



## Legislation Text

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**File #:** 2004-0464, **Version:** 2

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clerk 09/16/2004

AN ORDINANCE authorizing the surplus and sale of three county-owned properties, known as the Woodinville Fire District/Kaplan properties, located in council district 3.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

**SECTION 1. Findings:**

- A. King County parks division acquired three parcels of property totaling 20.85 acres, known as the Woodinville Fire District/Kaplan properties.
- B. Parcel 102605-9173 (Parcel A) was purchased from Woodinville Fire Life and Safety in September 1999 and Parcels 102605-9048 (Parcel B-1) and 102605-9167 (Parcel B-2) were purchased in April 1997 from Mr. Charles Kaplan.
- C. The intent of the purchase was to develop soccer fields in association with the Northshore Youth Soccer Association.
- D. Due to wetlands and zoning restrictions, and inclusion of the property in the agricultural production district, it was determined that development of non-agricultural facilities would not be allowed.
- E. The Woodinville Farmers Market currently uses a portion of the property for agricultural purposes.
- F. It is the intent of the parks division to keep the property in agricultural use by selling the three-acre parcel (Parcel A) to the Friends of the Woodinville Farmers Market.
- G. It is further intended by the parks division to divest itself of the land (Parcels B-1 and B-2) by selling them to the Friends of the Woodinville Farmers Market.

H. The parks division will retain the development rights to Parcels B-1 and B-2 with the intent to sell the rights to the Farmlands Preservation Program for an amount to be determined at a later date.

I. Selling the property to the Friends of the Woodinville Farmers Market will retain its agricultural nature and provide a valuable public benefit.

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

K. The various cities, water, sewer, fire and school districts were notified regarding the county's plan to surplus and sell the properties.

L. Under K.C.C. 4.56.070, the properties known as Parcels A, B-1 and B-2 has been declared surplus to the needs of the King County Department of natural resources and parks, parks division, for the purpose of sale to the Friends of the Woodinville Farmers Market.

M. Under K.C.C. 4.56.100, unique circumstances exist, which make a direct negotiated sale to the Friends of the Woodinville Farmers Market in the best interest of the public.

N. The real estate services section of the facilities maintenance division property services division finds the properties surplus to the county's present and foreseeable needs.

SECTION 2. The King County executive is hereby authorized to execute the necessary documents to sell surplus King County parks property to the Friends of the Woodinville Farmers Market and retain the development rights for later transfer to the Farmland Preservation Program in accordance with K.C.C. 4.56.100.

	PROPERTY NAME AND	APPRAISED
<u>PARCEL</u>	<u>TAX ACCT. NO.</u>	<u>VALUE</u>
A	<u>Woodinville Fire District Parcel</u> 102605-9173	\$ \$352,000.00
B-1	<u>Kaplan Parcel</u> 102605-9048	\$

B-2

Kaplan Parcel

\$

102605-9167