



Legislation Text

File #: 2006-0373, **Version:** 2

Clerk 10/10/2006

AN ORDINANCE authorizing the sale of the county-owned property known as the Schroeder property located on the Redmond Fall City Road southeast of the city of Redmond, consisting of assessor's parcel numbers 062407-9017 and 062407-9032 and located in council district three.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings:

A. The King County department of natural resources and parks is the custodian of two contiguous parcels known as the Schroeder property, located at 1650 Southeast Redmond-Fall City Road, east of the city of Redmond. Assessor's parcel number 062407-9017 is 14.88 acres and was formerly a working dairy and residence. Assessor's parcel number 062407-9032 is 0.48 acre and is used for the access driveway. Together these parcels total 15.36 acres and are further described in Attachment A to this ordinance.

B. The department of natural resources and parks acquired the Schroeder property for no cost in August of 2003 through an assignment agreement between King County and the Cascade Land Conservancy. The 15.36 acres was originally intended as secondary access for a 245-acre residential development proposed by developer, Port Blakely. However, due to public pressure to limit the number of units built in this fragile area, King County and the Treemont Conservancy purchased the 245 acres of sensitive natural forest and wildlife habitat by a "Deed of Conservation Easement." The funding for this purchase was approved on July 25, 2003, by Ordinance 14709. Following this purchase, the secondary access provided by the 15.36-acre Schroeder property was no longer needed and was donated by the developer to the Treemont Conservancy.

C. The department of natural resources and parks subsequently determined that the location and nature of the Schroeder property was neither suitable for recreational use nor had preservation value and declared the property surplus to its needs.

D. Pursuant to K.C.C. 4.56.100, the facilities management division determined that the Schroeder property does not meet the criteria for affordable housing as it is located in the rural area.

E. Notices were circulated to other county departments and to various cities, water, sewer, fire and school districts regarding the county's plan to surplus and sell the property. None of the agencies expressed interest.

F. Pursuant to K.C.C. 4.56.100, the facilities management division declared the Schroeder property surplus to the county's present and foreseeable needs in June of 2004.

G. Prior to marketing, a county appraisal determined that highest and best use of the R-10 zoned Schroeder property would be to create two legal lots through a boundary line adjustment allowed under K.C.C. chapter 19A.08, by adding square footage to tax lot 062407-9032 out of the greater tax lot 062407-9017 square footage.

H. Pursuant to K.C.C. 4.56.100, the facilities management division listed the Schroeder property for sale with the Northwest Multiple Listing Service, and an offer has been accepted for five hundred thousand dollars from buyers Andrew and Keri Berger.

I. The King County council has determined that this is in the best interest of the public.

SECTION 2. The King County executive is hereby authorized to sell the Schroeder

Property, as described in Attachment A to this ordinance, on substantially the terms set forth in Attachment B to this ordinance, and to execute all necessary documents for that purpose.