



Legislation Text

File #: CB 118799, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

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.

WHEREAS, The City of Seattle (“City”) owns by recorded deed in fee title the east 20 feet of the south half of the southeast quarter of the northwest quarter of Section 16, Township 27 North, Range 5 East, W.M., in Snohomish County, Washington (Snohomish County Tax Parcel Number 27051600201400); and

WHEREAS, Lennar Northwest, Inc. (“Lennar”) owns certain real property adjacent to the City-owned property that it proposes to develop as a 41-lot, single-family, residential subdivision called Lidera Plat Phase II (“Lidera”); and

WHEREAS, Snohomish County, as a condition of approval of the Lidera subdivision, is requiring Lennar to provide certain access and circulation improvements, including the completion of 43rd Avenue Southeast along the east edge of the City-owned property, and the City-owned property will be needed by Lennar for its subdivision to meet road construction standards; and

WHEREAS, Lennar is willing to pay The City of Seattle the true and full value of the City-owned property, in the amount of \$163,000, for conveyance of the City-owned property to Snohomish County for use as a public road; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Pursuant to the provisions of RCW 35.94.040 and after public hearing, certain real property described in Exhibit A to Attachment 1 to this ordinance, originally acquired for an electrical transmission corridor, is no longer needed exclusively for The City of Seattle’s utility purposes.

Section 2. The General Manager and Chief Executive Officer of the City Light Department, or designee, is authorized to execute for and on behalf of The City of Seattle a Purchase and Sale Agreement with Lennar Northwest, Inc. (“Lennar”), substantially in the form attached to this ordinance as Attachment 1, for the sale and conveyance of the real property described in Exhibit A to Attachment 1 to Snohomish County.

Section 3. The City Light Department is authorized to accept payment from Lennar for the sale of the real property, and conveyance to Snohomish County, in the amount of \$163,000, and to deposit the proceeds in the City Light Fund.

Section 4. Any act consistent with the authority of this ordinance taken prior to its effective date is hereby ratified and confirmed.

Section 5. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 2016, and signed by me in open session in authentication of its passage this ____ day of _____, 2016.

President _____ of the City Council

Approved by me this ____ day of _____, 2016.

Edward B. Murray, Mayor

Filed by me this ____ day of _____, 2016.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

Attachment 1 - Purchase and Sale Agreement
Exhibit A - Quit Claim Deed