



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**March 5, 2002**

**Ordinance 14296**

**Proposed No. 2001-0550.1**

**Sponsors Irons**

1 AN ORDINANCE authorizing the sale of three parcels of  
2 surplus county-owned real property located in council  
3 district 12.  
4  
5

6 **STATEMENT OF FACTS:**

7 1. King County department of transportation, road services division, has  
8 declared two of the subject parcels surplus to its needs.

9 2. King County department of natural resources, water and land  
10 resources division, has declared one of the subject parcels surplus to its  
11 needs.

12 3. Notices were sent to county departments and none expressed an  
13 interest in the properties.

14 4. The various cities, water, sewer, fire and school districts were notified  
15 regarding the county's plan to surplus and sell the properties. None of  
16 the agencies expressed an interest in the properties.

17 5. The property services division finds the properties surplus to the  
18 county's present and foreseeable needs.

19 6. The three parcels have no sewer available at this time; therefore they  
20 are not suitable for affordable housing under the Growth Management  
21 Act.

22 7. Under K.C.C. chapter 4.56, when no county department or  
23 governmental agency has expressed a need for surplus real property and  
24 the property does not meet the criteria for affordable housing, the  
25 property may be offered for sale by public sealed bid.

26 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

27 SECTION 1. The King County executive is hereby authorized to execute the  
28 necessary documents to sell the following described properties to the successful  
29 purchasers. The parcels will be offered for sale by public sealed bid with the asking price  
30 within range of the below stated appraised values. The actual sales price shall be deemed  
31 "acceptable" based on the asking price established at the time of sale. King County  
32 reserves the right to reject any and all offers.

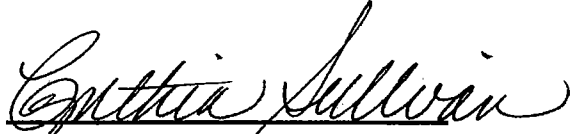
33		PROJECT NAME AND NUMBER /	APPRAISED
34	<u>PARCEL</u>	<u>TAX ACCT. NO.</u>	<u>VALUE</u>
35	1	<u>North Spar Link – 9-1993-007 #14</u>	
36		\$220,000	
37		222406-9053	
38	2	<u>North Spar Link – 9-1993-007 #5</u>	
39		\$550,000	

40 222406-9084  
41 3 Taylor Creek Restoration  
42 \$210,000  
43 152104-9016  
44


Ordinance 14296 was introduced on 2/4/2002 and passed by the Metropolitan King County Council on 3/4/2002, by the following vote:

Yes: 9 - Ms. Sullivan, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr. Pelz, Mr. McKenna, Mr. Constantine, Mr. Gossett and Ms. Patterson  
No: 0  
Excused: 4 - Mr. Phillips, Mr. Pullen, Ms. Hague and Mr. Irons

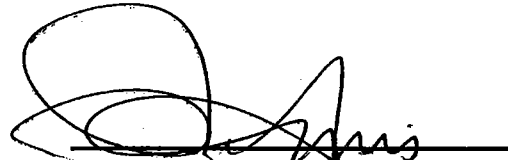
KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
Cynthia Sullivan, Chair

ATTEST:

  
\_\_\_\_\_  
Anne Noris, Clerk of the Council

APPROVED this 13 day of March, 2002.

  
\_\_\_\_\_  
Ron Sims, County Executive

**Attachments** A. 23818 SE 59th St. property description and map, B. 23826 SE 59th St. property description and map, C. 20648 Maxwell RD SE property description and map

Project Name	File & Tax No.	Size	Jurisdiction	Zoning	Owner	Appraised Value
North Spar Link	9-1993-007 #14 222406-9053	50,529 sq.ft.	Issaquah	I	Roads Services	\$220,000

