



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

December 16, 2003

Ordinance 14817

Proposed No. 2003-0522.3

Sponsors Hague, McKenna, Gossett and
Phillips

1 AN ORDINANCE authorizing the Juanita Woodlands open
2 space acquisition project and the Forestry and Nearshore
3 Initiative project, appropriating \$26,618,999 from the open
4 space non-bond fund sub fund to the projects; and
5 amending the 2003 Budget Ordinance, Ordinance 14517,
6 Section 118 and Attachment B, as amended.

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10 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

11 SECTION 1. Findings.

12 A. King County's population increased by over half a million people between
13 1980 and 1998, more than a forty percent increase in eighteen years. Despite this rapid
14 growth in population, King County has a legacy of protecting critical waterways and
15 forest and open space lands for habitat and recreational purposes. However, citizens are
16 demanding further conservation of the natural environment, the control of sprawl and the
17 protection of wildlife habitat.

18 B. The Juanita Woodlands is a wooded 36.3-acre open space in unincorporated
19 King County, west of the city of Kirkland. The Washington state Department of Natural
20 Resources owns the property and is required under its obligations to the Common School
21 Trust to sell the site as surplus land at an economic valuation that reflects the property's
22 highest and best use. The Washington state Department of Natural Resources has worked
23 in partnership with King County and the local community organization known as the
24 Denny Creek Neighborhood Alliance to delay the sale of the property until the end of
25 2003 to allow for purchase by the county as open space.

26 C. The Denny Creek Neighborhood Alliance has pledged \$500,000 in
27 community donations to King County to fund a portion of the overall acquisition costs of
28 the Juanita Woodlands open space property described in Attachment A to this ordinance
29 by December 31, 2008, through a letter of understanding with King County.

30 D. It is the intent of the county that \$1.5 million of the property acquisition be
31 funded through the sale of up to five acres of the property after five years from the date of
32 the purchase of the property. The Denny Creek Neighborhood Alliance may secure
33 additional noncounty contributions, up to the full amount of this \$1.5 million within the
34 five-year period. If, after this five-year period, the Denny Creek Neighborhood Alliance
35 has not fully secured \$1.5 million in noncounty contributions, King County plans to
36 surplus up to five acres of the property to meet any remaining obligation. However, the
37 county plans to sell only that amount of the property necessary to meet the obligation.

38 E. The Forestry and Nearshore Initiative is intended to preserve open space,
39 working forests and undeveloped shoreline in King County that will:

- 40 1. Contain urban sprawl and suburban development;

41 2. Provide sustainable forest management that conserves the environment and
42 retains the local timber industry;

43 3. Protect the health of the nearshore environment on Vashon and Maury
44 Islands; and

45 4. Meet the conservation and open space of King County and local
46 communities.

47 F. It is the intent of the council that the Maury Island Conservation Initiative be
48 an integral part of the Forestry and Nearshore Initiative. The Maury Island Conservation
49 Initiative consists of an effort to preserve three hundred acres of rural, coastal land on
50 Maury Island, which is currently threatened by development. This property has one of
51 the state's largest madrona forests and shoreline habitat that is critical to salmon, cutthroat
52 trout, herring and bottomfish. The site is adjacent to the Maury Island Aquatic Reserve
53 and includes valuable shoreline and terrestrial habitat. King County has appropriated
54 \$850,000 in funding toward the acquisition and \$2 million is proposed in the 2004
55 Federal Omnibus Bill which must be approved by Congress.

56 G. It is the intent of the council that the Snoqualmie Forest be an integral part of
57 the Forestry and Nearshore initiative. The Snoqualmie Forest is privately-owned and
58 located within King County. The property totals one hundred and eight thousand acres
59 and has been managed as a working forest for nearly one hundred years. It is a substantial
60 portion of a larger, contiguous piece of undeveloped forestland, which also includes the
61 Mt. Baker-Snoqualmie forest and its Alpine Lakes wilderness area on the east, the state-
62 owned Mt. Si natural resource conservation area on the south and the Markworth state
63 forest on the west. The Snoqualmie Forest surrounds the city of Seattle Tolt watershed,

