

**CITY OF SEATTLE**  
**ORDINANCE \_\_\_\_\_**

COUNCIL BILL 117805

1  
2  
3  
4 AN ORDINANCE relating to the City Light Department; accepting various easements for  
5 overhead and underground electrical rights in King County, Washington; placing said  
6 easements under the jurisdiction of the City Light Department; and ratifying and  
7 confirming certain prior acts.

8 WHEREAS, the Department of Planning and Development requires that applications for short  
9 plats, lot boundary adjustments, and unit lot subdivisions be reviewed by other City  
10 departments as a condition of its approval of such property divisions; and

11 WHEREAS, it is the intention of both the Department of Planning and Development and the City  
12 Light Department that each lot created by such property divisions has adequate access for  
13 utilities including electrical service; and

14 WHEREAS, after review by the City Light Department, the Department of Planning and  
15 Development places City Light easements in gross on final approved short plats, lot  
16 boundary adjustments, and unit lot subdivisions when necessary to ensure adequate  
17 electrical service access; and

18 WHEREAS, the Seattle City Charter, Article IV, Legislative Department,, Section 14, Powers by  
19 Ordinance; Fourth, Acquisition and Disposal of Property, requires that all acquisition and  
20 disposal of real property interests shall be by ordinance; NOW, THEREFORE,

21 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

22 Section 1. The City hereby accepts the easements for overhead or underground electrical  
23 distribution rights upon, under and across the real property in King County, Washington, as more  
24 particularly described in the short plats, lot boundary adjustments, and unit lot subdivisions  
25 granted by the following persons or entities in 2012 and identified as follows:

26 14<sup>th</sup> AVE SOUTH 2,4,6, LLC, dated January 4, 2012, P.M. #20120104900004, K.C.  
27 Recording #2404017-4-013C;  
28



Mary Davis  
SCL 2012 DPD Platted Esmt Acceptance ORD  
April 16, 2013  
Version #1

- 1 14<sup>th</sup> AVE SOUTH 2,4,6, LLC, dated January 4, 2012, P.M. #20120104900006, K.C.  
2 Recording #2404017-4-013,  
3 PAULA AZOULAY, dated January 4, 2012, P.M. #240310-4-017, K.C. Recording  
4 #20120104900005;  
5 CRYTAL PALACE CONSTRUCTION, LLC, dated December 28, 2011, P.M. #240405-  
6 1-029, K.C. Recording #20111228900015;  
7 DAVID NILSSON, dated January 12, 2012, P.M. #250433-1-032, K.C. Recording  
8 #20120111900002;  
9 BEACON HILL 1,3,5, LLC, dated January 5, 2012, P.M. #240417-4-013B, K.C.  
10 Recording #20120105900001;  
11 PARK VIEW HOMES, LLC, dated January 12, 2012, P.M. #250312-3-033, K.C.  
12 Recording #20120111900003;  
13 JMS HOMES, LLC, dated January 5, 2012, P.M. #250433-2-040, K.C. Recording  
14 #20120105900002;  
15 WS FREMONT, LLC, dated January 23, 2012, P.M. #250313-4-050, K.C. Recording  
16 #20120123900004;  
17 FLIGHT LEVEL INVESTMENTS, LLC, dated January 12, 2012, P.M. #240310-4-000,  
18 K.C. Recording #20120112900007;  
19 DC GRANGER, INC., dated January 12, 2012, P.M. #250312-3-034, K.C. Recording  
20 #20120112900008;  
21 WICK HOMES, dated January 31, 2012, P.M. #250429-2-021, K.C. Recording  
22 #20120131900001;  
23 BEAU DEVELOPMENT, INC., dated February 6, 2012, P.M. #250311-1-068, K.C.  
24 Recording #20120206900004;



Mary Davis  
SCL 2012 DPD Platted Esmt Acceptance ORD  
April 16, 2013  
Version #1

1 GEORGE R. BENNELL, dated February 10, 2012, P.M. #250302-3-008, K.C. Recording  
2 #20120210900001;

3 SOUND EQUITIES, INC., dated February 28, 2012, P.M. #250311-1-069, K.C.  
4 Recording #20120228900002;

5 DC GRANGER, INC., dated February 27, 2012, P.M. #250312-1-012, K.C. Recording  
6 #20120227900003;

7 GREENBUILD DEVELOPMENT, LLC, dated March 15, 2012, P.M. #260431-3-080,  
8 K.C. Recording #20120315900010;

9 LYNN HENDERSON, dated March 14, 2012, P.M. #260428-1-068, K.C. Recording  
10 #20120314900003;

11 BRADLEY P. BROWN and DELENE L. BRANDT, dated March 28, 2012, P.M. #  
12 250422-1-008B, K.C. Recording #20120328900002;

