

SUMMARY and FISCAL NOTE

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

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to the City Light Department; declaring certain real property in Section 16, Township 27 North, Range 5 East, W.M., in Snohomish County, Washington, surplus to utility needs; authorizing the General Manager and Chief Executive Officer to execute a Purchase and Sale Agreement between The City of Seattle and Lennar Northwest, Inc. ("Lennar") for the conveyance of said property to Snohomish County; accepting payment for the true and full value of said property from Lennar; and ratifying and confirming certain prior acts.

Summary and Background of the Legislation: This legislation will authorize Seattle City Light to enter a Purchase and Sale Agreement with Lennar Northwest, Inc. ("Lennar"), which will result in the City conveying a 20-foot strip of land to Snohomish County for road purposes. Lennar will pay City Light the true and full value for the land, in the amount of \$163,000.

Seattle City Light owns a 230 kV transmission line, the Bothell to Creston-Nelson or Eastside transmission line, in south Snohomish County. Most of this line is built on a 155-foot- wide, easement-held right-of-way. However, between 184th Street SE and 188th Street SE, City Light owns the east 20 feet of this right-of-way in fee title.

Much of the land abutting City's Light's transmission line in south Snohomish County has been designated as an Urban Growth Area in the Snohomish County GMA (Growth Management Act) Comprehensive Plan.

Lennar owns a 20.62 acre parcel on the west side of City Light's transmission line, with the east 135 feet of Lennar's parcel being encumbered by City Light's transmission line easement. Lennar has proposed to develop a portion of its parcel as a 41-lot, single-family, residential subdivision called Lidera Plat Phase II.

The Snohomish County Hearing Examiner has granted a conditional approval of the Lidera subdivision. As a condition of this approval, Snohomish County is requiring Lennar to provide certain access and circulation improvements, including the completion of 43rd Avenue SE along the east edge of the City-owned property. The City-owned property will be needed to meet road construction standards.

The completion of 43rd Avenue SE will improve City Light's access to its easement-held transmission corridor and will not affect future development of City Light transmission facilities.

This legislation will authorize City Light to enter a Purchase and Sale Agreement with Lennar, which will result in the City conveying its 20-foot strip to Snohomish County for road purposes.

Lennar will construct the street improvements and pay City Light the true and full value for the property, in the amount of \$163,000.00.

2. CAPITAL IMPROVEMENT PROGRAM

 This legislation creates, funds, or amends a CIP Project.

3. SUMMARY OF FINANCIAL IMPLICATIONS

 X This legislation does not have direct financial implications.

4. OTHER IMPLICATIONS

- a) **Does the legislation have indirect or long-term financial impacts to the City of Seattle that are not reflected in the above?**
No.
- b) **Is there financial cost or other impacts of not implementing the legislation?**
Seattle City Light would forgo receipt of \$163,000 in property sales revenue.
- c) **Does this legislation affect any departments besides the originating department?**
No.
- d) **Is a public hearing required for this legislation?**
Yes. A public hearing is required pursuant to RCW 35.94.040.
- e) **Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?**
No.
- f) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
No.
- g) **Does this legislation affect a piece of property?**
Yes. A map of the property to be conveyed to Snohomish County is provided as Exhibit 1 to this Summary and Fiscal Note.
- h) **Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**
None.
- i) **If this legislation includes a new initiative or a major programmatic expansion: What are the long-term and measurable goals of the program? Please describe how this legislation would help achieve the program's desired goals.**

N/A.

j) Other Issues:

None.

List attachments/exhibits below:

Exhibit 1: Map of Property to Be Conveyed to Snohomish County