64 which provides drinking water for the residents of the city of Seattle and contains habitat
65 for numerous salmon species and other wildlife species afforded protection under state
66 law and the Endangered Species Act. The Snoqualmie Forest contains extensive
67 shoreline environments, including over eight thousand acres of riparian habitat and over
68 one thousand one hundred acres of wetlands and lakes, and including major rivers such as
69 the north fork of the Snoqualmie and Tolt rivers. The Snoqualmie Forest Conservation
70 Easement project is intended to preserve the Snoqualmie Forest through conservation
71 easements that will maintain the forestland forever in its present primarily undeveloped
72 condition, to facilitate the continued use of the property as a working forest managed at a
73 sustainable level of harvest. The goal of the project is to either conserve or enhance, fish
74 and wildlife habitats, shoreline protection, open space, water quality and public
75 recreational and education opportunities of the forestland for present and future
76 generations and to prevent any use of the forestland that will significantly impair or
77 interfere with its conservation value.

78 SECTION 2. There is hereby approved and adopted a supplemental appropriation
79 of \$5,518,999 from the open space non-bond fund sub-fund for the purchase of the
80 Juanita Woodlands Open Space Acquisition Project and \$21,100,000 from the open space
81 non-bond fund sub-fund for the Forestry and Nearshore Initiative.

82 SECTION 3. Ordinance 14517, Section 118, as amended, is hereby amended by
83 adding thereto and inserting therein the following:

84	<u>Fund Capital Fund</u>	<u>Amount</u>
85	3522 Open Space Non-Bond Fund sub fund	\$26,618,999

86 SECTION 4. Ordinance 14517, Section 118, Attachment B, as amended, is
87 hereby amended by adding thereto and inserting therein the specific capital improvement
88 projects in Attachment A to this ordinance:

89 PROVIDED THAT:

90 Permanent financing for the acquisition of the Juanita Woodlands open space
91 property and the Forestry and Nearshore Initiative described in Attachment A to this
92 ordinance will be provided through the issuance of limited tax general obligation bonds
93 backed by conservation futures tax levy funds. These bonds are expected to be sold in
94 the fall of 2006. Interim financing will be supplied through a combination of an interfund
95 loan, pursuant to terms approved by the King County executive finance committee, and
96 bond anticipation notes as approved by the King County council that will be repaid from
97 the proceeds of the bonds.

98 PROVIDED FURTHER THAT:

99 If any moneys are donated by the Denny Creek Neighborhood Alliance as
100 referenced in section 1.D and C of this ordinance, the council hereby accepts the
101 donations in accordance with K.C.C. chapter 2.80 and any such donations shall be
102 applied toward the debt service on the bonds issued to purchase the Juanita Woodlands
103 property.

104 PROVIDED FURTHER THAT:

105 No moneys appropriated for the Forestry and Nearshore Initiative, except for
106 costs related to negotiating transactions under the initiative including title searches and
107 appraisals, shall be expended or encumbered until a ordinance, approving such an
108 expenditure or encumbrance for a proposed purchase related to this initiative, has been

109 approved by the King County council. Any such motion shall be referred to the budget
110 and fiscal management committee or its successor committee for review.

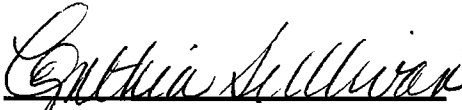
111 SECTION 5. The attached resource book page, Attachment A to this ordinance,
112 is hereby adopted.

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Ordinance 14817 was introduced on 11/24/2003 and passed as amended by the
Metropolitan King County Council on 12/15/2003, by the following vote:

Yes: 13 - Ms. Sullivan, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr.
Phillips, Mr. Pelz, Mr. McKenna, Mr. Hammond, Mr. Gossett, Ms. Hague,
Mr. Irons, Ms. Patterson and Mr. Constantine
No: 0
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Cynthia Sullivan, Chair

ATTEST:



Anne Noris, Clerk of the Council

RECEIVED
2003 DEC 18 PM 4: 20
CLERK
KING COUNTY COUNCIL

APPROVED this 18 day of December 2003.



Ron Sims, County Executive

Attachments A Resource Book Page - 12-15-03

REOURCE BOOK PAGE

12-15-03

<u>Fund</u>	<u>Project</u>	<u>Description</u>	<u>Amount</u>
3522	352334	Juanita Woodlands Open Space Property	\$ 5,518,999
3522	352xxx	Forestry and Nearshore Initiative	\$ 21,100,000