13 SIX DEGREES CAPITAL DEVELOPMENT, LLC, dated March 23, 2012, P.M. #  
14 250325-1-024, K.C. Recording #20120323900009;

15 ALL DAY CONSTRUCTORS, LLC, and STEELE HOMES, INC, dated March 28,  
16 2012, P.M. # 250408-2-006, K.C. Recording #20120328900001;

17 1213 6<sup>TH</sup> AVENUE, LLC, dated March 27, 2012, P.M. #250430-2-045, K.C. Recording  
18 #20120327900003;

19 CREAN FAMILY, LLC, dated March 29, 2012, P.M. #240408-3-007, K.C. Recording  
20 #20120329900002;

21 1732, LLC, dated April 6, 2012, P.M. #250311-1-070, K.C. Recording  
22 #20120406900003;

23 MICHEL J. GIRARD, dated April 18, 2012, P.M. #230302-1-021, K.C. Recording  
24 #20120418900002;

25

26 Form Last Revised: December 13, 2012

27

28



Mary Davis  
SCL 2012 DPD Platted Esmt Acceptance ORD  
April 16, 2013  
Version #1

- 1           SOLEIL, LLC, dated April 18, 2012, P.M. #240310-3-022, K.C. Recording
- 2 #20120418900009;
- 3           LINC TOWNHOUSES, LLC, dated April 10, 2012, P.M. #240408-4-015, K.C.
- 4 Recording #20120410900002;
- 5           MRN HOMES, LLC, dated April 18, 2012, P.M. #250407-3-025, K.C. Recording
- 6 #20120418900005;
- 7           COLMAN, LLC, dated April 18, 2012, P.M. #240404-4-102, K.C. Recording
- 8 #20120418900003;
- 9           COLMAN, LLC, dated April 18, 2012, P.M. #240404-4-101, K.C. Recording
- 10 #20120418900006;
- 11           COLMAN, LLC, dated April 18, 2012, P.M. #240404-4-100, K.C. Recording
- 12 #20120418900001;
- 13           JOHN HERZOG, dated April 18, 2012, P.M. #260420-3-041, K.C. Recording
- 14 #20120418900007;
- 15           ELMER MADCHE, dated April 24, 2012, P.M. #250311-1-061, K.C. Recording
- 16 #20120424900005;
- 17           LAKESIDE B, LLC, dated April 27, 2012, P.M. #250311-1-071, K.C. Recording
- 18 #20120427900001;
- 19           G.G.K. ASSOCIATES, dated November 3, 2010, P.M. #260429-1-065C, K.C. Recording
- 20 #20101103900006;
- 21           TURNKEY BUILDERS, dated May 9, 2012, P.M. #260421-1-033, K.C. Recording
- 22 #20120509900007;
- 23           ISOLA DEVELOPMENT, LLC, dated May 8, 2012, P.M. #250407-3-024, K.C.
- 24 Recording #20120508900002;



Mary Davis  
SCL 2012 DPD Platted Esmt Acceptance ORD  
April 16, 2013  
Version #1

