

CITY OF SEATTLE
ORDINANCE 127093
COUNCIL BILL 120854

AN ORDINANCE relating to Seattle Public Utilities; authorizing the acquisition by negotiation of two parcels of land identified as King County parcel numbers 2752200050 and 2752200091 located at 21226 221st Avenue SE in King County for salmon habitat protection and watershed management; granting a life estate to Helen R. Sherry; authorizing the General Manager/CEO of Seattle Public Utilities to execute, accept, and record deeds and conveyance documents and take any other actions reasonably necessary on behalf of the City; placing the properties under the jurisdiction of Seattle Public Utilities; and ratifying and confirming certain prior acts.

WHEREAS, Ordinance 121928 authorizes the Director of Seattle Public Utilities (SPU) to acquire land for the protection and preservation of fish and wildlife habitat along the lower reach of the Cedar River in King County as part of the Cedar River Habitat Conservation Plan (HCP) Downstream Habitat Protection and Restoration Program (Program); and

WHEREAS, SPU acquired seven parcels of land comprising 16.5 acres along the Royal Arch Reach of the Cedar River pursuant to the HCP and the Program; and

WHEREAS, SPU identified two additional adjacent parcels of land comprising 20.5 acres that meet the needs of the HCP and the Program; and

WHEREAS, SPU secured four state and local grant awards totaling \$4,050,000 for acquisition of contiguous priority salmon habitat lands in the Royal Arch Reach of the Cedar River; and

WHEREAS, the property owner, Helen R. Sherry, desires to sell the property to SPU, and continue to occupy a portion of the property under the terms of a life estate agreement; and

WHEREAS, SPU and the property owner, Helen R. Sherry, have agreed to terms and fair market value for the property acquisition and life estate; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The General Manager/Chief Executive Officer of Seattle Public Utilities, or designee, is authorized on behalf of the City to negotiate and enter into a Purchase and Sale Agreement and Life Estate Agreement, and, upon payment of just compensation, to accept and record a Warranty Deed, a Life Estate Agreement, and other necessary instruments on behalf of the City for the purchase of real property identified as King County parcel numbers 2752200050 and 2752200091 located at 21226 221st Avenue SE in King County (collectively, the “Properties”), and legally described in Attachment 1 to this ordinance.

Section 2. The General Manager/Chief Executive Officer of Seattle Public Utilities, or designee, is authorized to execute any necessary documents and agreements; accept, deliver, and record on behalf of the City any necessary deeds; and take any other actions reasonably necessary to effectuate this ordinance.

Section 3. The acquired Properties shall be placed under the jurisdiction of Seattle Public Utilities.

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

Section 5. This ordinance shall take effect as provided by Seattle Municipal Code
Sections 1.04.020 and 1.04.070.

Passed by the City Council the 17th day of September, 2024,
and signed by me in open session in authentication of its passage this 17th day of
September, 2024.



President _____ of the City Council

☒ Approved / ☐ returned unsigned / ☐ vetoed this 23rd day of September, 2024.



Bruce A. Harrell, Mayor

Filed by me this 24th day of September, 2024.



Scheereen Dedman, City Clerk

(Seal)

Attachments:
Attachment 1 – Legal Description of Property

ATTACHMENT 1 – Legal Description of Property

Real property situated in the County of King, State of Washington, described as follows:

21226 221ST AVENUE SE
MAPLE VALLEY, WASHINGTON 98038
PARCEL TAX IDENTIFICATION #2752200050 AND #2752200091

PARCEL A (#2752200050):

THAT PORTION OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION;
THENCE EASTERLY ALONG THE NORTH LINE THEREOF 185.9 FEET TO A POINT 726
FEET FROM THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE BLACK DIAMOND-
RENTON HIGHWAY, AS NOW EXISTING OVER AND ACROSS SAID SECTION;
THENCE SOUTH 29° 37' EAST, PARALLEL TO SAID HIGHWAY, 1141.8 FEET TO THE
TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 29°37' EAST, PARALLEL TO SAID HIGHWAY, 821 FEET;
THENCE WESTERLY, PARALLEL TO THE NORTH LINE OF SAID SECTION, 1170 FEET,
MORE OR LESS, TO THE EAST BANK OF THE CEDAR RIVER;
THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EAST BANK OF THE
CEDAR RIVER TO A POINT NORTH 88°59' WEST OF THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88° 59' EAST 990 FEET, MORE OR LESS, TO THE TRUE POINT OF
BEGINNING.

LESS A PORTION OF PARCEL 1 HERETOFORE CONVEYED TO ROYAL ARCH MASONS
ASSOCIATION OF KING COUNTY UNDER DEED RECORDED WIDER KING COUNTY
AUDITOR'S FILE NUMBER 4675934.

PARCEL B (#2752200091):

THAT PORTION OF GOVERNMENT LOT 1 AND THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 9;
THENCE EASTERLY ALONG THE NORTH LINE THEREOF 185.9 FEET TO A POINT
DISTANT WESTERLY
726 FEET FROM THE INTERSECTION OF SAID NORTH LINE WITH THE
SOUTHWESTERLY LINE OF THE BLACK DIAMOND-RENTON HIGHWAY,
THENCE SOUTH 29°37' EAST PARALLEL WITH SAID HIGHWAY, 1141.8 FEET TO THE
TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH $88^{\circ}59'$ EAST, 726 FEET TO THE WESTERLY LINE OF SAID HIGHWAY;
THENCE NORTH $29^{\circ}37'$ WEST ALONG SAID WESTERLY LINE 46.4 FEET TO A POINT
THEREON WHICH IS DISTANT 1092.4 FEET SOUTHERLY, AS MEASURED ALONG
SAID LINE, FROM THE NORTHERLY LINE OF SAID SECTION 9;
THENCE NORTH $88^{\circ}59'$ WEST 1716 FEET, MORE OR LESS, TO THE CEDAR RIVER;
THENCE SOUTHERLY ALONG SAID CEDAR RIVER TO A POINT WHICH BEARS
NORTH $88^{\circ}59'$ WEST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH $88^{\circ}59'$ EAST 990 FEET, MORE OR LESS, TO THE TRUE POINT OF
BEGINNING;
(ALSO KNOWN AS TRACT "B" OF W.D. GIBBON FARM, AN UNRECORDED PLAT.)