

ORDINANCE NO.

**11046**

AN ORDINANCE authorizing abandonment of the City of North Bend's Tollgate Farm Open Space Bond Project and creating the Meadowbrook Farm Project.

PREAMBLE:

The City of North Bend, through its normal legislative processes, has made a determination and finding of fact that changes in conditions or new information developed after approval of Ordinance 9071 prevent the practical accomplishment of the Tollgate Farm 1989 Open Space Bond Project or clearly indicate that the Tollgate Farm Project would no longer best serve its intended purposes.

The King County Open Space Citizen Oversight Committee has recommended abandonment of the Tollgate Farm Project 1989 Open Space Bond Project and creation of a new Open Space Bond Project known as Meadowbrook Farm Project.

The Meadowbrook Farm Project is consistent with the purposes of the 1989 Open Space Bond.

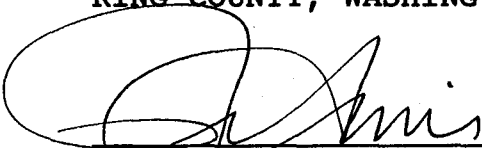
BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. There is hereby approved and adopted the abandonment of the City of North Bend's Tollgate Farm 1989 Open Space Bond Project and created a new Open Space Bond project known as Meadowbrook Farm Property.


INTRODUCED AND READ for the first time this 7<sup>th</sup> day of September, 1993.

PASSED this 27<sup>th</sup> day of September, 1993.

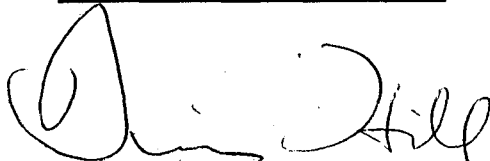
KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
ACTING Chair

ATTEST:

  
Clerk of the Council

APPROVED this 1st day of OCTOBER, 1993

  
King County Executive

- Attachments:  
Oversight Committee Request  
Site map  
City of North Bend Resolution No. 651

## KING COUNTY OPEN SPACE CITIZEN OVERSIGHT COMMITTEE

**Request to Abandon Project, Create New Project  
and Reallocate Funds to New Project**

Date: July 21, 1993

Project: Tollgate Farm

Responsible Jurisdiction: City of North Bend

**Requested Committee Action:** Abandonment of the Tollgate Farm 1989 Open Space Bond Project, creation of a new project known as the Meadowbrook Farm project and reallocation of unexpended acquisition funds, 1992 interest earnings and 1990 Conservation Futures Funds from the Tollgate Farm Project to the Meadowbrook Farm Project.

**Project Description Summary:** Meadowbrook Farm is an approximately 462-acre open space property located within the cities of North Bend and Snoqualmie (see attached map). Meadowbrook Farm has been proposed by the City of North Bend as a replacement project for Tollgate Farm because it accomplishes the purposes of the original open space bond project. Meadowbrook Farm provides sweeping views of the Cascade Range, especially Mount Si, is the dominant open space separator between the cities of North Bend and Snoqualmie, and would link the Snoqualmie River with the regional trail and the North Bend Meadowbrook Road (see map). The property also contains important wildlife habitat and a portion of the property is located along the County's Cedar River Regional Trail.

**Acquisition Cost:** A parcel within Meadowbrook Farm is available to the City for a proposed sale price of \$300,000. North Bend is proposing to purchase the remainder of the farm under the 1993 Regional Conservation Futures Acquisition Program.

**Budget Status:** As of July 15, 1993, North Bend has expended \$0 of the \$223,837 Tollgate Farm Project budget. Also available is a current balance of \$100,000 of 1990 Conservation Futures funds allocated to North Bend.

**Proposed Development Costs:** Unknown, as future site development plans have not been undertaken.

**Estimated Operation and Maintenance Costs:** Unknown, as future site development plans have not been undertaken.

**Staff Review:** The 1989 Bond originally proposed to purchase an 80-acre parcel known as Tollgate Farm located in North Bend. The property helps define the city edge between North Bend and Snoqualmie and offers a river and regional trail access and scenic

vista of Mount Si. The City has negotiated for over two years to acquire Tollgate Farm. Various options, including partial development proposals, have been discussed without success.