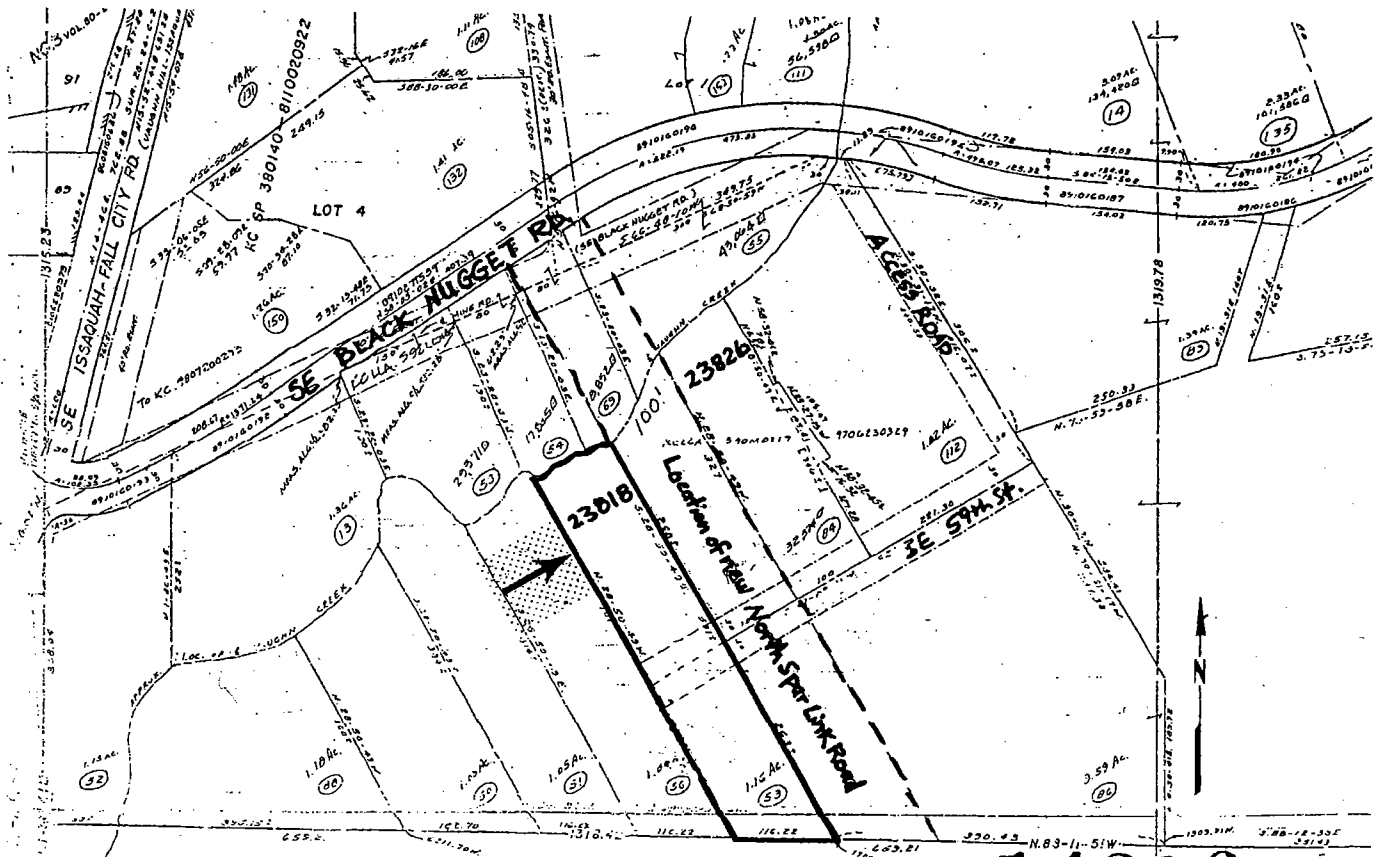
Property Address: 23818 SE 59<sup>th</sup> St., Issaquah

King County's Roads Division purchased this property in December 1999 in conjunction with a road project. A new four-lane 100 ft. connector road will be constructed adjacent to the subject property. New road will run along the northeasterly side of property beyond Cedar trees next to existing shed. A retaining wall will be constructed along the affected property line. (See attached sheet for computer simulation of before and after photos.)

This property contains a good quality solid wood/machined lot "Panabode" home. The home is a 3 Bedroom, 2-1/2 Bath rambler with 2,150 sq. ft. There is a large fireplace separating the dining room and living room. The home contains an attic with pulldown stairs. The master bath has dual sinks and a Jacuzzi tub.

King County will retain Easement for Slopes, Wall Easement and Driveway Reconstruction Easement.

There is no sewer available so the property is not suitable for affordable housing.