- 1 TAYLOR NOREN, dated June 14, 2012, P.M. #250313-3-030, K.C. Recording  
2 #20120614900013;
- 3 PAUL MAKSIMCHUK, dated June 14, 2012, P.M. #240404-2-046, K.C. Recording  
4 #20120614900011;
- 5 MATTHEW HARDING, dated June 20, 2012, P.M. #260421-2-019, K.C. Recording  
6 #20120620900014;
- 7 PRESCOTT HOMES, INC., dated June 26, 2012, P.M. # 260432-4-022B, K.C.  
8 Recording #20120626900006;
- 9 CHRYSALIS PROJECT, LLC, dated June 20, 2012, P.M. #250428-4-064, K.C.  
10 Recording #20120620900012;
- 11 BOYLSTON TRIPLEX, LLC, dated June 26, 2012, P.M. #250420-2-022, K.C.  
12 Recording #20120626900003;
- 13 KOHARY CONSTRUCTION, INC., dated June 20, 2012, P.M. #250311-2-056, K.C.  
14 Recording #20120620900013;
- 15 ED W. BRUNES and JILL A. BRUNES, dated June 20, 2012, P.M. #250311-2-057,  
16 K.C. Recording #20120620900010;
- 17 HUBER & JAEGER, LLC, dated June 20, 2012, P.M. #250313-4-052, K.C. Recording  
18 #20120620900011;
- 19 KINGSLAND, LLC, dated July 3, 2012, P.M. #260428-1-069, K.C. Recording  
20 #20120703900009;
- 21 KINGSLAND, LLC, dated July 3, 2012, P.M. #260428-1-070, K.C. Recording  
22 #20120703900010;
- 23 STERLING SAVINGS BANK, dated March 7, 2012, P.M. #250325-1-016, K.C.  
24 Recording #20120307900003;



Mary Davis  
SCL 2012 DPD Platted Esmt Acceptance ORD  
April 16, 2013  
Version #1

1 BEAU DEVELOPMENT, dated July 11, 2012, P.M. #240404-2-045, K.C. Recording  
2 #20120711900009;

3 COLLZ, INC., dated July 11, 2012, P.M. #250311-1-073, K.C. Recording  
4 #20120711900004;

5 BEAU DEVELOPMENT, dated July 17, 2012, P.M. #250312-2-038B, K.C. Recording  
6 #20120725900005;

7 GREENBUILD DEVELOPMENT, LLC, and KINGSLAND, LLC, dated July 19, 2012,  
8 P.M. #240313-3-034, K.C. Recording #20120719900008;

9 BUILD SOUND, LLC, dated August 1, 2012, P.M. #250430-1-013, K.C. Recording  
10 #20120801900012;

11 JOHN McLEOD, dated July 26, 2012, P.M. #250324-2-018, K.C. Recording  
12 #20120726900003;

13 BEAU DEVELOPMENT, dated July 26, 2012, P.M. #250312-2-038, K.C. Recording  
14 #20120726900004;

15 BEACHWORKS, LLC, dated August 13, 2012, P.M. #250430-2-044, K.C. Recording  
16 #20120813900005;

17 PROJECT 728, LLC, dated August 7, 2012, P.M. #250429-1-019, K.C. Recording  
18 #20120807900008;

19 GPROJECTS GRANDVIEW, LLC, dated August 7, 2012, P.M. #250421-3-012, K.C.  
20 Recording #20120807900012;

21 GREENBUILD CORP, dated August 9, 2012, P.M. #240409-2-028, K.C. Recording  
22 #20120809900017;

23 GREENSTREAM INVESTMENTS, LLC, dated August 16, 2012, P.M. #250312-2-039,  
24 K.C. Recording #20120816900004;



Mary Davis  
SCL 2012 DPD Platted Esmt Acceptance ORD  
April 16, 2013  
Version #1

- 1 HOUND INVESTMENTS, LLC, dated August 07, 2012, P.M. #250311-2-058, K.C.
- 2 Recording #20120807900013;
- 3 GNC, LLC, dated August 21, 2012, P.M. #240326-1-020C, K.C. Recording
- 4 #20120821900005;
- 5 SQUARE ONE HOMES, LLC, dated August 21, 2012, P.M. #260433-3-047, K.C.
- 6 Recording #20120821900007;
- 7 EASTLAKE 6, LLC, dated August 21, 2012, P.M. #250420-3-022, K.C. Recording
- 8 #20120821900006;
- 9 VANCE EKREM & NANCY EKREM, dated August 27, 2012, P.M. #260427-2-017,
- 10 K.C. Recording #20120827900002;
- 11 RAYMOND SUEN, dated August 27, 2012, P.M. #260429-2-044, K.C. Recording
- 12 #20120827900005;
- 13 DC GRANGER, INC., dated August 30, 2012, P.M. #250418-3-059, K.C. Recording
- 14 #20120830900005;
- 15 JDR DEVELOPMENT, INC., dated August 30, 2012, P.M. #240324-4022, K.C.
- 16 Recording #20120830900006;
- 17 BLAIN STAIRS, LLC, dated August 30, 2012, P.M. #250420-4-021, K.C. Recording
- 18 #20120830900004;
- 19 LAKESIDE, LLC, dated September 10, 2012, P.M. #250311-1-075, K.C. Recording
- 20 #20120910900002;
- 21 TURNKEY BUILDERS, INC, dated September 10, 2012, P.M. #250311-1-075, K.C.
- 22 Recording #20120910900002;
- 23 TURNKEY BUILDERS, INC, dated August 30, 2012, P.M. #260429-3-023, K.C.
- 24 Recording #20120830900016;



