

Plat of Outlook Vista Div. 1 Road Easement

Date of this Brief	October 12, 2010		
Supersedes	n/a		
Key Contacts		Phone	Short Title
	Dave Barber	4-0400	Mgr.
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Council Action Required?	Y	If YES, within the next 3 months?	Y
Presenters (if applicable)	Steve Kern and Cheryl Crawford		

Summary Statement

This legislation authorizes the Superintendent or his designee to grant an easement for road purposes to the County of Snohomish over a portion of the City's fee-owned Bothell to Newhalem Transmission Corridor located in unincorporated Snohomish County, Washington; and accepts payment for the true and fair value of the easement from Washington Federal Savings.

Background

The City of Seattle is the owner of a 300 foot wide parcel of real property which is part of the Bothell to Newhalem Transmission Corridor near the town of Snohomish, Washington. Washington Federal Savings (WFS) is the owner of certain real property adjacent to the City parcel that it wishes to develop into a 38 lot single family residential subdivision plat called Outlook Vista Division 1.

As a condition of the approval of the plat, the Snohomish County Hearing Examiner, in File No. 09 101171-000-00-SD, dated March 3, 2009, required that WFS acquire an easement from the City of Seattle to extend 124th Street Southeast across City Light's transmission corridor. An extension of this street was the only feasible access to the plat. WFS was required to build the street to Snohomish County standards, with additional road aprons to allow Seattle City Light's trucks to enter and exit the transmission corridor.

The land beneath the road easement was appraised by an independent MAI appraiser on February 22, 2010, who concluded the fair market value of the rights to be conveyed to Snohomish County to be \$120,000.00. WFS has agreed to pay City Light that amount on conveyance of the easement to Snohomish County.

Key Issues

- Legislation is required when the City grants another party permanent rights on City-owned property.
- The City will receive true and fair market value for the rights it is conveying to Snohomish County.
- The road easement will not pose any risk, danger or obstruction to City Light's continuing operation and maintenance of its transmission lines.
- This is an excellent opportunity to profit from an otherwise fully utilized City-owned property.
- Access to the transmission corridor is improved by the presence of a paved road.

Next Steps

City Light, Snohomish County, and Washington Federal Savings will meet to close on this transaction at Snohomish County.

The fully executed road easement will be recorded with the Snohomish County recorders office.

Proceeds from this transaction will be placed into the City Light Fund.