**23818 SE 59<sup>TH</sup> ST., ISSAQUAH  
(KNOWN AS NORTH SPAR LINK PROPERTY)**

**SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
TAX ACCOUNT NO. 222406-9053**

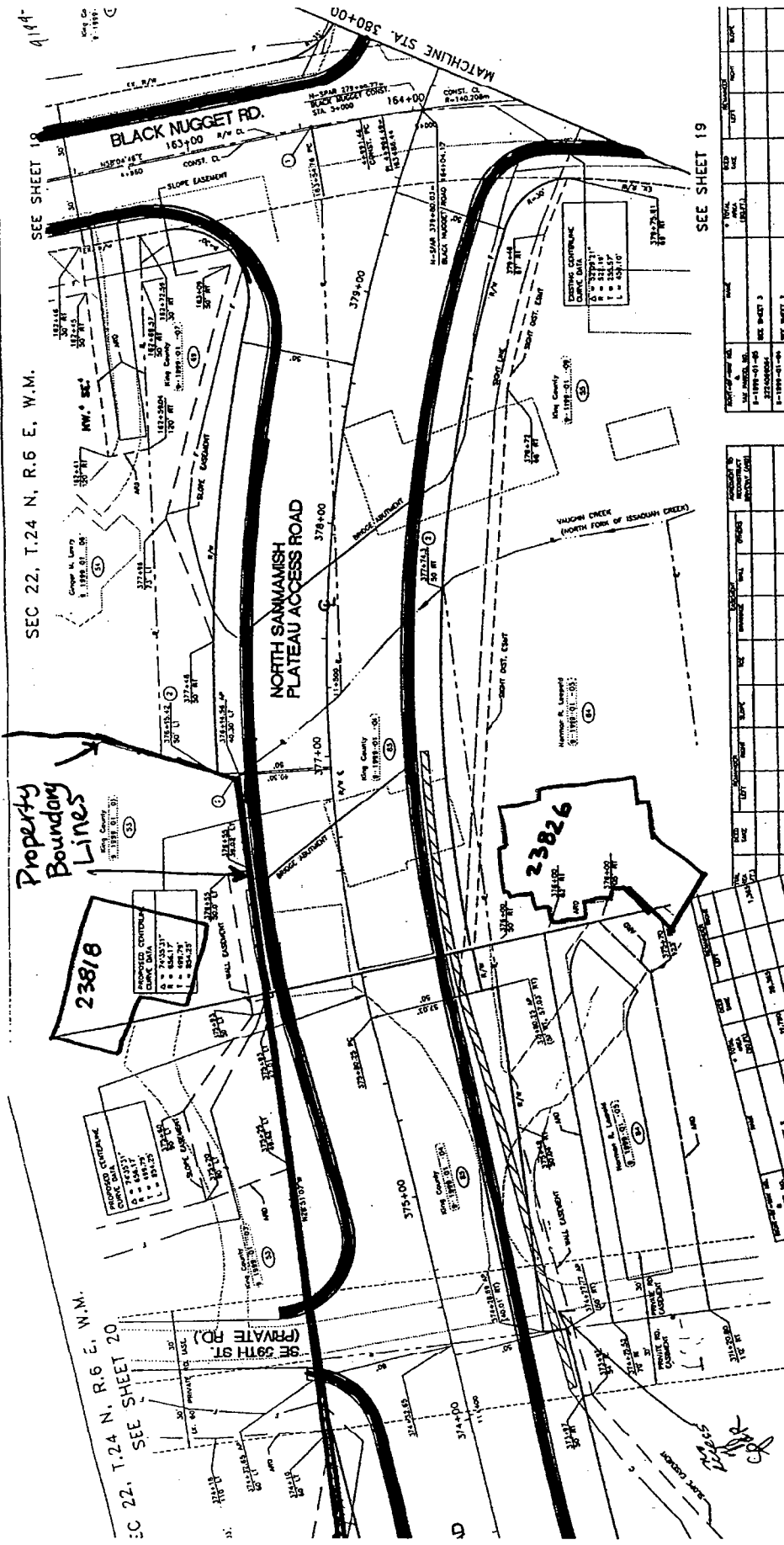


**"BEFORE" CONSTRUCTION OF NORTH SPAR LINK ROAD  
CURRENT PHOTO OF PROPERTY**



**"AFTER" CONSTRUCTION OF NORTH SPAR LINK ROAD  
COMPUTER SIMULATED PHOTO OF PROPERTY**

**14296**



SEE SHEET 19

SECTION	AREA	PERCENTAGE	DATE
SEC 22	118.25	100%	11/18/24
SEC 23	118.25	100%	11/18/24
SEC 24	118.25	100%	11/18/24
SEC 25	118.25	100%	11/18/24
SEC 26	118.25	100%	11/18/24
SEC 27	118.25	100%	11/18/24
SEC 28	118.25	100%	11/18/24
SEC 29	118.25	100%	11/18/24
SEC 30	118.25	100%	11/18/24

SECTION	AREA	PERCENTAGE	DATE
SEC 22	118.25	100%	11/18/24
SEC 23	118.25	100%	11/18/24
SEC 24	118.25	100%	11/18/24
SEC 25	118.25	100%	11/18/24
SEC 26	118.25	100%	11/18/24
SEC 27	118.25	100%	11/18/24
SEC 28	118.25	100%	11/18/24
SEC 29	118.25	100%	11/18/24
SEC 30	118.25	100%	11/18/24

SEE SHEET 19

SECTION	AREA	PERCENTAGE	DATE
SEC 22	118.25	100%	11/18/24
SEC 23	118.25	100%	11/18/24
SEC 24	118.25	100%	11/18/24
SEC 25	118.25	100%	11/18/24
SEC 26	118.25	100%	11/18/24
SEC 27	118.25	100%	11/18/24
SEC 28	118.25	100%	11/18/24
SEC 29	118.25	100%	11/18/24
SEC 30	118.25	100%	11/18/24

KING CO



FED. AND ST.



