

CC:PW } 12-7-20
TNT }

STATE OF WASHINGTON
COUNTY OF JEFFERSON

In the matter of a }
Determination to Declare }
Certain County Property as }
Surplus: Four Corners Rd Pit }

RESOLUTION NO. 83 20

WHEREAS, it is the desire of the County Commissioners of Jefferson County to dispose of surplus County property in accordance with JCC Ch. 3.57, Rules for Sale, Disposition, or Lease of County Surplus Real Property;

WHEREAS, the Department of Public Works has indicated a need to dispose of surplus County property, commonly known as Four Corners Road County Pit, and partially described as, S33 T30 R1W Tax #2 (Gravel Pit), situate in the County of Jefferson, State of Washington, by way of an agency to agency transfer and in exchange for a trail easement from Jefferson County PUD; and

WHEREAS, a Public Hearing regarding the disposal of any County Property as required by RCW 36.34.020 and JCC Ch. 3.57 was held on December 7, 2020;

NOW, THEREFORE BE IT RESOLVED, that the Commissioners of Jefferson County make a finding and determination, as required by RCW 36. 34.020 and JCC Ch. 3.57, to declare the Four Corners Road Pit (APN 001133013) in Port Townsend, WA, as surplus for the public benefit of the Olympic Discovery Trail, Four Corners Road to Anderson Lake State Park segment, and allow the Treasurer to proceed with the disposition of said surplus item.

APPROVED THIS 7th DAY OF December, 2020



SEAL:

Kate Dean, District 1

David Sullivan, District 2


Greg Brotherton, District 3

ATTEST:

Carolyn Gallaway 12/7/2020
Carolyn Gallaway, CMC Date
Deputy Clerk of the Board

Jefferson County
Board of Commissioners
Agenda Request

To: Board of Commissioners
Philip Morley, County Administrator

From: Monte Reinders, P.E., Public Works Director/County Engineer 

Agenda Date: December 7, 2020

Subject: PUBLIC HEARING to Surplus County Property,
Four Corners Road County Pit, APN 001333013

Attached: Draft Resolution: Determination to Surplus County Property to benefit
the ODT, Four Corners Road to Anderson Lake State Park Segment,
County Project No. 18019892
Staff Report per JCC 3.57.050

Statement of Issue:

During the course of right-of-way negotiation, Jefferson County PUD expressed interest in the transfer of County property in exchange for an Olympic Discovery Trail (ODT) easement across their Four Corners Road property. To complete the transfer the county owned property must be reviewed by way of the attached staff report and determined surplus by the Board of County Commissioners.

Analysis/Strategic Goals/Pro's & Con's:

The Board has previously discussed this issue at a regular meeting on October 26, 2020. Jefferson County Code Chapter 3.57, Rules for Sale, Disposition or Lease of County Surplus Real Property, states that property can be transferred from agency to agency when property is deemed surplus and is a public benefit. The transfer of this county owned property is necessary in order to conclude the acquisition of an ODT trail easement across the PUD property.

Fiscal Impact/Cost Benefit Analysis:


The difference in appraised value between the County property and the ODT easement will result in approximately \$12,700 in proceeds which after associated sale expenses are deducted will be returned to the fund that originally purchased the property.

Recommendation:

Approve Resolution to declare certain county property as Surplus; Four Corners Rd Pit.

Department Contact: Mara Dotson, 385-9218.

Reviewed By:


Philip Morley, County Administrator

12/3/2020
Date



Department of Public Works

Jefferson County, Washington

623 Sheridan Street
Port Townsend, WA 98368
360-385-9160

STAFF REPORT

To: Board of County Commissioners
Thru: Monte Reinders, P.E. - Public Works Director/County Engineer
From: Philip Morley - County Administrator
Date: November 24, 2020
Subject: Staff Report per JCC 3.57.050 (a) Transfer Surplus for the Public Benefit of supporting the Olympic Discovery Trail Jefferson County Gravel Pit on Four Corners Rd APN 001133013, Project No. 18019892

In accordance with JCC 3.57.050 (1)(a), I have examined the above referenced County property and submit the following report.