Mary Davis  
SCL 2012 DPD Platted Esmt Acceptance ORD  
April 16, 2013  
Version #1

- 1 SITE DOUBLE 02, LLC, dated September 11, 2012, P.M. #250323-1-017, K.C.  
2 Recording #20120911900005;  
3 DILUVIAN, LLC, dated September 10, 2012, P.M. #250434-2-019, K.C. Recording  
4 #20120910900001;  
5 DIG MESA INVESTMENT GROUP, LLC, dated September 14, 2012, P.M. #240409-2-  
6 030, K.C. Recording #20120914900009;  
7 SITE DOUBLE 05, LLC, dated September 18, 2012, P.M. #250323-1-018, K.C.  
8 Recording #20120918900009;  
9 ISOLA HOMES III, LLC, dated September 26, 2012, P.M. #240404-4-0103, K.C.  
10 Recording #20120926900002;  
11 PHAM INTERNATIONAL, LLC, dated September 24, 2012, P.M. #240409-2-019B,  
12 K.C. Recording #20120924900001;  
13 TNT, LLC, dated October 10, 2012, P.M. #250314-4-047, K.C. Recording  
14 #20121008900001;  
15 STEVE DILL and LYNN BURKHOLDER, dated October 11, 2012, P.M. #250419-2-  
16 024, K.C. Recording #20121011900003;  
17 922 NW 52<sup>nd</sup>, LLC, dated October 11, 2012, P.M. #250312-3-036, K.C. Recording  
18 #20121011900002;  
19 MICHAEL C. KUDRIAVTSEFF and KELSEY A. KUDRIAVTSEFF, dated October 18,  
20 2012, P.M. #260428-3-064, K.C. Recording #20121018900005;  
21 NASSER AHMADNIA, dated October 22, 2012, P.M. #250405-3-033, K.C. Recording  
22 #20121022900002;  
23 R THORESON HOMES, LLC, a dated October 23, 2012, P.M. #260336-3-032, K.C.  
24 Recording #20121023900003;



Mary Davis  
SCL 2012 DPD Platted Esmt Acceptance ORD  
April 16, 2013  
Version #1

1 VITALIY AFICHUK and LYUDMILA AFICHUK, dated October 25, 2012, P.M.  
2 #240325-2-032, K.C. Recording #20121025900004;

3 MARKET ROWHOUSES, LLC, dated October 23, 2012, P.M. #250312-1-013, K.C.  
4 Recording #20121023900004;

5 ERIC SCIGLIANO, dated November 7, 2012, P.M. #240422-4-013, K.C. Recording  
6 #20121107900006;

7 KATHLEEN J. STEELE, dated November 7, 2012, P.M. #260434-1-016, K.C.  
8 Recording #20121107900003;

9 BRIARBOX, LLC, dated November 7, 2012, P.M. #260434-2-014, K.C. Recording  
10 #20121107900005;

11 CAMIE NG, dated November 20, 2012, P.M. #240434-4-014, K.C. Recording  
12 #20121120900030;

13 STEELE HOMES, INC., dated November 14, 2012, P.M. #250302-3-009, K.C.  
14 Recording #20121114900009;

15 URBAN VISION, LLC, dated November 15, 2012, P.M. #240409-2-029, K.C.  
16 Recording #20121115900006;

17 GLONG CONSTRUCTION CORPORATION, dated November 28, 2012, P.M.  
18 #240409-2-031, K.C. Recording #20121128900006;

19 RIGHT FOOT DEVELOPMENT, LLC, dated December 4, 2012, P.M. # 240404-4-  
20 0100, K.C. Recording #20121204900011

21 KOHARY CONSTRUCTION, dated November 28, 2012, P.M. #250311-1-076, K.C.  
22 Recording #20121128900008;

23 CHRIS PICKERING, dated December 6, 2012, P.M. #260431-3-081, K.C. Recording  
24 #20121206900002;



Mary Davis  
SCL 2012 DPD Platted Esmt Acceptance ORD  
April 16, 2013  
Version #1

