

February 5, 1997
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Introduced by: Greg Nickels

Proposed No: 97-071

ORDINANCE NO. **12657**

AN ORDINANCE authorizing the negotiated direct sale of tax title property on Maury Island to Dio and Daphne Richardson, in Council District 8.

STATEMENT OF FACTS:

1. King County is trustee of several parcels of tax title property on Maury Island known as Lots 23-26, Block 17, Tacoma Yacht Club Park, in Council District 8.
2. Dio and Daphne Richardson's home was built in the middle of Manzanita Road (now vacated), the north portion of Lot 22, Block 17, owned by Edward and Carol Cressman, and a portion of Lot 23, Block 17, owned by King County. The Richardsons' septic drain field and parking area are located on the County property. The Cressmans' garage, bulkhead and parking area are also located on the County property.
3. To resolve the encroachments, the Richardsons have asked to purchase Lots 23-26, Block 17 from King County for the fair market value of \$11,950. The Richardsons and the Cressmans have negotiated an agreement to resolve their boundary issues and the County lots will be split between the Richardsons and the Cressmans as part of an overall boundary line adjustment.
4. All County departments, the Vashon Community Council and the Vashon Park District were notified of the proposed sale and no objections were received. Based on the responses to the notification, the Property Services Division finds that the property is surplus to the County's present and foreseeable needs.
5. The King County council may authorize the executive to enter into a negotiated direct sale of county property when unique circumstances exist pursuant to King County Ordinance 12045, Section 10.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County council has determined that the unique circumstances presented by the long-standing encroachments of the Richardsons' and Cressmans' septic drain field and structures on County property, the limited marketability of the County property

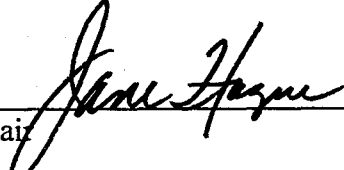
1 with the encroachments, the difficulty of removing the encroachments, and the Richardsons'
2 willingness to pay fair market value of \$11,950 make a negotiated direct sale of the subject
3 property in the best interests of the public. The King County executive is hereby authorized
4 to execute the necessary documents to convey the following described property to Dio and
5 Daphne Richardson:

6 Lots 23-26, Block 17, Tacoma Yacht Club Park as recorded in Volume 8 of
7 Plats, Page 45, records of King County, Washington, EXCEPT existing
8 County road known as Hake Road SW as shown on that certain survey
9 recorded under Recording No. 9612069003.

10
11 INTRODUCED AND READ for the first time this 3rd day of February, 1997.

12 PASSED by a vote of 11 to 0 this 16th day of
13 March, 1997.


14 KING COUNTY, COUNCIL
15 KING COUNTY, WASHINGTON

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19 _____
20 Chair

21 ATTEST:

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25 Clerk of the Council

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27 APPROVED this 20 day of March, 1997.

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29 
30 _____
31 King County Executive

32 Attachment:
33 None