, does hereby authorize the King County executive to sell the property pursuant to the terms of

the purchase and sale agreement, Attachment B to this ordinance, and to execute the necessary documents to deliver the West property to the buyers.