



Snohomish County Council

Committee: Public Works and Infrastructure

ECAF: 2021-1020

Proposal: Motion 21-442

Analyst: Deb Evison Bell

Date: December 21, 2021

Consideration:

The proposed Motion would approve the Real Estate Purchase and Sale Agreement for the County's purchase of real property located at 31331 156th Street, Sultan, WA for the amount of \$275,000.00. The motion would also authorize the Property Officer of the Department of Facilities and Fleet, Property Management Division to sign the Real Estate Purchase and Sale Agreement on behalf of Snohomish County, including the ability to sign the Statutory Warranty Deed, escrow closing documents, the Deed Restriction and any and all other documents necessary to effectuate the transfer of the Real Property to the County in accordance with the terms and conditions of the Real Estate Purchase and Sale Agreement, in accordance with Snohomish County Charter 2.20 and Snohomish County Code 4.46.

Background:

In November 2018 Snohomish County Council approved the 2019 Department of Public Works Surface Water Management Division Grant Work Plan (Motion 18-338¹), which includes Hazard Mitigation Grant Relocations/Acquisitions of real property that experience repetitive losses due to flooding or at risk of substantial damage along rivers within Snohomish County.

Christian W.M. Groeneveld and Anna E. Groeneveld, own real property located at 31331 156th Street, Sultan, WA 98294 and are willing to sell the listed property to Snohomish County for the amount of \$275,000.00 (tax parcel numbers 27080500202400 and 27080500202600). The subject property consists of approximately 29 acres of agricultural land along the Lower Skykomish River.

The Surface Water Management Division has plans to reconnect the historic side channel and remove a historic road alignment and farm field protections to improve high river flow intended to provide habitat for juvenile salmon, restore riparian habitat, and improve flood protection. The property will be restricted in perpetuity to open space uses and the County will be required to place deed restrictions on the property for a conservation covenant.

Current Proposal:

Scope: Approval of a real estate purchase and sale agreement between Christian W. M. Groeneveld and Anna E. Groeneveld (Sellers) and Snohomish County (Buyers) for real property located at 31331 156th Street, Sultan WA; identified by tax parcel numbers 27080500202400 and 27080500202600; to mitigate flood and ecology impacts to the Lower Skykomish River.

¹ [Public Hearings - 2019 Budget - Nov 19th, 2018 \(granicus.com\)](#)

Duration: The property will transfer to the County by Statutory Warranty Deed.

Fiscal Implications: This is a land acquisition for the sum of \$275,000.00.

2021 Budget: Yes, the 2021 and 2022 Budget includes appropriation authority for the land purchase.

Handling: NORMAL

Approved-as-to-form: YES

Risk Management: APPROVE

Executive Recommendation: APPROVE

Analysis: Snohomish County seeks to purchase two parcels of land in compliance with the 2019 Surface Water Division Grant Work Plan, which includes Hazard Mitigation Grant Relocations/Acquisitions of real property, pursuant to Snohomish County Charter 2.20 and Snohomish County Code 4.46.

Requests: Move to GLS on January 12, 2021 for consideration.