RECORDS

RECORDS



RECORDS

RECORDS

RECORDS

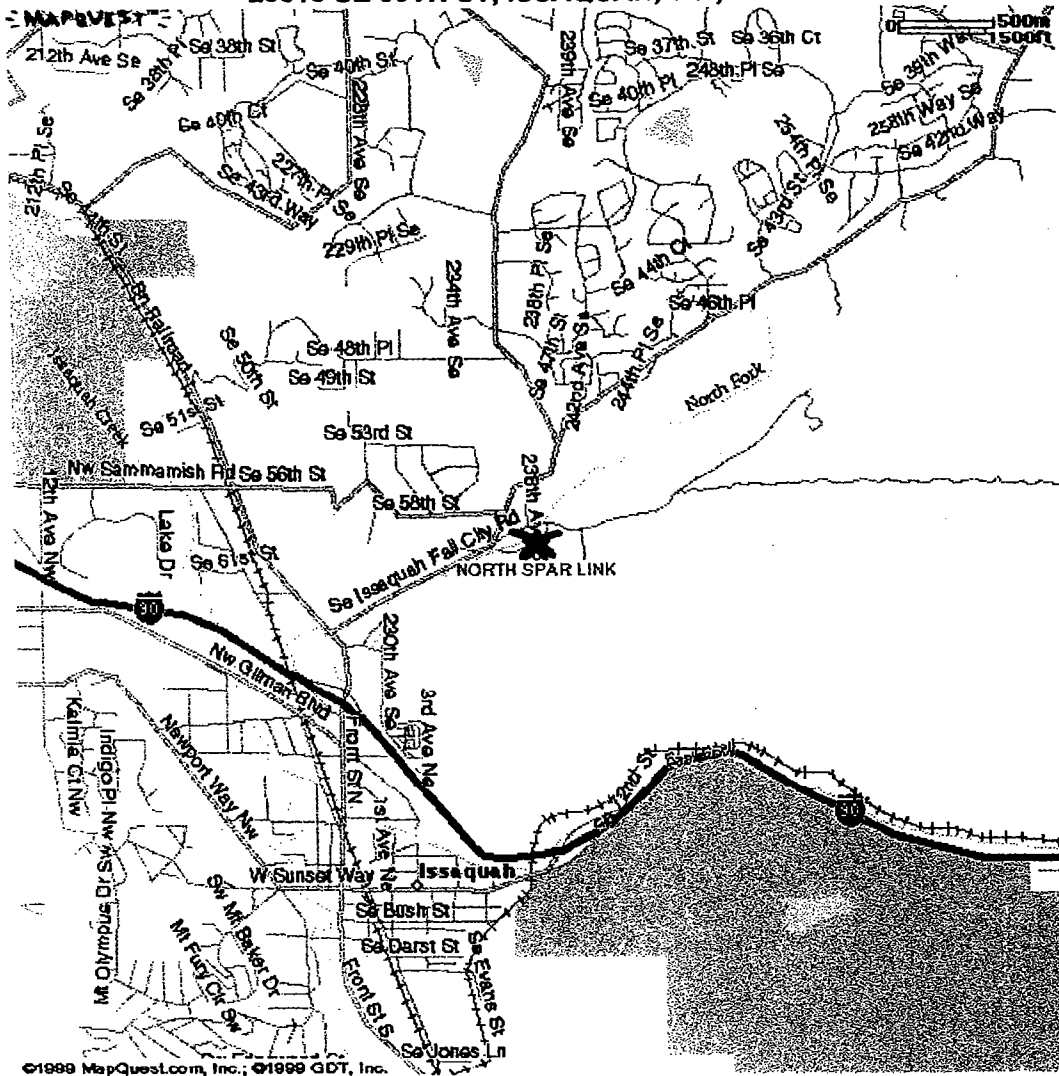
RECORDS

14296

2)

NORTH SPAR LINK  
9-1993-007 #14  
TAX ACCT. 222406-9053

23818 SE 59TH ST, ISSAQUAH, WA, 98029



14296

...:bl9atnhaz&SNVData=njj9-g67%3bvdduvj%7c0u6,cjtsc%28r,f7c3m%280,c2j%7c504rg5.3rs 4/28/00

Attachment B  
2001.550

Project Name	File & Tax No.	Size	Jurisdiction	Zoning	Owner	Appraised Value
North Spar Link	9-1993-007 #5 222406-9084	32,374 sq.ft.	Issaquah	R1	Road Services	\$550,000

**Property Address: 23826 SE 59<sup>th</sup> St., Issaquah**

The property was purchased by the Roads Division in December 2000 in conjunction with a road project. A new four-lane 100 ft. connector road will be constructed adjacent to the subject property. The new road will run the length of the property along the southwesterly side. A wall easement and a sight distance easement running along the southwesterly boundary will be retained by King County. (See attached sheet for computer simulation of before and after photos.)

This property is improved with an excellent quality 4,739 sq. ft., 4 bedroom, 4 bath, 2-story home. The home has many amenities such as media room above 3-car garage, jetted soaking tub, masonry fireplaces, irrigation system, custom light fixtures, security system, and sunken living room.

