



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

October 5, 2004

Ordinance 15041

Proposed No. 2004-0464.2

Sponsors Edmonds and Lambert

1 AN ORDINANCE authorizing the surplus and sale of three
2 county-owned properties, known as the Woodinville Fire
3 District/Kaplan properties, located in council district 3.
4
5

6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

7 **SECTION 1. Findings:**

8 A. King County parks division acquired three parcels of property totaling 20.85
9 acres, known as the Woodinville Fire District/Kaplan properties.

10 B. Parcel 102605-9173 (Parcel A) was purchased from Woodinville Fire Life and
11 Safety in September 1999 and Parcels 102605-9048 (Parcel B-1) and 102605-9167
12 (Parcel B-2) were purchased in April 1997 from Mr. Charles Kaplan.

13 C. The intent of the purchase was to develop soccer fields in association with the
14 Northshore Youth Soccer Association.

15 D. Due to wetlands and zoning restrictions, and inclusion of the property in the
16 agricultural production district, it was determined that development of non-agricultural
17 facilities would not be allowed.

18 E. The Woodinville Farmers Market currently uses a portion of the property for
19 agricultural purposes.

20 F. It is the intent of the parks division to keep the property in agricultural use by
21 selling the three-acre parcel (Parcel A) to the Friends of the Woodinville Farmers Market.

22 G. It is further intended by the parks division to divest itself of the land (Parcels
23 B-1 and B-2) by selling them to the Friends of the Woodinville Farmers Market.

24 H. The parks division will retain the development rights to Parcels B-1 and B-2
25 with the intent to sell the rights to the Farmlands Preservation Program for an amount to
26 be determined at a later date.

27 I. Selling the property to the Friends of the Woodinville Farmers Market will
28 retain its agricultural nature and provide a valuable public benefit.

29 J. Notices were sent to county departments and none expressed an interest in the
30 properties.

31 K. The various cities, water, sewer, fire and school districts were notified
32 regarding the county's plan to surplus and sell the properties.

33 L. Under K.C.C. 4.56.070, the properties known as Parcels A, B-1 and B-2 has
34 been declared surplus to the needs of the King County Department of natural resources
35 and parks, parks division, for the purpose of sale to the Friends of the Woodinville
36 Farmers Market.

37 M. Under K.C.C. 4.56.100, unique circumstances exist, which make a direct
38 negotiated sale to the Friends of the Woodinville Farmers Market in the best interest of
39 the public.

40 N. The real estate services section of the facilities maintenance division property
41 services division finds the properties surplus to the county's present and foreseeable
42 needs.

43 SECTION 2. The King County executive is hereby authorized to execute the
44 necessary documents to sell surplus King County parks property to the Friends of the
45 Woodinville Farmers Market and retain the development rights for later transfer to the
46 Farmland Preservation Program in accordance with K.C.C. 4.56.100.

47	PROPERTY NAME AND		APPRAISED
48	<u>PARCEL</u>	<u>TAX ACCT. NO.</u>	<u>VALUE</u>
49	A	<u>Woodinville Fire District Parcel</u>	\$
50		102605-9173	\$352,000.00
51	B-1	<u>Kaplan Parcel</u>	\$
52		102605-9048	

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53 B-2 Kaplan Parcel \$
54 102605-9167
55

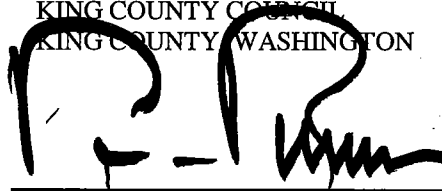
Ordinance 15041 was introduced on 9/20/2004 and passed by the Metropolitan King County Council on 10/4/2004, by the following vote:

Yes: 8 - Mr. von Reichbauer, Ms. Lambert, Mr. Pelz, Mr. Hammond, Mr. Gossett, Ms. Hague, Mr. Irons and Mr. Constantine

No: 0

Excused: 5 - Mr. Phillips, Ms. Edmonds, Mr. McKenna, Mr. Ferguson and Ms. Patterson

KING COUNTY COUNCIL
KING COUNTY WASHINGTON



Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Council

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CLERK

APPROVED this 14 day of OCTOBER, 2004.



