

SCL Release of Patrol Road Easement to SHHC, LLC Nature's Ridge Housing Development

Date of this Brief	March 20, 2013		
Supersedes	N/A		
Key Contacts	Name(s)	Phone	Short Title
	Lynn Best	6-4586	Director, Env Affairs & Real Estate
	Dave Barber	4-0400	Real Estate Manager
Council Action Required?	Y	If YES, within the next 3 months?	Y
Public Hearing Required?	Y		
Presenters (if applicable)	Lynn Best, Dave Barber and Jorge Carrasco		

Summary Statement

This legislation will declare as surplus and authorize Seattle City Light to grant a partial release of a patrol road easement to SHHC, LLC, dba D. R. Horton, to allow construction of the Nature's Ridge housing development in unincorporated Snohomish County, and accepts payment for the true and full value of the easement.

A public hearing is required pursuant to RCW 35.94.040.

Background

The City of Seattle has a 155 foot wide electrical transmission easement which is part of the Bothell to Creston-Nelson transmission corridor, approximately 5 miles north of Woodinville, Washington. A 230 foot wide patrol road easement overlays and extends 75 feet west of a portion of the City's transmission line easement.

SHHC, LLC, dba D. R. Horton (SHHC), is the fee owner of the underlying land. SHHC has obtained preliminary approval from Snohomish County for the Nature's Ridge housing development, consisting of 72 single family residential lots. SHHC requests release of the west 75 feet of the City's patrol road easement in order to accommodate this development.

City Light is not using the west 75 feet of the patrol road easement, and this area is not required for the maintenance, operation, or future development of the City's transmission line easement. Seattle City Light recommends the release of the west 75 feet of the patrol line easement to the developer.

City Light Issue Paper

184th Street SE crosses the City's transmission line easement at the south end of the patrol road easement. The developer's plans will also require City Light to provide consent to Snohomish County for construction of a connection street from 184th Street SE, across a portion of the City's remaining transmission line easement, to the Nature's Ridge development. This consent does not require City Council action.

The fair market value of the easement right to be conveyed to SHHC is \$520,000. The property owner has agreed to pay City Light that amount for the partial release of the easement.

Key Issues

None.

Next Steps

Close transaction through Heritage Escrow.