



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

January 9, 2001

Ordinance 14020

Proposed No. 2000-0605.1

Sponsors Phillips and Pullen

1 AN ORDINANCE authorizing the sale of surplus county-
2 owned property, located in council district 9, to the city of
3 Maple Valley for park purposes.

4

5

6

STATEMENT OF FACTS:

7

8

9

10

11

1. King County department of transportation, road services division,
purchased the subject property known as the "Henry Switch Pit"
property in 1965 for a potential gravel pit operation. However, the
property has never been used by King County and is considered surplus
to the needs of the road services division.

12

13

14

15

2. The property is located in the northwest corner of the intersection of
SE 288th St. and SR 169, approximately one mile south of the
intersection of Kent-Kangley Road and SR 169. It is located within the
corporate limits of the city of Maple Valley.

16

17

3. Notices were sent to county departments and other governmental
agencies regarding the county's plan to surplus and sell the property.

18 The county's parks and recreation department expressed an interest in
19 the property for a trailhead.

20 4. In its comprehensive plan, the city of Maple Valley zoned this
21 property "Public Use/Open Space."

22 5. The city of Maple Valley has expressed an interest in purchasing the
23 property for active and passive park and recreation uses including
24 trailhead access to the county's regional Cedar River/Green River Trail.

25 6. The city of Maple Valley has agreed to pay King County the fair
26 market value of \$390,000. The market value is based on a deed
27 covenant restricting the use of the property to park and recreation uses in
28 perpetuity.

29 7. The county's parks and recreation department supports the sale of the
30 subject property to the city and has agreed to work with the city to ensure
31 that the plan for the park provide for safe and appropriate access to the
32 trail.

33 8. Although the subject property is identified as a fair candidate for
34 affordable housing, the sale of this property to the city of Maple Valley
35 for park and recreation purposes is considered to be in the best interest of
36 the citizens of King County and the city of Maple Valley.

37 9. In lieu of the property being sold for affordable housing purposes, the
38 city of Maple Valley has indicated that the city's comprehensive plan
39 replaces the affordable housing value elsewhere in the city.

40 10. Pursuant to K.C.C. 4.56.140, the county may dispose of county
41 property to another governmental agency by negotiation, upon such
42 terms as may be agreed upon and for such consideration as may be
43 deemed by the county to be adequate.

44 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

45 SECTION 1. The King County executive is hereby authorized to execute the
46 necessary documents to sell the following described property located in council district 9
47 to the city of Maple Valley for park and recreation purposes, in perpetuity, for the sum of
48 \$390,000:

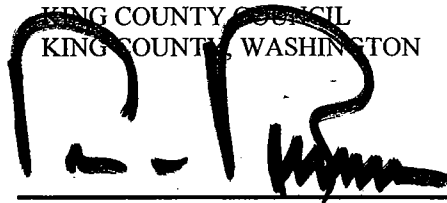
49 That portion of the SE ¼ of the SE ¼ of Section 34, Township 22 North,
50 Range 6 East, W.M., in King County, Washington, lying Westerly of the
51 West margin of the 200 foot right of way granted to the Burlington Northern
52 Railroad Company, a Delaware corporation, successor in interest to the
53 Columbia and Puget Sound Railroad Company, under the provisions of an
54 Act of Congress approved March 3, 1875; EXCEPT a 100 foot right of way,
55 conveyed to the Northern Pacific Railway Company, by instrument recorded
56 under King County Recording No. 1830183; EXCEPT that portion for SE
57 288th St., also known as J.A. McKinnon Road, established in 1929, under
58 King County Recording No. 1001310. SUBJECT TO transmission line
59 easements granted to the United States of America, across Southerly portion

60 of said premises, under King County Recording Nos. 6029042 and
61 7505140111.

Ordinance 14020 was introduced on 11/6/00 and passed by the Metropolitan King County Council on 1/8/01, by the following vote:

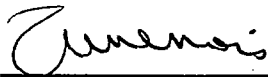
Yes: 12 - Mr. von Reichbauer, Ms. Miller, Ms. Fimia, Mr. Pelz, Mr. McKenna, Ms. Sullivan, Mr. Nickels, Mr. Pullen, Mr. Gossett, Ms. Hague, Mr. Vance and Mr. Irons
No: 0
Excused: 1 - Mr. Phillips

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON




Pete von Reichbauer, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 17th day of January, 2001.



Ron Sims, County Executive

Attachments None