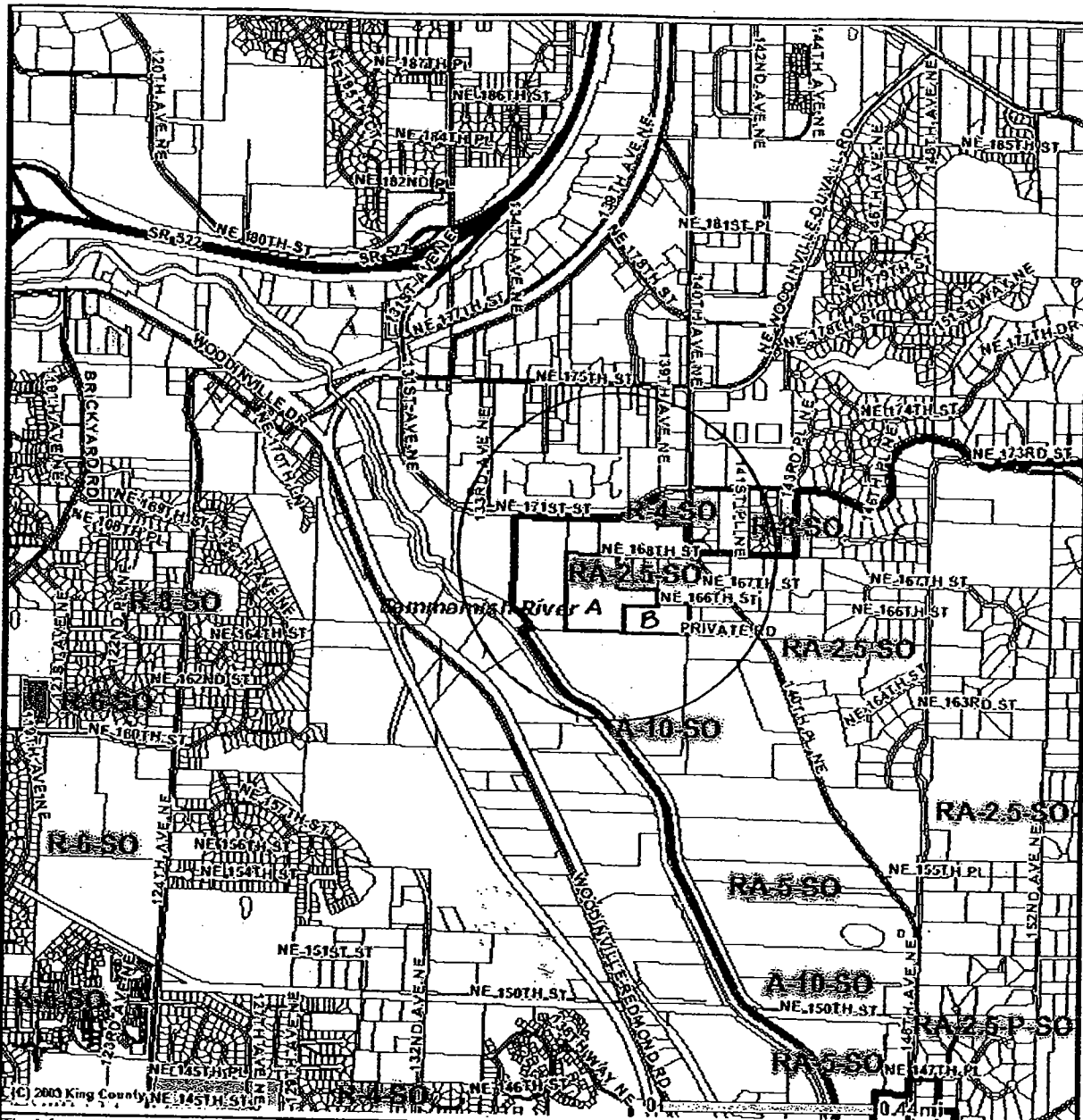
Ron Sims, County Executive

Attachments A. Vicinity Map, B. Map, Parcels A, B-1, and B-2, dated 9-23-04

15041

2004-464

Attachment A Vicinity Map



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Attachment B
Parcel Map

September 23, 2004

