

SUMMARY and FISCAL NOTE

Department:	Dept. Contact/Phone:	Executive Contact/Phone:
Seattle City Light	Lynn Best / 386-4586	Greg Shiring / 386-4085

1. BILL SUMMARY

- a. Legislation Title:** AN ORDINANCE relating to the City Light Department; declaring certain real property rights surplus to the needs of the City Light Department; authorizing the partial release of a City Light easement; and accepting the payment of fair market value for the partial release of easement.
- b. Summary and background of the Legislation:** This legislation will declare certain real property rights surplus to the needs of the City Light Department and will authorize Seattle City Light to partially release an easement for transmission line purposes in Snohomish County, Washington. The City of Seattle will retain vegetation management rights within the easement area. The City Light Department will receive \$31,000 for the partial release of easement, comprising the fair market value of the easement release and the value of the retained easement rights.

Seattle City Light owns a 150'-155' wide transmission corridor, composed of easements and fee title property, commonly known as the MapleValley to Sno-King 230 kV lines running north/south from Renton to Bothell. The easements for this line were acquired in the late 1920s. One easement was acquired in 1927 from M.C. Carlson ("Carlson"). The Carlson easement was over a large, undefined easement area. This easement lies outside the 150'-155' wide functioning Seattle City Light corridor and immediately east and abutting the corridor. The Carlson easement was partially released in 1994, which released everything but the west 50 feet of the easement.

The Quadrant Corporation is constructing a single family residential development in Snohomish County. The west 50 feet of the Quadrant development parcel is encumbered by the Carlson easement. All other Seattle City Light easements north and south of this 50-foot easement were released in the 1980s and 1990s because they served no useful utility purpose. There are now single family residences on all parcels north and south of the Quadrant development parcel. Quadrant wishes to have the easement released so that it can fully utilize and develop its parcel. The partial release of the remainder of the Carlson easement will not affect Seattle City Light's ability to access, construct, operate, or maintain its existing transmission corridor. Seattle City Light will retain its rights within the Carlson easement to trim or remove trees and manage vegetation that pose a hazard to the transmission lines.

2. CAPITAL IMPROVEMENT PROGRAM

- a. Does this legislation create, fund, or amend a CIP Project?** ___ Yes ___ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

- a. Does this legislation amend the Adopted Budget? ___ Yes X No
- b. Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?
No.
- c. Is there financial cost or other impacts of *not* implementing the legislation?
The City will forego income of \$31,000 for the release of rights that serve no useful utility purpose.

3.e. Revenues/Reimbursements

X This legislation adds, changes, or deletes revenues or reimbursements.

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Dept	Revenue Source	2017 Revenue	2018 Estimated Revenue
City Light Fund	SCL	Sale of surplus rights	\$31,000	
TOTAL			\$31,000	

Is this change one-time or ongoing?

One-time.

Revenue/Reimbursement Notes: None.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?
No.
- b. Is a public hearing required for this legislation?
Yes. A public hearing is required pursuant to RCW 35.94.040.
- c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?
No.
- d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?
No.
- e. Does this legislation affect a piece of property?

Yes. A map of the property encumbered by the Seattle City Light easement is provided as Exhibit 1 to this Summary and Fiscal Note.

- f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**

No.

- g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).**

N/A.

- h. Other Issues:**

None.

List attachments/exhibits below:

Exhibit 1: Map of Partial Release of Easement Area