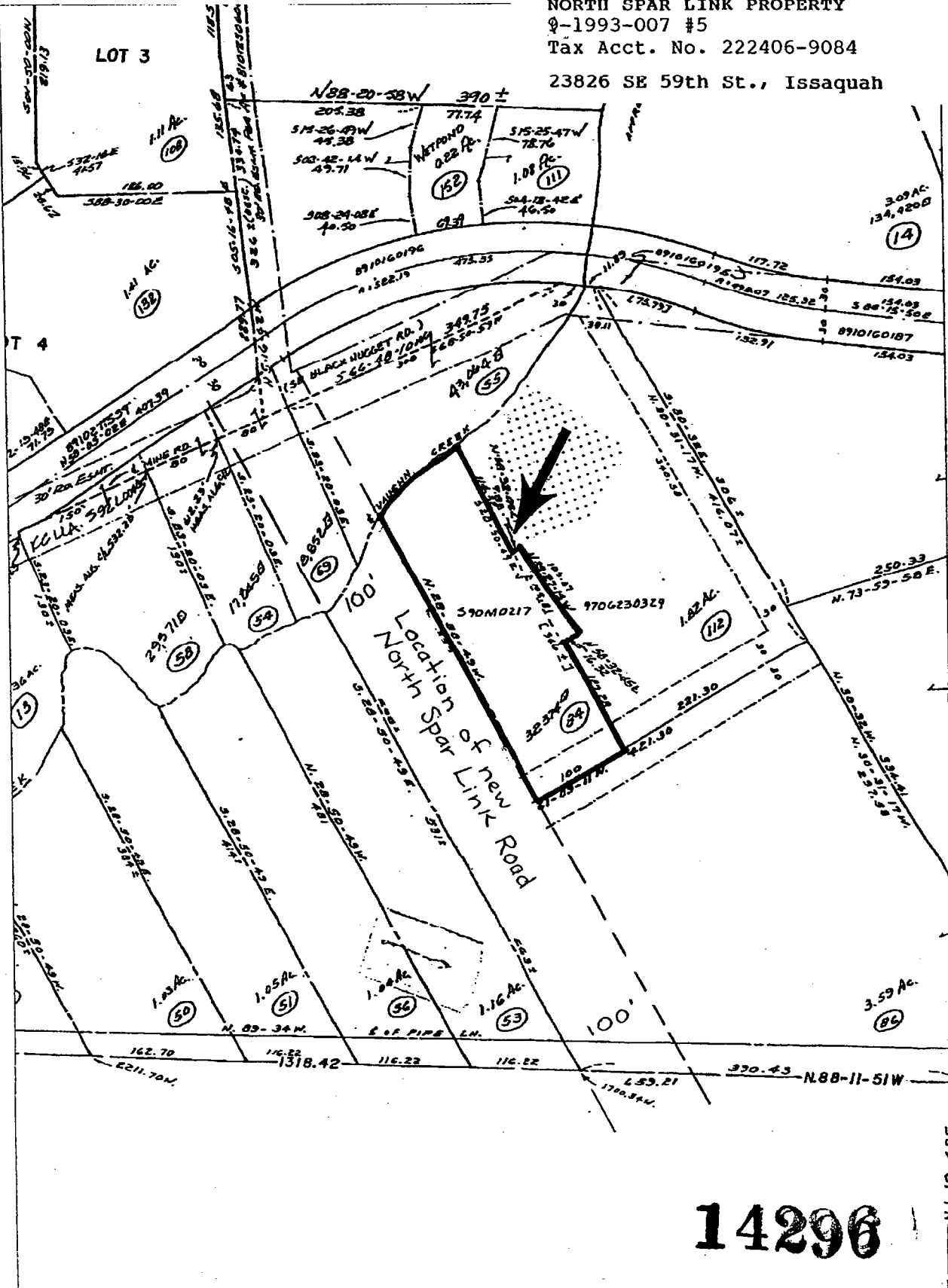
The topography of the property is mostly level adjoining the north fork of the Issaquah Creek. The zoning allows 1 home per acre. Current access to the property is SE 59<sup>th</sup> St., a private road.

There is no sewer available so the property does not meet the criteria for affordable housing.

**14296**



NORTH SPAR LINK PROPERTY  
Q-1993-007 #5  
Tax Acct. No. 222406-9084  
23826 SE 59th St., Issaquah



14296

23826 SE 59<sup>TH</sup> ST., ISSAQUAH  
(KNOWN AS NORTH SPAR LINK PROPERTY 2)

SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
TAX ACCOUNT NO. 222406-9084

