



Legislation Text

File #: 2007-0629, **Version:** 2

Clerk 11/29/2007

AN ORDINANCE authorizing King County's sale of improved property, located at 22629 SE 206th Street, Maple Valley, within council district 9.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings:

A. King County's department of transportation, road services division is custodian of a parcel known as the Rolph property ("Rolph"), located at 22629 SE 206th Street, in Maple Valley. Rolph's assessor parcel number is 511240-0045 and is 5.02 acres in size. The property includes a single family residence and large garage. It is located adjacent to the King County's Taylor creek flood reduction and habitat restoration project, which was substantially completed in 2006.

B. Rolph was acquired by the road services division to allow for the relocation of Taylor creek, which had been flooding Maxwell Road, which lies adjacent to the property. It lies south of another parcel which had been purchased by King County water and land resources division for a larger stream and wetland restoration and enhancement project. Both these parcels were reconfigured to allow creation of a new 6.22 acre wetland parcel for protection of Taylor creek. Rolph was left with a newly configured 5.02 acres and its original improvements.

C. In 2007 the road services division determined the property surplus to its needs.

D. The facilities management division determined that the highest and best use of Rolph was for resale to the public as residential property.

E. Pursuant to K.C.C. 4.56.100, the facilities management division determined that Rolph does not

meet the criteria for affordable housing.

F. 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 in its purchase, but the water and land resources division, which is the custodian of Taylor creek, reserved an approximate one-third-acre planting easement for project mitigation.

G. Pursuant to K.C.C. 4.56.100, in September 2007, King County's facilities management division declared Rolph surplus to the county's present and foreseeable needs.

H. The property was appraised, and valued at two hundred seventy thousand dollars.

I. Pursuant to K.C.C. 4.56.100, King County's facilities management division listed Rolph for sale with the Northwest Multiple Listing Service, requiring a sealed bid offer. Multiple acceptable offers were made and the highest offer has been accepted for three hundred two thousand dollars, from buyers Alan H. and Judi-Kloss Cole. Buyer's contingencies have been satisfied and this sale is poised to close within 30 days after council approval.

H. Pursuant to K.C.C. 4.56.080, the council must approve sale of county-owned real property. The proposed ordinance authorizes the executive to execute the purchase and sale agreement attached.

SECTION 2. The King County council, having determined that the land described is surplus to the needs of the county, and having determined that sale of Rolph is in the best interest of the public, does hereby authorize the King County executive to sell the property pursuant to the terms of the purchase and sale agreement, Attachment B to this ordinance, and to execute the necessary documents to deliver Rolph to the buyers.