

## SCL Sale of Easement to Snohomish County and Alderwood Water & Wastewater District for Timber Creek Ranch Subdivision

<b>Date of this Brief</b>	June 10, 2013		
<b>Supersedes</b>	N/A		
<b>Key Contacts</b>	<b>Name(s)</b>	<b>Phone</b>	<b>Short Title</b>
	Lynn Best	386-4586	SCL Director of Env Affairs & Real Estate
	Dave Barber	684-0400	SCL Real Estate Manager
<b>Council Action Required?</b>	<b>Y</b>	<b>If YES, within the next 3 months?</b>	<b>Y</b>
<b>Public Hearing Required?</b>	<b>Y</b>		
<b>Presenters (if applicable)</b>	Jorge Carrasco, Lynn Best and Dave Barber		

### Summary Statement

This legislation declares as surplus and authorizes Seattle City Light to grant an easement for roadway and underground utility purposes to Snohomish County and the Alderwood Water and Wastewater District, to allow construction of the Timber Creek Ranch 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 owns a 20-foot wide strip of land, which is part of the 175-foot wide Bothell to Creston-Nelson transmission corridor, approximately 5 miles north of Woodinville.

Toll WA, LP, has obtained preliminary approval from Snohomish County for the Timber Creek Ranch housing development, consisting of 290 single family residential lots, subject to a condition that the developer construct a new 43<sup>rd</sup> Avenue SE abutting the City's transmission corridor, and connect that Avenue to 184<sup>th</sup> and 188<sup>th</sup> Streets SE.

Toll WA, LP, requests an easement for roadway and underground utility purposes over portions of the City's 20-foot wide fee-owned strip in order to meet the County's conditions for final approval of the subdivision.

The fair market value of the easement right to be conveyed to Snohomish County is \$35,775, as determined by appraisal of other similar properties in the area. Toll WA, LP, has agreed to pay City Light that amount for the roadway and underground utility easement.

**Key Issues**

This easement preserves City Light's rights to operate and maintain its existing transmission and distribution lines across, through, and beneath the property, including the installation of new poles, towers, and lines if needed.

**Next Steps**

This transaction will be closed through First Heritage Escrow, Inc.