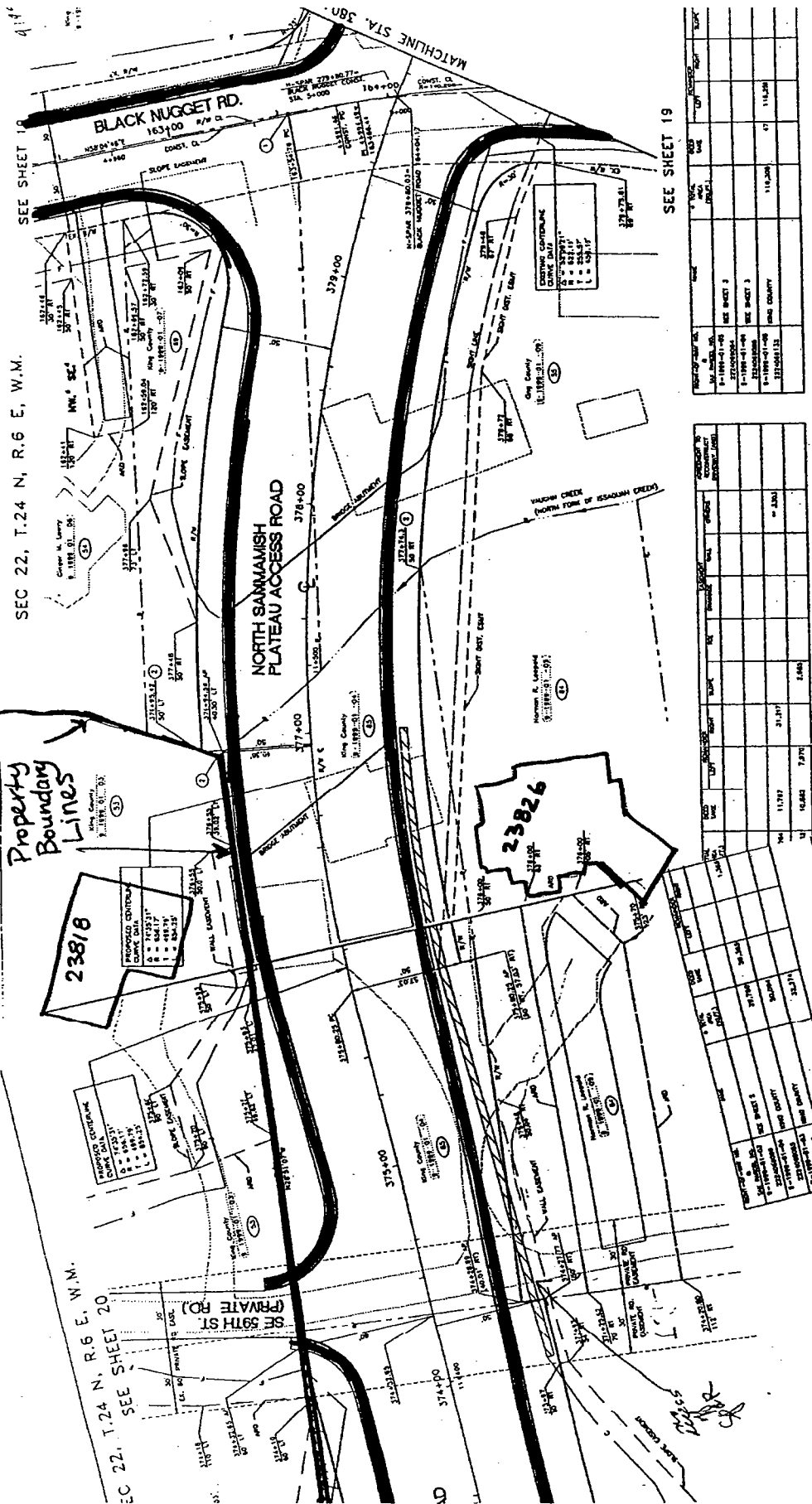


**"BEFORE" CONSTRUCTION OF NORTH SPAR LINK ROAD  
CURRENT PHOTO OF PROPERTY**



**"AFTER" CONSTRUCTION OF NORTH SPAR LINK ROAD  
COMPUTER SIMULATED PHOTO OF PROPERTY**

14296



SECTION	TOWNSHIP	RANGE	W.M.	DATE	BY	FOR	RECORDS
22	24	6	E	1994-01-18	DD	ASST. COUNTY ASSESSOR	114,240
22	24	6	E	1994-01-18	DD	ASST. COUNTY ASSESSOR	114,240
22	24	6	E	1994-01-18	DD	ASST. COUNTY ASSESSOR	114,240
22	24	6	E	1994-01-18	DD	ASST. COUNTY ASSESSOR	114,240
22	24	6	E	1994-01-18	DD	ASST. COUNTY ASSESSOR	114,240
22	24	6	E	1994-01-18	DD	ASST. COUNTY ASSESSOR	114,240
22	24	6	E	1994-01-18	DD	ASST. COUNTY ASSESSOR	114,240
22	24	6	E	1994-01-18	DD	ASST. COUNTY ASSESSOR	114,240
22	24	6	E	1994-01-18	DD	ASST. COUNTY ASSESSOR	114,240
22	24	6	E	1994-01-18	DD	ASST. COUNTY ASSESSOR	114,240

SEC 22, T.24 N, R.6 E, W.M.

