



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

April 3, 2001

Ordinance 14081

Proposed No. 2001-0081.2

Sponsors Pullen

1 AN ORDINANCE authorizing the sale of surplus county-
2 owned property to the Tahoma school district for use and
3 development of a transportation facility, located in council
4 district 9.

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STATEMENT OF FACTS:

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1. King County department of transportation, road services division,
9 purchased the subject property in 1953 as part of a larger parcel known
10 as the "Summit Pit" property.

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2. The portion of Summit Pit being sold contains approximately 19.8
12 acres. The property is level but subject to a 375 foot wide Bonneville
13 Power Administration transmission line easement which cuts diagonally
14 through the property, leaving 2.72 acres in the northwest corner and 6.90
15 acres in the southeast corner available for development. The remaining
16 Summit Pit is an active roads maintenance and mining operation, and is a

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17 portion of the Elk Run Golf Course, which is leased and developed as a
18 golf course around the pit.

19 3. The property is located in the 24000 block of SE 272nd St. in Maple
20 Valley. Summit Pit is currently designated as rural based on the
21 county's operation of an active gravel pit. However, the surrounding
22 area is within the urban growth line with sewers available.

23 4. King County's Comprehensive Plan Update proposes changing the
24 land use designation of the property being sold to Tahoma school district
25 to urban. Once the property has an urban designation, sewer service can
26 be extended to this property and it can eventually be annexed by the city
27 of Maple Valley. The redesignation of the property to urban is essential
28 for its use as a transportation facility.

29 5. The subject property currently has no legal access. Access will need
30 to be obtained by the school district. The district is investigating its
31 options and will pursue obtaining access after closing.

32 6. The portion being sold has never been used by King County and is
33 considered surplus to the needs of the road services division.

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

36 The city of Maple Valley expressed some interest in purchasing the
37 property but has deferred to the school district. The city and school
38 district has agreed to work together to develop recreational uses for the

39 portions of the purchased property that are not used for the transportation
40 facility.

41 8. The subject property was considered a candidate for affordable
42 housing; however, it was designated as rural, had no sewer service
43 available and had no legal access; therefore it was pulled from the
44 affordable housing list.

45 9. Tahoma school district has agreed to pay King County the fair market
46 value, based on its current rural designation, of \$310,000. The sales
47 price is based on a land value of \$300,000 and an estimated timber value
48 of \$10,000.

49 10. The sale of this property to Tahoma school district is considered to
50 be in the best interest of the citizens of King County.

51 11. Pursuant to K.C.C. 4.56.140, the county may dispose of county
52 property to another governmental agency by negotiation, upon such
53 terms as may be agreed upon and for such consideration as may be
54 deemed by the county to be adequate.

55 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

56 The King County executive is hereby authorized to execute the necessary
57 documents to sell the following described property located in council district 9 to

Ordinance 14081

58 Tahoma school district for the sum of \$310,000 and the execution of a binding covenant
59 by the district and its successors to not use the alignment of the Green River/Cedar River
60 Trail for vehicular access to the subject parcel:

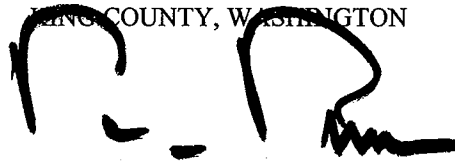
61 The north half of the northwest quarter of the northeast quarter of Section 34,
62 Township 22 North, Range 6 East, W.M., in King County, Washington.

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Ordinance 14081 was introduced on 2/5/01 and passed by the Metropolitan King County Council on 4/2/01, by the following vote:

Yes: 13 - Mr. von Reichbauer, Ms. Miller, Ms. Fimia, Mr. Phillips, Mr. Pelz,
Mr. McKenna, Ms. Sullivan, Mr. Nickels, Mr. Pullen, Mr. Gossett, Ms.
Hague, Mr. Thomas and Mr. Irons
No: 0
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON




Pete von Reichbauer, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 13 day of April, 2001


Ron Sims, County Executive

Attachments None