The Meadowbrook Farm parcel proposed for purchase possesses the open space benefits of Tollgate Farm. The property is over 450 acres, provides excellent views of the Cascade range and Mount Si, contains agricultural soils, significant wildlife habitat and is the dominant land separator between the cities of Snoqualmie and North Bend. These cities are jointly applying for 1993 Regional Conservation Futures Acquisition Program funds for Meadowbrook Farm.

**Staff Recommendation:** The Office of Open Space recommends abandonment of the Tollgate Farm 1989 Open Space Bond Project, creation of a new 1989 Open Space Bond Project to be known as the Meadowbrook Farm Project, and reallocation of unexpended funds to the Meadowbrook Farm Project. The Office also recommends that this abandonment and reallocation be made contingent upon formal determination and finding of fact of the North Bend City Council as follows:

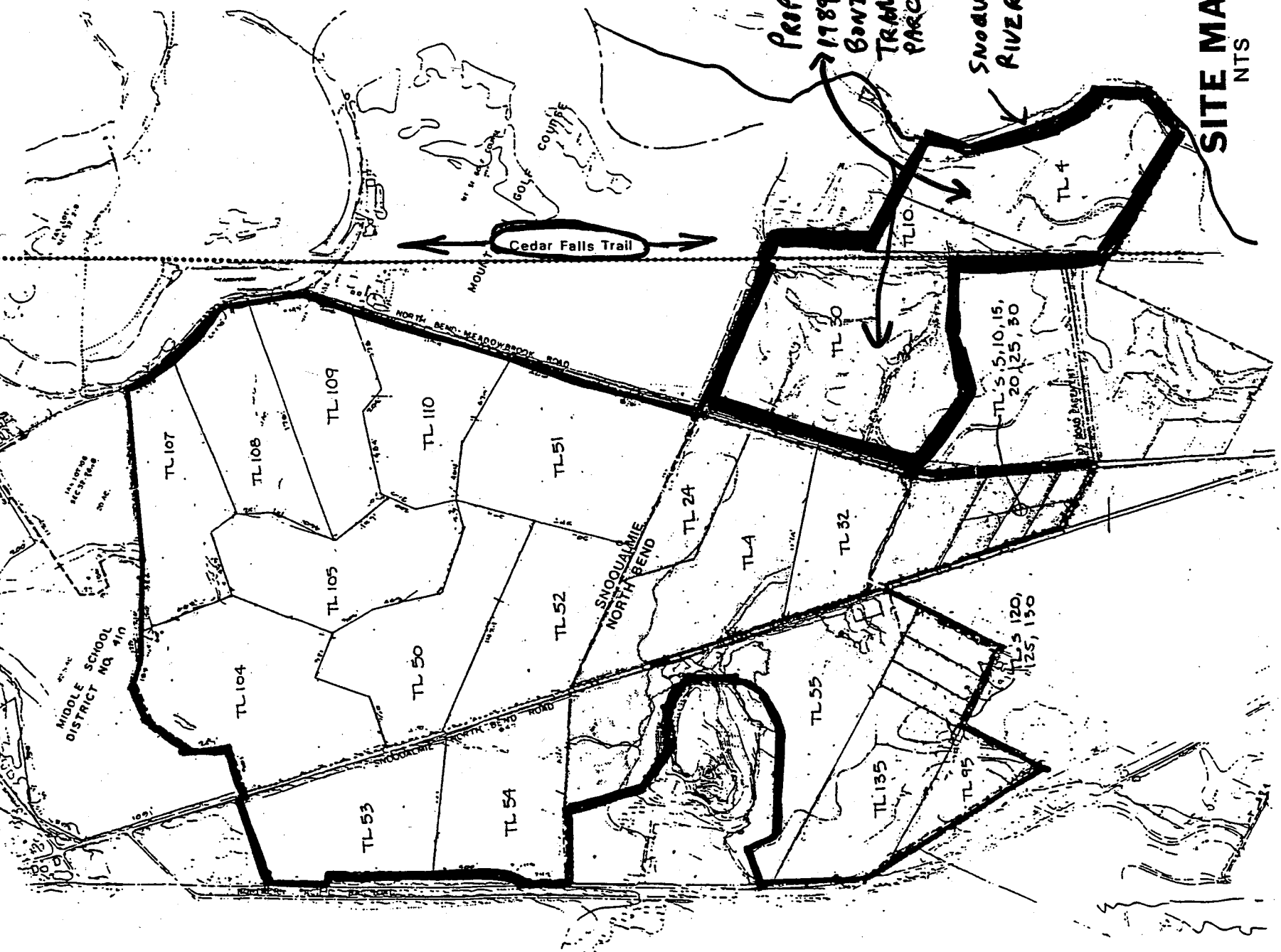
"Changes in conditions or new information developed after approval of the Open Space Bond Proposition prevent the practical accomplishment of the Tollgate Farm Project or clearly indicate that the Tollgate Farm Project would no longer best serve its intended purpose."