SEE SHEET 19

SEE SHEET 20

PROPERTY BOUNDARY LINES

23818

23826

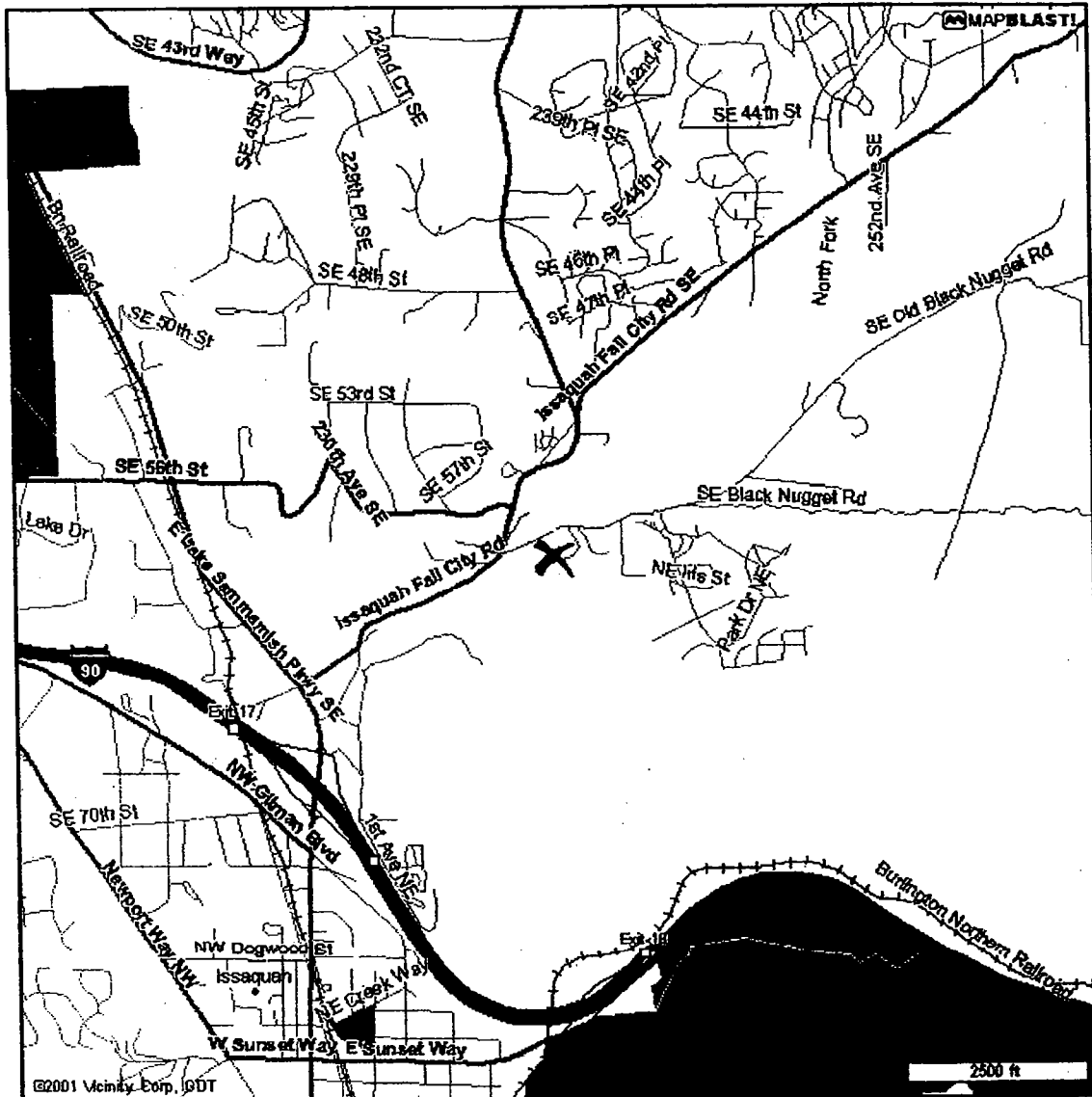
SEE SHEET 19

SEE SHEET 20

2)

14296

23826 SE 59th St  
Issaquah, WA 98029-8910



14296

Attachment C

2001.550

Project Name	File & Tax No.	Size	Jurisdiction	Zoning	Owner	Appraised Value
TAYLOR CREEK RESTORATION	6-2000-015 511240-0045	5 Ac.	King County	RA5	Water & Land Res.	\$210,000

Property Address: 20648 Maxwell Rd. SE, Maple Valley

The property was purchased by the Water & Land Resources Division for a restoration project on Taylor Creek. The creek will be realigned approximately 100 feet from the road. There is an existing wooden bridge which will be rebuilt after the realignment.

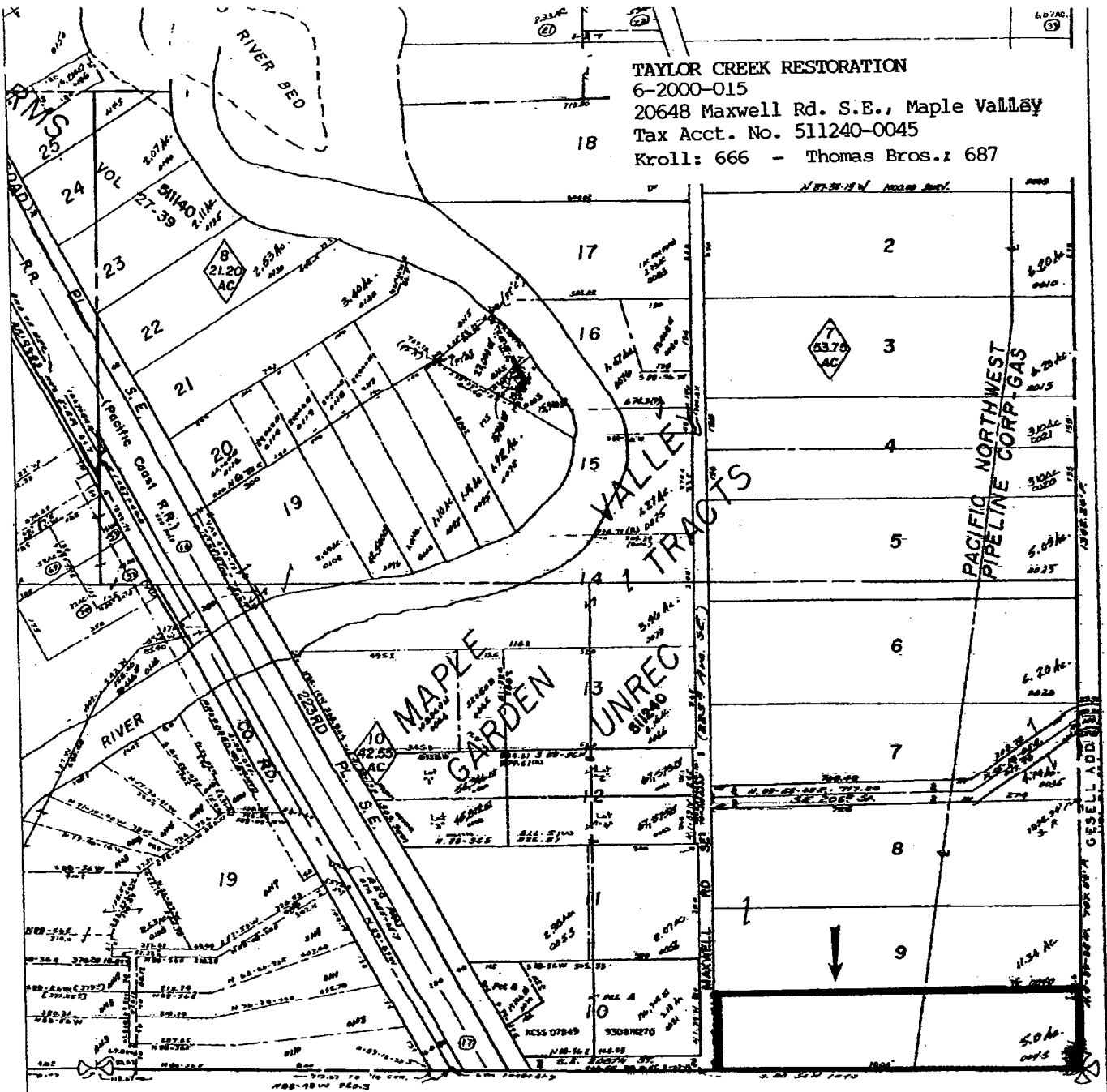
The property will be encumbered by a Stream Protection Easement and a Gas Pipeline Easement.