1 FAIRWINDS DEVELOPMENT, LLC, dated December 11, 2012, P.M. #260336-2-020,  
2 K.C. Recording #20121211900004;

3 WICK HOMES, LLC, dated December 13, 2012, P.M. #250433-2-042, K.C. Recording  
4 #20121213900007;

5 JBC REAL ESTATE, LLC, dated December 11, 2012, P.M. #240326-1-022, K.C.  
6 Recording #20121211900006;

7 FLINTOCK PROPERTIES, LLC, dated December 18, 2012, P.M. #250311-1-074, K.C.  
8 Recording #20121218900005;

9 TIFFANY BOWIE, dated December 24 2012, P.M. #250433-2-043, K.C. Recording  
10 #20121224900005;

11 ROCK BAY, LLC, dated December 28, 2012, P.M. #260324-1-024, K.C. Recording  
12 #20121228900003;

13  
14 Section 2. The real property interests conveyed by such easements shall be placed under  
15 the jurisdiction of the City Light Department.

16 Section 3. Any act pursuant to and prior to the effective date of this ordinance is hereby  
17 ratified and confirmed.

18 Section 4. This ordinance shall take effect and be in force 30 days after its approval by  
19 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
20 shall take effect as provided by Seattle Municipal Code Section 1.04.020.



Mary Davis  
SCL 2012 DPD Platted Esmt Acceptance ORD  
April 16, 2013  
Version #1

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2013, and  
signed by me in open session in authentication of its passage this  
\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Michael McGinn, Mayor

Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)



**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>CBO Analyst/Phone:</b>
Seattle City Light	Lynn Best 386-4586	Anthony Colello/684-8048

**Legislation Title:**

AN ORDINANCE relating to the City Light Department; accepting various easements for overhead and underground electrical rights in King County, Washington; placing said easements under the jurisdiction of the City Light Department; and ratifying and confirming certain prior acts.

**Summary of the Legislation:**

This legislation accepts easements for electrical overhead and underground distribution rights, acquired through the Department of Planning and Development's land use permitting in 2012.

**Background:**

The Department of Planning and Development (DPD) requires that applications for short plats, lot boundary adjustments, and unit lot subdivisions be reviewed by other City departments as a condition of approval for these land use applications.

City Light engineers review these applications and determine the necessary easements to provide future electrical service. DPD then includes these easements in the land use documents. These easements are acquired at no expense to the City.

City Light submits legislation which accepts these easements, acquired through DPD's land use permitting, on an annual basis. This legislation accepts 103 easements from the property owners listed therein.

X **This legislation does not have any financial implications.**

**Other Implications:**

a) **Does the legislation have indirect financial implications, or long-term implications?**

No.



**b) What is the financial cost of not implementing the legislation?**

City Light cannot provide electrical service for these customers without these easements in place. The financial cost of not implementing this legislation would be the foregone revenue of these customer accounts.

**c) Does this legislation affect any departments besides the originating department?**

Yes, this legislation accepts on behalf of the City of Seattle electrical easements conveyed to the City in short plats, lot boundary adjustments, and unit lot subdivisions previously approved by the Department of Planning and Development.

**d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?**

None.

**e) Is a public hearing required for this legislation?**

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. Mapping of these 102 easements is available through the King County Recorder's Office website, under Land Record Maps, under the King County Recording Numbers listed in the ordinance.

**h) Other Issues:**

None.

**List attachments to the fiscal note below:**

None.





**City of Seattle**  
Office of the Mayor

May 28, 2013

Honorable Sally J. Clark  
President  
Seattle City Council  
City Hall, 2<sup>nd</sup> Floor

Dear Council President Clark:

I am pleased to transmit the attached proposed Council Bill relating to the City Light Department, which accepts various easements for overhead and underground electrical distribution rights, as necessary to provide new electrical service to City Light's customers.

The Department of Planning and Development requires that applications for short plats, lot boundary adjustments, and unit lot subdivisions be reviewed by other City departments. City Light reviews these applications and determines the necessary easements to provide future electrical service. The Department of Planning and Development then includes these easements in the land use documents.

These easements are acquired at no expense to the City. Thank you for your consideration of this legislation. Should you have questions, please contact James Baggs, at 684-3260.

Sincerely,

Michael McGinn  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

