

March 19, 1997
CLT:clt
schober.ord

Introduced by: DWIGHT PELZ
Proposed No: 97-239

ORDINANCE NO. **12745**

AN ORDINANCE authorizing the negotiated direct sale of surplus property in Renton to Schober, Inc., in Council District 5.

STATEMENT OF FACTS:

1. King County owns a .81 acre parcel of land on the corner of Monster Road and Longacres Drive in Renton which was purchased by the wastewater division for the East Division Water Reclamation Plant in 1988.
2. During the 1984-90 expansion of the plant, the City of Renton required realignment of Monster Road which resulted in the subject parcel being severed from the remainder of the East Division Water Reclamation Plant property.
3. The road realignment also required the wastewater division to purchase a small parcel of land from Schober, Inc., the adjoining owners.
4. Schober, Inc., the only adjoining property owner, has asked to purchase the property for the fair market value of \$76,300 for expansion of its business.
5. The wastewater division finds that the property is surplus to its current and foreseeable needs as it is cut off from the rest of the reclamation plant.
6. All County departments and the Seattle-King County Housing Development Consortium were notified of the proposed sale and no objections or expressions of interest were received. Based on the responses to the notification, the Property Services Division finds that the property is surplus to the County's present and foreseeable needs.
7. The property is not suitable for affordable housing under the criteria of King County Ordinance 12394 as it is located next to a manufacturing business and across the street from a sewage treatment facility. The surrounding properties are zoned industrial.
8. The King County council may authorize the executive to enter into a negotiated direct sale of county property when unique circumstances exist pursuant to King County Ordinance 12045, Section 10.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County council has determined that unique circumstances make

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1 a negotiated direct sale of the subject property in the best interests of the public. The King
2 County executive is hereby authorized to execute the necessary documents to convey the
3 following described property located in Council District 5 to Schober, Inc. for the fair market
4 value of \$76,300:

5 All that portion of Government Lot 6 and Government Lot 8, of Section 24,
6 Township 23 North, Range 4 East, W.M., in King County, Washington,
7 described as a whole as follows:
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9 Commencing at the northeast corner of said Northeast quarter of the Northwest
10 quarter; thence along the north line of said Northeast quarter of the Northwest
11 quarter and along the north line of Government Lot 1 of said Section 24, N
12 $87^{\circ}26'22''$ W 2693.05 feet to the northwest corner of said Government Lot 1;
13 thence along the west line of said Government Lot 1 and Lot 5, S $00^{\circ}26'19''$ W
14 2299.77 feet; thence S $89^{\circ}33'41''$ E 1909.89 feet to an intersection with the
15 easterly right-of-way margin of Monster Road established by the City of
16 Renton's alignment of August 3, 1988 and a point on a curve concave to the
17 southwest the radius point of which bears S $63^{\circ}48'40''$ W 367.11 feet; thence
18 southerly along said easterly right-of-way margin and along said curve an arc
19 distance of 182.73 feet through a central angle of $28^{\circ}31'04''$ to an intersection
20 with the southwesterly margin of the realignment of Monster Road; thence
21 along said southwesterly margin and along the southerly line of a tract of land
22 conveyed to the Municipality of Metropolitan Seattle by Schober Enterprises,
23 Inc. by Deed recorded under Recording Number 8903290812, S $69^{\circ}31'09''$ E
24 11.12 feet; thence continuing along said southwesterly margin and along said
25 southerly line S $41^{\circ}55'32''$ E 125.99 feet to the northerly corner of a tract of
26 land conveyed to Schober Enterprises, Inc. by the Municipality of Metropolitan
27 Seattle; thence continuing along said southwesterly margin and along the
28 northerly line of said tract of land S $41^{\circ}55'32''$ E 68.65 feet to the TRUE
29 POINT OF BEGINNING;

1 thence continuing along said southwesterly margin S 41°55'32" E 270.82 feet
2 to an intersection with the northwesterly right-of-way margin of Highway 1-L
3 as surveyed and shown on Record of Survey filed in Book 40 of Surveys, Page
4 180, said point of intersection being a point on a curve concave to the
5 southeast, the radius point of which bears S 68°18'28" E 905.37 feet; thence
6 southwesterly along said northwesterly right-of-way margin and along said
7 curve an arc distance of 88.21 feet through a central angle of 05°34'57" to a
8 line parallel with and 70.00 feet northwesterly of the centerline of Washington
9 State Highway No. 1-L; thence along said parallel line of S 66°53'08" W
10 125.69 feet to the easterly line of a tract of land conveyed to Schober
11 Enterprises, Inc. by the Municipality of Metropolitan Seattle; thence along said
12 easterly line of Schober tract N 04°18'03" W 14.69 feet; thence continuing
13 along said easterly line N 06°22'10" W 321.59 feet to the true point of
14 beginning.
15

16 Provided that:

17 King County reserve a permanent easement, which will run with the land and will
18 continue for the benefit of King County, its successors and assigns, to invade or otherwise
19 interfere with any and all portions of the property for such odors, fumes, dust, noise, vibration
20 or other disturbance as may result from or be related to the operation of the East Division
21 Water Reclamation Plant.

22 Provided further that:

23 The conveyance of the property be conditioned to prohibit retail use of the subject
24 property.

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SECTION 2. If the negotiated direct sale to Schober, Inc. fails to close, the King County executive is hereby authorized to sell the property through public bid for a sales price and terms that reflect fair market value.

INTRODUCED AND READ for the first time this 14th day of April, 1997.

PASSED by a vote of 12 to 0 this 19th day of may, 1997.

KING COUNTY, COUNCIL
KING COUNTY, WASHINGTON

Louise Miller
VICE Chair

ATTEST:

Janet Masano
ACTING Clerk of the Council

APPROVED this 30 day of May, 1997.

Donald Amis
King County Executive

Attachment:
None