This property is mostly level with a 3 bedroom, 2 bath, 1,774 sq. ft. rambler. There is also a detached single-wide mobile home which is ideal as a Mother-In-Law apartment or for a tenant.

There is no sewer available so the property is not suitable for affordable housing.

14296

TAYLOR CREEK RESTORATION  
 6-2000-015  
 20648 Maxwell Rd. S.E., Maple Valley  
 Tax Acct. No. 511240-0045  
 Kroll: 666 - Thomas Bros.: 687



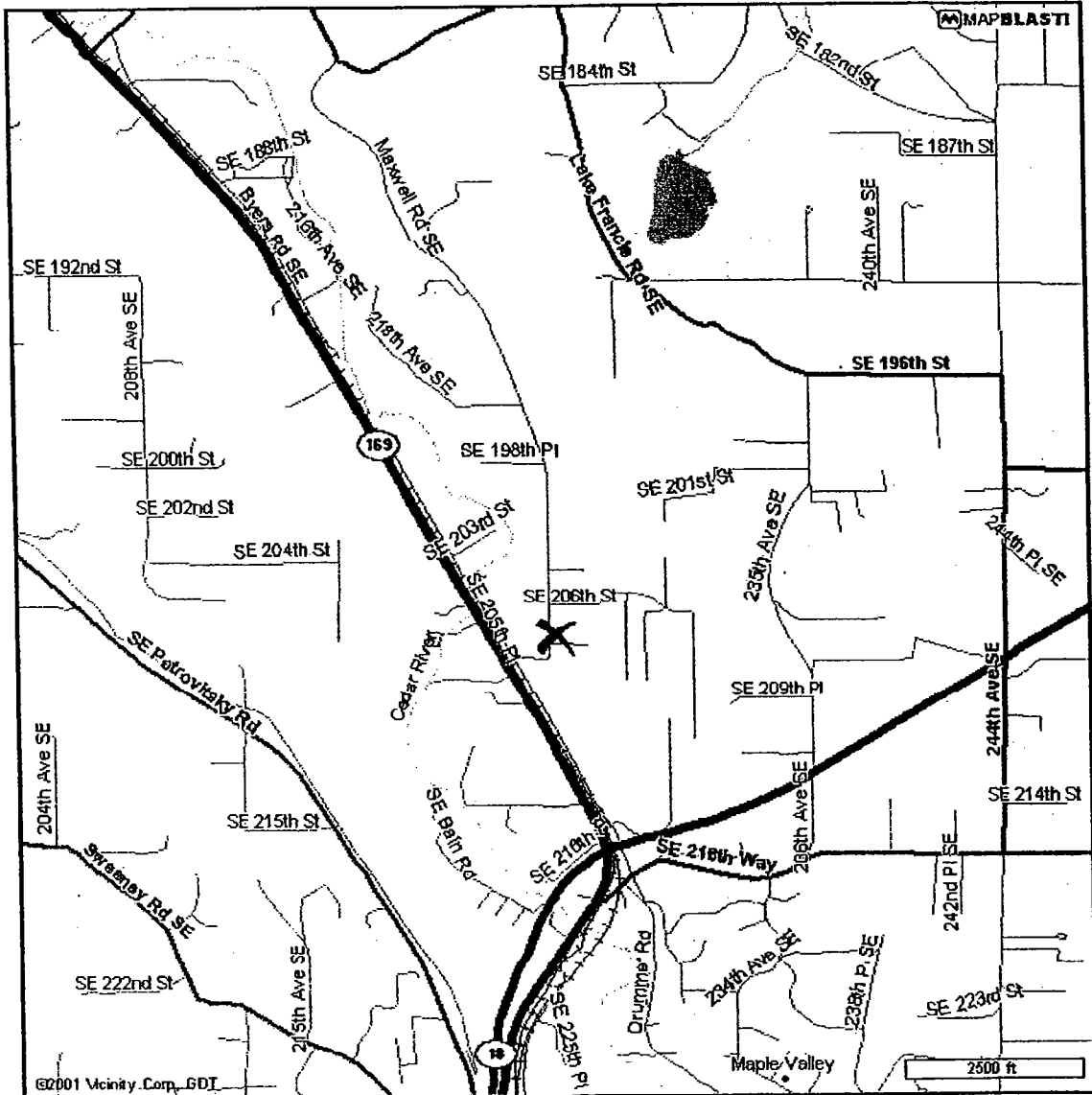
SEC 9-22-6

Note: For Detail of R.R. R/R see Pacific Coast R.R. R/R Book.

WETLAND: SE

14296

20648 Maxwell Rd SE  
Maple Valley, WA 98038-8966



14296