FINDINGS

- Description of the subject parcel's size, general location, and legal description;* The county parcel is located on Four Corners Road east of the PUD's access to their 310 Four Corners Road property. The subject parcel is approximately 1.38 acres and is described as follows: Beginning at the $\frac{1}{4}$ corner to Sections 32 and 33, Township 30 North, Range 1 West, W.M.; Thence South $82^{\circ}17'$ East, 2,163.3 feet to a point on the South line of the right-of-way of the road known as the Keymes Cut-off, now known as Four Corners Road, said point being the initial point of this description; Thence along the South line of the said right of way, South $80^{\circ}30'$ East, 300 feet; Thence South 200 feet; Thence North $80^{\circ}30'$ West, 300 feet; Thence North 200 feet, more or less, to the place of beginning; All of the above described land being in the Southwest $\frac{1}{4}$ of Section 33, Township 30 North, Range 1 West, W.M.; EXCEPT that portion, if any, lying within Four Corners Road. Situate in the County of Jefferson, State of Washington.
- Description of the circumstances under which the subject parcel was obtained.* Jefferson County purchased the parcel from Herman Weineke and Helen Delanty by Warranty Deed dated February 1915, and recorded on April 8, 1915.
- Descriptions of what funds were used to initially acquire the subject property; Recommendation as to which fund the proceeds from its sale, if any, should be credited.* In 1915 Jefferson County Commissioners instructed the County Attorney to draw up a deed in favor of Jefferson County for the Delanty/Weineke Gravel Pit at Keymes Cut-Off Rd, now known as Four Corners Road. The Deed and was accepted, received, and recorded by the Auditor on April 8, 1915. The Commissioners instructed the Auditor to draw up a warrant against the Road & Bridge Fund for \$100.00 to Delanty/Weinke for payment of said land. It is recommended that any sales amount beyond the costs for closing be returned to the Road Fund.
- History of County use, if any or uses for which it might be held;* Fee simple interest in the property is vested to Jefferson County, and is managed within the Department of Public Works. The property was historically used for gravel extraction and more recently to deposit ditch

spoils, dirt, sod and other excess non-deleterious materials generated from road construction projects. Public Works has stated that alternative locations could be used, making it feasible to transfer this parcel to the Public Utility District (PUD).

5. *Value of the subject parcel and whether further appraisal before sale is recommended and the type of appraisal required;* The property was valued by both a certified appraiser and review appraiser with a determined fair market value of \$31,300. No further appraisal is recommended.
6. *Whether the subject parcel is marketable;* The appraiser determined the parcel as marketable for low utility types of uses, such as continuation of a depository for excess fill material, storm water retention, plant and landscape material storage for nursery operations, equipment and vehicle storage, park, or open space.
7. *Whether the subject parcel only is usable by abutting owners or has the highest return if conveyed to abutting owners; Whether some other public agency has a use for the subject parcel;* The abutting owner is a public agency, the PUD, who will benefit from the additional land area and road frontage. The highest return for this parcel is through a negotiated exchange with the PUD for an Olympic Discovery Trail (ODT) easement.
8. *Whether the subject parcel should be leased, sold at auction, by sealed bid, or by negotiation;* The parcel will be sold by negotiation between the PUD and Jefferson County Public Works.
9. *Recommendation as to whether any special covenants or restrictions should be imposed in conjunction with sale of the subject parcel* No recommendation for any special covenants or restrictions are proposed with the sale of the surplus property.
10. *When recommending use of the special disposition process, provide the rationale supporting the basis for the recommendation, and in the case of a public benefit purpose as provided in RCW [39.33.015](#), the rationale for how the public benefit outweighs the public interest in a reasonable return.* A special disposition is not being requested, but this negotiated surplus sale from agency to agency will have public benefit. The completion of the sale will allow for approximately 0.21 miles of ODT right-of-way to be acquired. The PUD will also benefit from the additional land area and road frontage along Four Corners Road.
11. Today's public hearing to determine and take testimony to surplus county property was noticed in the newspaper of record on November 26th and again on December 3rd, 2020. The Notice was also posted physically onsite and online on the Jefferson County Public Works Website. The first publication and onsite posting were completed more than 10 days before the Hearing date.
12. Following today's public hearing the Board of County Commissioners shall determine whether the subject parcel shall be declared surplus. Should the Board determine the subject property is surplus they shall declare it so by the attached Resolution.
13. Jefferson County Code chapter 3.57.030 states, "Real property declared surplus by the Board of County Commissioners may be transferred for (3) A transfer to a public agency pursuant to RCW 39.33.010. The \$31,300 value of the county property for surplus was determined by a licensed appraiser and review appraiser. It is understood that Public Works will negotiate the sale of this property, agency to agency with the PUD, in exchange for an ODT easement across PUD's property valued at \$18,600. The PUD will pay the \$12,700 difference in values in order to provide for an equal exchange.

