

1 December 9, 1985

INTRODUCED BY: LOIS NORTH
GARY GRANT
BRUCE LAING
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CYNTHIA SULLIVAN
RUBY CHOW
PROPOSED NO. 85-639

ORDINANCE NO. 7427

AN ORDINANCE directing Executive Action on the remaining parcels of land offered for participation and inclusion in the Third Selection Round of the Farmlands Preservation Program.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. A) The King County council accepts offers for the sale of development rights on the following properties described below at the values indicated. Exhibit A to this ordinance, incorporated herein by this reference, contains the offer documents which provide a more complete description of the subject properties. The council directs the executive to implement these contracts and complete all administrative, financial and legal actions necessary to close on the purchase of the identified development rights. At the election of the subject landowner, the executive is authorized to purchase the properties on installments not to exceed four annual payments at a maximum interest rate on the declining principal balance to be determined by the county at closing and which reflects the tax exempt nature of such interest.

LANDOWNER	KING COUNTY AGRICULTURE PARCEL ID #	DEVELOPMENT RIGHT OFFER VALUE	ACREAGE
Church of LDS	ASM302	\$166,000	13.00
Thomas, Allan	ACW345	\$1,100,000	154.00
Damazo, Raymond	ACW355	\$719,775	254.85

1 B) The exact development right offer value of ASM302 is subject
 2 to final confirmation and adjustment by the agriculture and market
 3 value appraisers retained by King County on this matter.

4
 5 SECTION 2. The King County council agrees to purchase the
 6 development rights of the properties described below at the
 7 acreage and values indicated. Exhibit B to this ordinance
 8 incorporated herein by this reference contains documents which
 9 provide a more complete description of the subject properties.
 10 The executive is directed to submit new contracts, containing the
 11 indicated acreages and values, to the landowners. Should the
 12 landowners agree to and sign said contracts within thirty (30)
 13 days of its delivery, the executive is directed to implement these
 14 contracts and complete all administrative, financial and legal
 15 actions necessary to close on the purchase of the development
 16 rights to the identified properties. Should the owner of any
 17 parcel identified below fail to sign said contract within thirty
 18 (30) days, the funds committed to said purchase shall be made
 19 available for the purchase of development rights to properties
 20 identified in Section 3 below. At the election of the subject
 21 landowner, the executive is authorized to purchase the properties
 22 on installments not to exceed four annual payments at a maximum
 23 interest rate on the declining principal balance to be determined
 24 by the county at closing and which reflects the tax exempt nature
 25 of such interest.

26	LANDOWNER	KING COUNTY AGRICULTURE PARCEL ID #	DEVELOPMENT RIGHT RECOMMENDED VALUE	ACREAGE
28	Berg, Warren	ALG103	\$96,640	6.04
29	Davis, John	ALG204	\$234,000	28.46
	Tidball, Robert	ALG209	\$104,000	6.50
30	Burhen, Ray	ASQ309	\$50,600	32.00
31	Chapman, Stan	ASQ311	\$143,225	167.15
	DeJong, Jerry	ASQ317	\$124,212	180.00
32	Kosters, Kenneth	ASQ334	\$44,965	94.00
	Roetcisoender, James	ASQ350	\$65,718	104.00
	Roetcisoender, Nell	ASQ351	\$72,333	107.08
	Roney, Ward, Jr.	ASQ352	\$102,378	124

1 **SECTION 3.** As capital funding becomes available to the
2 Farmlands Preservation Program in excess of the amount committed
3 to acquisition of parcels identified in Sections 1 and 2 above, it
4 shall be used for the acquisition of parcels identified below.
5 Exhibit C to this ordinance, incorporated herein by this
6 reference, contains the offer documents which provide a more
7 complete description of the subject properties. As sufficient
8 funds become available, the executive is directed to submit new
9 contracts to the respective landowners at the values indicated
10 below in the listed order for acquisition. Should the landowner
11 agree to and sign said contract within thirty (30) days of its
12 delivery, the executive is directed to implement the contract and
13 complete all the administrative, financial and legal actions
14 necessary to close on the purchase of the development rights. If
15 within thirty (30) days of delivery, the contract is not signed by
16 the landowner the executive shall use the funds for acquisition of
17 the next parcel listed below for acquisition. Should there remain
18 capital funding at the completion of all closings in Round 3, it
19 shall be offered, up to the appraised amount, to the owners of the
20 parcels below in order of their listed order for acquisition. At
21 the election of the subject landowner, the executive is authorized
22 to purchase the properties on installments not to exceed four
23 annual payments at a maximum interest rate on the declining
24 principal balance to be determined by the county at closing and
25 which reflects the tax exempt nature of such interest.

27	LANDOWNER	KING COUNTY AGRICULTURE PARCEL ID #	DEVELOPMENT RIGHT OFFER VALUE	ACREAGE
29	Gualtieri, Geno	ACW311	\$1,500,000	79.09
	Olson, Kennet L.	ACW335	\$308,725	92.95
30	Kahne, Kelly	AEN330	\$157,500	35.00
	Kruse, Don	ACW325	\$421,975	79.09
31	Palmer, Ed	AEN338	\$70,000	15.13
	Foos, John	AEN318	\$76,475	19.70
32	Hilf, Charles	ACW317	\$220,075	40.12
	Jacobs, Don	ACW321	\$232,000	46.38
	First City Development	ACW309	\$813,434	80.15

