



## Snohomish County Council

**Committee:** Public Works  
**ECAF:** 2021-0419  
**Proposal:** Mot. 21-230

**Analyst:** Deb Evison Bell  
**Date:** June 23, 2021

### **Consideration**

The proposal is to authorize the County Executive<sup>1</sup> to approve a Real Estate Purchase and Sale Agreement between Snohomish County Fire Protection District No. 17 and Snohomish County for acquisition of real property identified as a portion of tax parcel number 30071800206900.

### **Background**

Snohomish County Department of Public Works would like to purchase approximately 1.8 acres of a 5.10-acre parcel of undeveloped land from Snohomish County Fire Protection District #17, for the purpose of road maintenance product and equipment storage. The portion of property the County would like to purchase is within the city limits of Granite Falls located off Gun Club Road. The Fire Protection District #17 would retain the remainder of the property for its use and eventual construction of facilities.

### **Current Proposal**

*Scope:* Motion 21-230 request council approve the purchase of 1.8 acres by Public Works from Fire Protection District #17 and authorizes the Property Officer to the Director of the Department of Facilities and Fleet to sign the Real Estate Purchase and Sale Agreement, the Statutory Warranty Deed, escrow closing documents and any and all other documents necessary to carry out the terms and conditions of the Real Estate Purchase and Sale Agreement and to effectuate the transfer.

### **Property Details of Note:**

The site is presently vacant and municipal services (sewer/water) are adjacent though no sewer connection is currently planned. The property is zoned Public/Institutional and the proposed road maintenance uses are permitted within this zoning classification.

Planned improvements by PW include: a storm water infiltration system as required by the permitting agency, proportionate shared road frontage improvements at the time the Fire District obtains building permits, removal of all logs and rocks located on the road frontage, new chain link fence with security wire and gate along Gun Club Road frontage and common property line with fire district, hard surface asphalt paving, ecology block storage bins with fabric cover for storage of stockpiles of quarry rock and ice treatment grade sand, some vehicles will be parked on the property for road maintenance operations.

In order to purchase the 1.8 acres of land from the Fire Protection District #17, a short plat process will be used to split the land and should be completed by early fall of this year. This will include a license or right of entry for purposes of entering the remaining property in order to complete DPW improvement work.

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<sup>1</sup> [Art. 2 The Legislative Branch | Snohomish County Charter](#)

This acquisition will allow for the strategic placement of necessary product related to road maintenance to meet current and future demands. The proposal seeks Council approval, as required.

*Duration:* Per the agreement, closing shall occur 30 days from the end of the 90 day Due Diligence period, then within 30 days of closing the PW shall remove all logs and rocks fronting and parallel to Gun Club Road, and within 60 days of closing, PW will install the security fencing and safety wire.

*Fiscal Implications:* Negotiated purchase price of \$392,690.00. (Purchase of the Property will be subject to and comply with the County's acceptance of studies and reports conducted on the property by the County during the Due Diligence period. The County is also responsible to pay all closing costs and other fees associated with the transfer of the Property to the County for an estimated \$10,000.

**2021 Budget:** Yes, the 2021 Budget includes appropriation authority for this purchase and is listed in the adopted CIP<sup>2</sup> as per the Growth Management Act.

**Budget Impacts:** The department is using monies from a previous property sale to assist in the budgetary offset of this purchase. (The Department of Public Works sold the Sand Hill Pit site (\$2.5 million) in late 2020, and a portion of those funds will be used to off-set this purchase and improvements.)

**Handling:** NORMAL

**Approved-as-to-form:** YES

**Risk Management:** APPROVE.

**Executive Recommendation:** APPROVE.

**Analysis:** Snohomish County Department of Public Works and the Property Management Division of the Department of Facilities and Fleet recommend the purchase of the Property.

**Attachments:** NONE.

**Amendments:** NONE.

**Request:** Move to GLS on July 14, 2021 for council to consider taking action.

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<sup>2</sup> [Executive/Council Approval Form \(granicus.com\)](#)