

1 December 2, 1985

INTRODUCED BY: CYNTHIA SULLIVAN
BRUCE LAING
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GARY GRANT
LOIS NORTH
BOB GREIVE

6 ORDINANCE NO. 7423 PROPOSED NO. 85-582

8 AN ORDINANCE directing Executive Action
9 on 158 parcels of land offered for
10 participation and inclusion in the
11 Third Selection Round of the Farmlands
12 Preservation Program.

11 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

13 SECTION 1. The King County council accepts offers for the
14 sale of development rights on the following properties described
15 below at the values indicated. Exhibit A to this ordinance,
16 incorporated herein by this reference, contains the offer
17 documents, which provide a more complete description of the
18 subject properties. The council directs the executive to
19 implement these contracts and complete all administrative,
20 financial and legal actions necessary to close on the purchase of
21 the identified development rights. At the election of the
22 subject landowner, the executive is authorized to purchase the
23 properties on installments not to exceed four annual payments at
24 a maximum interest rate on the declining principal balance to be
25 determined by the county at closing and which reflects the tax
26 exempt nature of such interest.

27	LANDOWNER	KING COUNTY AGRICULTURE PROGRAM'S PARCEL ID #	DEVELOPMENT RIGHT OFFER VALUE	ACREAGE
29	Bull, Harold	AUG104	\$142,950	32.92
30	Bussard, Donald	AUG105	\$8,875	3.69
	Pederson, James	AUG125	\$21,840	6.24
31	Stephens, James	AUG133	\$108,000	23.36
	Neely Enterprises, Inc.	AUG208	\$436,550	115.00
32	Richards, Gary	AUG211	\$15,950	6.93
	Schilter, Anton	AUG213	\$367,500	70.00
	Carpenter, John	AUG301	\$19,500	8.00

