



Legislation Details (With Text)

File #:	2005-0316	Version:	2
Type:	Ordinance	Status:	Passed
File created:	7/25/2005	In control:	Natural Resources and Utilities Committee
On agenda:		Final action:	9/12/2005
Enactment date:	9/21/2005	Enactment #:	15275
Title:	AN ORDINANCE authorizing the King County executive to enter into an exchange of a small portion of one county owned, undeveloped property for one privately owned, undeveloped parcel, within council district three.		
Sponsors:	Carolyn Edmonds		
Indexes:	Property		
Code sections:			
Attachments:	1. Ordinance 15275.pdf, 2. 2005-0316 Fiscal Note, 3. 2005-0316 Revised Staff Report Solid Waste Property exchange.doc, 4. 2005-0316 Staff Report Solid Waste Property exchange.doc, 5. 2005-0316 Transmittal Letter.doc, 6. A. Real Estate Purchase & Sale Agreement, 7. A. Real Estate Purchase & Sale Agreement		

Date	Ver.	Action By	Action	Result
9/12/2005	2	Metropolitan King County Council	Hearing Held	
9/12/2005	2	Metropolitan King County Council	Passed	Pass
9/1/2005	2	Natural Resources and Utilities Committee	Recommended Do Pass Substitute Consent	Pass
7/25/2005	1	Metropolitan King County Council	Introduced and Referred	

Clerk 09/07/2005

AN ORDINANCE authorizing the King County executive to enter into an exchange of a small portion of one county owned, undeveloped property for one privately owned, undeveloped parcel, within council district three.

STATEMENT OF FACTS:

1. King County owns parcel 272308-9004, described in Attachment A to this ordinance, Exhibits A1 and A2, currently known as the Cedar Falls Drop Box. The county wishes to sell a small portion of the drop box lying northeast of Cedar Falls Road NE. This undeveloped portion is completely separated from the remainder of the drop box by the roadway and lies unused.

WAMCO, Inc., wishes to purchase this portion and create a buildable tax lot in order to develop

one single-family residence.

2. WAMCO, Inc., owns parcel 262308-9050, further described in Attachment A to this ordinance, Exhibits B1 and B2, lying immediately adjacent to the west side of the drop box.

King County wishes to purchase this parcel because it will expand the square footage of the drop box, give county ownership of the access road into the drop box, and will remove the county's encroachment by such access road over this parcel. A boundary line adjustment will occur between WAMCO, Inc.'s parcel and the drop box to satisfy K.C.C. chapter 19A.08.

3. The appraised value of the county portion is sixty two thousand dollars, and the value of the WAMCO, Inc. parcel is twenty thousand dollars. The difference of forty two thousand dollars will be paid to the county by WAMCO, Inc.

4. In October 2004 the department of natural resources and parks, solid waste division, declared the described portion of 272308-9004 as surplus to its needs.

5. Notices were circulated to other county departments and none expressed interest in the portion.

6. Pursuant to K.C.C. 4.56.100, the facilities management division has therefore determined that this portion of the drop box is surplus to the county's present and foreseeable needs, and that it does not meet the criteria for affordable housing.

7. The King County council determines that unique circumstances make a negotiated direct sale in the best interests of the public, pursuant to K.C.C. 4.56.100.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County council, having determined that the land described in Attachment A to this ordinance, Exhibits A1 and A2, is surplus to the needs of King County, and having determined that this exchange for real property is in the best interest of the public, does hereby authorize the King County executive to enter into an exchange as described in Attachment A to this ordinance, and to execute the necessary documents to deliver the King

County portion of the drop box described in exchange for the parcel owned by WAMCO, Inc., along with the cash compensation.