



Public Infrastructure and Conservation

Deb Bell

Council Initiated:

☐ Yes

☒ No

ECAF: 2025-1742

Motion: 25-266

Type:

- ☒ Contract
- ☐ Board Appt.
- ☐ Code Amendment
- ☐ Budget Action
- ☐ Other

Requested Handling:

- ☒ Normal
- ☐ Expedite
- ☐ Urgent

Fund Source:

- ☐ General Fund
- ☐ Other
- ☒ N/A

Executive Rec:

- ☒ Approve
- ☐ Do Not Approve
- ☐ N/A

Approved as to

Form:

- ☐ Yes
- ☒ No
- ☐ N/A

Subject: Authorizing the transfer of real property.

Scope: The proposed agreement would transfer real property, known as Buffalo Farm tract, Assessor's Tax Parcel No. 28053300204000, via warrantee deed, to the city of Mill Creek as stipulated in the 2005 Interlocal Agreement between the City of Mill Creek and Snohomish County concerning the disposition of 35th Ave SE and wetland mitigation tracts within the annexation of land known as the Northeast Area.

Duration: Transfer of ownership as the County has met its responsibility for plant establishment and completed mitigation monitoring at the Buffalo Farm mitigation site.

Fiscal Impact: ☐ Current Year ☐ Multi-Year ☒ N/A

Authority Granted: Approve and authorize the County Executive to sign the Statutory Warranty Deed to the City of Mill Creek, under Charter 2.20 and SCC 13.70.010(2).

Background: In 2004 the County completed a road widening and improvements project for 35th Ave SE from 120th Place SE to Seattle Hill Rd, including the section of 35th Ave SE that is located within the Northeast Area. The "Northeast Area" refers to approximately 553.25 acres of property located within Snohomish County and generally bounded by 132nd St SE (SR96) to the north, and Seattle Hill Rd to the southeast, with the City limits to the west, and 144th St SW to the south. The road widening and improvement project accounted for expected settlement of the road south of 132nd St SE, but additional road maintenance expenditures within the Northeast Area were necessary over the next ten (10) years, which included environmental permits (Department of Army Permit 1997-4-01982 and Department of Ecology Order #02SEANR-3940) for wetland restoration and stream bank enhancement on a total of three tracts inside (Buffalo Farm and Penny Creek) and outside (Tanaka Trust site) of the Northeast Area for mitigation of impacts incurred during construction.

In 2005 Snohomish County and the City of Mill Creek entered into an Interlocal Agreement concerning the annexation and maintenance of the mitigation sites and road right of way. The County retained ownership of the Buffalo Farm tract until the monitoring term set forth in the environmental permits concluded in 2016 and the County had met its responsibility for plant establishment and completed mitigation monitoring of the Buffalo Farm site.

Action Requested: For Council to move the motion to GLS on June 11, 2025, for consideration.