1	LANDOWNER	KING COUNTY AGRICULTURE PROGRAM'S PARCEL ID #	DEVELOPMENT RIGHT OFFER VALUE	ACREAGE
3	Balzarini, Regina	ALG302	\$103,250	10.00
4	McHugo, Roy	ALG307	\$128,250	10.75
	Monk Farms	ALG308	\$2,691,325	167.00
5	Black Soils, Inc.	ASM104	\$136,675	11.90
6	De Los Angeles, Juan	ASM107	\$154,325	14.00
	Babinski, John	ASM301	\$96,200	9.63
7	Sestrap, Robert	AFP107	\$350,850	75.00
8	Takatsuka, August	AFP109	\$127,525	23.76
9	Acheson, Vaun D.	ASQ301	\$41,500	53.30
	Angerer, Leon P.	ASQ303	\$172,750	105.40
10	Bellamy, Ruth Coy	ASQ305	\$203,725	136.58
	Bellamy, Ruth Coy	ASQ306	\$174,575	104.37
11	Bentham, John	ASQ307	\$77,750	160.60
	Busch, Bruce	ASQ310	\$151,475	85.05
12	Church of LDS	ASQ312	\$32,025	47.00
	DeBoer, Donald	ASQ314	\$176,150	157.63
13	DeBoer, Lawrence J.	ASQ315	\$219,350	63.63
	de Vries, Aurelius	ASQ318	\$98,720	147.90
14	Eppinga, Ben	ASQ320	\$106,025	68.65
	Geertsma, George	ASQ322	\$380,000	170.32
15	Groenweg, Jake	ASQ323	\$114,875	99.15
	Harvold, Herman	ASQ324	\$140,950	128.50
16	Jaffee, Larry J.	ASQ325	\$118,075	43.00
	Janicki, Ann	ASQ326	\$72,275	107.40
17	Jobe, Joseph, et al.	ASQ327	\$128,325	99.42
	Kendall, Frank W.	ASQ331	\$33,575	36.09
18	Knutsen, Wm. M., Jr.	ASQ333	\$138,925	78.50
	Kosters, Bob	ASQ335	\$8,975	17.64
19	Lindemulder, John	ASQ336	\$142,700	120.00
	Marty, Anton, Jr.	ASQ338	\$164,550	158.07
20	Neilson, Eldon	ASQ340	\$172,600	159.86
	Pepper, Robert, Sr.	ASQ341	\$95,550	81.43
21	Pickering, Mildred	ASQ343	\$45,850	41.76
	Remlinger, Gary F.	ASQ346	\$561,475	116.81
22	Remlinger, Gary F.	ASQ347	\$56,075	28.00
	Sauvage, Norbert L.	ASQ354	\$105,175	107.97
23	Schoenbachler, Alfred	ASQ355	\$267,650	189.73
	Sharp, John D.	ASQ357	\$175,675	35.75
24	VanEss, Douwe	ASQ361	\$217,450	313.69
	VanEss, Douwe	ASQ362	\$177,750	187.07
25	Vanhulle, Frank	ASQ363	\$283,375	82.00
	Wallace, Scott	ASQ364	\$279,000	251.00
26	Zuiderbaan, Klass Z.	ASQ367	\$92,750	40.00
	Zylstra, Clarence	ASQ368	\$71,750	81.63
27	Zylstra, Paul	ASQ369	\$178,750	208.66
	Jobe, Joseph, et al.	ASQ371	\$41,575	11.35
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1	LANDOWNER	KING COUNTY AGRICULTURE PROGRAM'S PARCEL ID #	DEVELOPMENT RIGHT OFFER VALUE	ACREAGE
3	Aho, William	AEN301	\$76,375	19.70
4	Baker, Robert	AEN302	\$375,000	116.29
	Barron, H.C.	AEN303	\$579,525	157.85
5	Blake, Donald	AEN304	\$227,025	37.90
	Bosik, Arthur	AEN305	\$57,800	20.00
6	Brassard, Donald	AEN306	\$46,825	9.80
	Burkhart, Edward	AEN308	\$34,625	10.00
7	Calvert, Marshall	AEN309	\$438,325	118.06
	Coogan, Terrennce	AEN312	\$54,625	11.00
8	Cunningham, Michael	AEN313	\$47,975	9.98
	Elzenga, Gary	AEN315	\$209,525	32.61
9	Ewalt, Edward	AEN316	\$93,975	33.69
	Gwerder, George	AEN321	\$389,000	49.80
10	Gwerder, George, Jr.	AEN322	\$338,918	58.65
	Halkjar, Axel N.	AEN323	\$126,450	40.39
11	Johnson, Herbert	AEN326	\$107,800	29.41
	Johnson, Ronald	AEN327	\$144,275	39.81
12	Juergens, Adolph	AEN328	\$115,600	39.09
	Kahne, Kennet	AEN329	\$346,150	103.22
13	King, Bryan/Diane	AEN331	\$50,975	10.44
	Knock, Wayne	AEN333	\$133,125	28.50
14	LaFleur, Robert	AEN334	\$209,000	46.14
	Lanting, Andy	AEN335	\$208,200	60.11
15	Michel, Clorene	AEN337	\$46,750	9.79
	Perry, Warren	AEN340	\$120,925	38.50
16	Schakel, Hans	AEN341	\$159,500	47.12
	Schlumpf, Walter	AEN342	\$90,550	25.00
17	Sells, Gary	AEN343	\$308,000	78.18
	Stacie, Thomas C.	AEN347	\$28,700	9.11
18	Streuli, Herbert	AEN351	\$222,025	55.80
	Streuli, Herbert	AEN352	\$37,800	20.00
19	Streuli, Otto	AEN353	\$246,275	60.46
	Stumpf, Thomas	AEN354	\$76,175	19.66
20	Van Beek, Garrett	AEN355	\$386,150	137.51
	Van Wieringen, James	AEN358	\$68,875	23.48
21	Vollmer, Kevin	AEN360	\$48,500	10.46
	Voss Brothers	AEN361	\$200,000	80.34
22	Wailin, Robert	AEN362	\$234,325	58.00
	Wiebenga, Harold	AEN364	\$212,975	57.73
23	Woodcock, Laurence	AEN365	\$46,350	19.54
24	Bitney, Ralph	ACW302	\$782,875	244.30
	Bloomer, Clayton	ACW303	\$188,250	66.89
25	Degroot, Louie	ACW305	\$235,825	59.55
	Enslow, David L.	ACW307	\$240,325	60.59
26	Gwerder, George	ACW312	\$458,228	78.34
	Gwerder, Richard L.	ACW313	\$617,225	108.47
27	Gwerder, Richard L.	ACW314	\$370,033	80.73
	Hogerhuis, Dave	ACW319	\$475,000	70.56
28	Huizenga, Gilbert	ACW320	\$286,800	76.55
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1	LANDOWNER	KING COUNTY AGRICULTURE PROGRAM'S PARCEL ID #	DEVELOPMENT RIGHT OFFER VALUE	ACREAGE
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4	Josie, William	ACW323	\$266,500	65.08
5	Krainick, Charles	ACW324	\$361,150	102.27
6	McPherson, Mrs. Earl	ACW326	\$331,522	78.87
7	McPherson, Earl	ACW327	\$283,700	99.38
8	Malneritch, Peter	ACW328	\$216,925	76.09
9	Millarich, John	ACW331	\$544,275	105.94
10	Murray, Edward E.	ACW333	\$450,000	79.58
11	Pausheck, Charles, Sr.	ACW336	\$363,675	79.09
12	Payne, Walter	ACW337	\$312,975	79.55
13	Ritter, Harvey	ACW338	\$673,450	152.20
14	Schakel, Charles	ACW339	\$502,800	164.87
15	Schipper, John	ACW340	\$115,260	47.10
16	Schipper, Peter	ACW341	\$418,175	70.52
17	Thomasson, Timothy	ACW346	\$319,200	99.75
18	Van Dyk, Shirley	ACW347	\$350,000	56.01
19	Varga, Stephen	ACW348	\$300,000	78.08
20	Wicks, Beverly	ACW351	\$117,500	40.28
21	Wohlman, Louis	ACW353	\$341,825	74.00
22	Zurcher, Hans	ACW354	\$308,325	94.80