and

"Creation of a new Open Space Bond Project, Meadowbrook Farm, and reallocation of unexpended proceeds of the Tollgate Farm Project are consistent with the purposes of the 1989 Open Space Bond."

11046

# Meadowbrook Farm



**SITE MAP**  
NTS

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF NORTH BEND, WASHINGTON, AMENDING RESOLUTION NO. 645, AUTHORIZING THE MAYOR TO SUBMIT A PROPOSAL TO KING COUNTY FOR THE REALLOCATION OF OPEN SPACE BOND PROCEEDS FROM THE TOLLGATE FARM ACQUISITION PROJECT TO THE MEADOWBROOK FARM ACQUISITION PROJECT.**

**WHEREAS**, in 1989 the King County voters approved the issuance of bonds to finance the acquisition, construction, development and improvement of public green spaces, green belts, open space, parks and trails; and

**WHEREAS**, the City entered in to an interlocal agreement with King County dated, March 29, 1990 in which the City was allocated \$200,451,00 toward the acquisition of the Tollgate Farm; and

**WHEREAS**, the Meadowbrook Farm contains valuable wetlands, agricultural land and wildlife habitat, serves as an urban separator between the City of North Bend and the City of Snoqualmie, and could serve as a valuable part of the Mountains to Sound Greenway; and

**WHEREAS**, the owner of the Meadowbrook Farm has indicated that it is no longer able to maintain the property under one ownership and intends to immediately commence selling the 38 existing tax parcels that comprise the Meadowbrook Farm; and

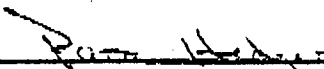
**WHEREAS**, paragraph 5.5(c) of the interlocal Agreement with King County authorizes the City to request reallocation of Bond funds to other worthy projects; and

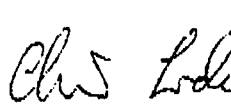
**WHEREAS**, the City Council finds that changes in conditions or new information developed after approval of the Open Space Bond Proposition prevent the practical accomplishment of the Tollgate Farm Project or clearly indicate that the Tollgate Farm Project would no longer best serve its intended purpose; and

**WHEREAS**, the City Council further finds that the public interest will be served by reallocating all available open space bond proceeds to the Meadowbrook acquisition project; now, therefore,

**BE IT RESOLVED**, that the North Bend City Council hereby expresses its intent to have the Open Space Bond proceeds reallocated to the Meadowbrook Farm acquisition project, and the Mayor is hereby authorized to immediately direct the City staff to prepare a proposal to be submitted to King County pursuant to the terms of Paragraph 5.5(c) of the interlocal Cooperation Agreement regarding Open Space Acquisition Projects.

Passed by the City Council on May 4, 1993.

  
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Patti Hedges, City Clerk

  
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Chris Lodahl, Mayor