



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

June 27, 2007

Ordinance 15856

Proposed No. 2007-0350.2

Sponsors Phillips and Gossett

1 AN ORDINANCE authorizing the executive, due to unique
2 circumstances, to enter into negotiations with Yarrow Bay,
3 Inc., for the direct sale of county-owned property known as
4 Summit Pit, located in council district 9.

5

6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

7 SECTION 1. Findings of fact.

8 A. King County owns a 156.5 acre parcel of land in an unincorporated area
9 adjacent to the city of Maple Valley known as Summit Pit. Summit Pit is located in
10 council district 9. The department of transportation, road services division is the
11 custodial agency for Summit Pit.

12 B. Summit Pit is currently being used as a regional roads maintenance facility,
13 including an office, a shop and a yard, as well as for waste separation, street waste
14 treatment and disposal, refuse processing, and as a source of timber, sand and gravel. A
15 portion of Elk Run golf course rings the outside of the property in an area designated as a
16 buffer to the mining operation on the site.

17 C. The executive branch proposes to enter into negotiation to sell Summit Pit, by
18 direct sale, to Yarrow Bay Development LLC (Yarrow Bay) in exchange for certain
19 resource property and cash.

20 D. Yarrow Bay holds the exclusive right to purchase seventeen parcels near the
21 Green River, known as the Icy Creek Property. Yarrow Bay must exercise its right to
22 purchase the Icy Creek Property on or before July 25, 2007.

23 E. The Icy Creek Property consists of 276 acres and is the only privately-held
24 land for approximately 2.5 contiguous miles along both sides of the Green River. It is
25 surrounded by other resource land held by the state. Icy Creek Property is undeveloped,
26 but several preliminary plats and short plats (for a total of 21 lots) totally approximately
27 147 acres have been approved for the Icy Creek Property.

28 F. In September 2004, the county attempted to purchase five of the parcels that
29 comprise the Icy Creek Property, but was unsuccessful. It remains a priority acquisition
30 for public ownership and open space conservation. Absent public acquisition, Icy Creek
31 may be developed.

32 G. Yarrow Bay does not intend to exercise its right to purchase the Icy Creek
33 Property if the county is not willing to enter into negotiations for the sale of Summit Pit
34 that could include the transfer of the Icy Creek Property to King County as part of that
35 transaction.

36 H. It is anticipated that the county will be unable to purchase all or a portion of
37 the Icy Creek Property from the current owner and that the property is at risk of being
38 developed as residential sites if the county does not acquire it.

39 I. In addition to the Icy Creek Property, under Yarrow Bay's proposal, the county
40 will receive a cash payment from Yarrow Bay in an amount that will make up the
41 difference between the appraised value of the Icy Creek Property and the appraised value
42 of Summit Pit.

43 J. This transaction would allow the county to pursue its goals of creating
44 desperately needed affordable housing in south King County and the sale of 600-800
45 TDRs from the King County TDR bank. This proposed transaction would also allow the
46 county the opportunity to relocate road maintenance gravel pit, recycling facility, and
47 operating headquarters to an area less likely to disturb residents and more compatible
48 with surrounding land.

49 K. Conditioned on finding a suitable replacement site or sites for the operations
50 now located on Summit Pit, the Summit Pit property is anticipated to be declared
51 conditionally surplus to the foreseeable needs of the road services division.

52 L. Under K.C.C. 4.56.100, all sales of real and personal property shall be made to
53 the highest responsible bidder at public auction or by sealed bid except when the county
54 council, by Ordinance, has determined that unique circumstances make a negotiated
55 direct sale in the best interests of the public.

56 M. The opportunity to acquire the Icy Creek Property in partial exchange for
57 Summit Pit to ensure it is not developed is a unique circumstance that makes pursuing a
58 negotiated direct sale of Summit Pit to Yarrow Bay in the best interest of the county.

59 SECTION 2. The King County executive is hereby authorized to enter into
60 negotiations, due to unique circumstances, for the direct sale of Summit Pit to Yarrow
61 Bay.

62 SECTION 3. The sale of the Summit Pit is conditioned on approval by King County
63 council in accordance with K.C.C. 4.56.080.

64 SECTION 4. If King County enters into a purchase and sale agreement for the
65 Summit Pit property, and the county proceeds to consider amendments to the Comprehensive
66 Plan designation for the property, the county will consult with the city of Maple Valley on
67 proposed uses for the property. While the county will make the decision about any
68 amendments to the King County Comprehensive Plan for the property, the city shall be
69 entitled to participate in the planning process so its positions can be considered. It is


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70 the intent to have the Summit Pit property annexed to the city of Maple Valley, consistent
71 with all state and local review processes.
72

Ordinance 15856 was introduced on 6/18/2007 and passed as amended by the Metropolitan King County Council on 6/25/2007, by the following vote:

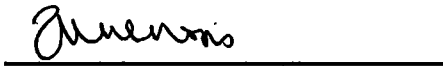
Yes: 8 - Mr. Gossett, Ms. Patterson, Ms. Lambert, Mr. von Reichbauer, Mr. Dunn, Mr. Ferguson, Mr. Phillips and Ms. Hague
No: 0
Excused: 1 - Mr. Constantine

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Larry Gossett, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 29th day of June, 2007.



for Ron Sims, County Executive

Attachments None

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CLERK
KING COUNTY COUNCIL