14 SECTION 2 The King County council accepts offers for the
15 sale of Fee Simple Interests on the following properties
16 described below at the values indicated. Exhibit B to this
17 ordinance, incorporated herein by this reference, contains the
18 offer documents which provide a more complete description of the
19 subject properties. The council directs the executive to
20 implement these contracts and complete all administrative,
21 financial and legal actions necessary to close on the purchase of
22 the identified parcels. At the election of the subject
23 landowner, the executive is authorized to purchase the properties
24 on installments not to exceed four annual payments at a maximum
25 interest rate on the declining principal balance to be determined
26 by the county at closing and which reflects the tax exempt nature
27 of such interest.

28	LANDOWNER	KING COUNTY AGRICULTURE PARCEL ID #	OFFER VALUE	ACREAGE
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31	Consolidated Beverages	ALG203	\$232,500	15.50
32	Gokey, Catheryn	ALG305	\$313,200	20.88

1 SECTION 3. The King County council authorizes and accepts
2 the conveyance of an interest in Fee Simple from the King County
3 parks division to the Farmlands Preservation Program of the
4 property identified below as parcel ASM304. The council further
5 directs the transfer of \$451,200, the appraised value of Parcel
6 ASM304, from the Farmlands Preservation Program Round 3
7 capital balance, Capital Improvement Project number 36403 of Fund
8 6413, to the King County parks division Capital Improvement
9 Project Number 007124 of Fund 316, where it shall be dedicated
10 and used solely for the acquisition of property interests
11 that will assist in the completion of the west side of the
12 Sammamish River Trail. The King County council also accepts the
13 offer for the sale of development rights to the property
14 identified below as parcel ASM204. The above transactions are
15 contingent on: (1) approval by the Washington State Interagency
16 Committee for Outdoor Recreation of the conveyance of ASM304; and
17 (2) on a trade at closing on ASM204 of the county's ownership in
18 the Agricultural Rights to parcel ASM304 for a commensurate
19 reduction in the cash purchase price of the development rights to
20 parcel ASM204, which will be determined prior to closing by a
21 qualified agricultural appraiser selected by the county.
22 Exhibit C to this ordinance, incorporated herein by this
23 reference, contains the offer documents which provide a more
24 complete description of the subject properties. The council
25 directs the executive to implement these contracts and to draft
26 and sign any additional contracts and complete all
27 administrative, financial, and legal actions necessary to close
28 on the purchases of the above identified parcels in a matter
29 consistent herein. At the election of the subject landowner, the
30 executive is authorized to purchase the properties on
31 installments not to exceed four annual payments at a maximum
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1 interest rate on the declining principal balance to be determined
 2 by the county at closing and which reflects the tax exempt nature
 3 of such interest. This conveyance and transfer is made pursuant
 4 to and in recognition of the requirements of Section 7 of the
 5 Forward Thrust Resolution, No. 34571.

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LANDOWNER	KING COUNTY AGRICULTURE PARCEL ID #	OFFER VALUE	ACREAGE
Muller, Robert	ASM204	\$935,250	64.53
King County Parks	ASM304	\$451,200	37.60

SECTION 4. If inaccuracies are discovered in the legal descriptions or identified acreages of any of the properties identified in Sections 1 through 3, the executive is authorized to obtain a survey of the subject property. Where a survey is required, the executive will adjust the final legal description and acreage and pro-rate the contract amount of the subject properties to reflect the findings of the survey.

SECTION 5. The King County council hereby defers action on any of the remaining offers not referenced in Sections 1 through 3 of this ordinance.

1 SECTION 6. Severability. Should any section, subsection,
2 paragraph, sentence, clause or phrase of this ordinance be
3 declared unconstitutional or invalid for any reason, that
4 determination shall not affect the validity of the remaining
5 portions of this ordinance.

6 INTRODUCED AND READ for the first time this 4th day of
7 November, 1985.

8
9 PASSED this 2nd day of December, 1985.

10
11 KING COUNTY COUNCIL
12 KING COUNTY, WASHINGTON

13 *Sary Grant*
14 Chairman

15 ATTEST:

16 *Jovette M. Owens*
17 Clerk of the Council

18 APPROVED this 10th day of December, 1985.

19 *Randy Wells*
20 King County Executive

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