

Jefferson County
Board of Commissioners
Agenda Request

To: Board of Commissioners
Philip Morley, County Administrator

From: Frank Gifford, Public Works Director

Agenda Date: May 10, 2010

Subject: Concurrence and authorization to proceed with the real property negotiation and acquisition regarding Larry Scott Memorial Trail - Segment 4 County Project No. CR1069.

Statement of Issue:

Request for approval of Concurrence and Authorization for establishment and payment of Just Compensation as indicated on the attached Administrative Offer Summary in conjunction with Larry Scott Memorial Trail - Segment 4 County Project No. CR1069, Port Townsend, Washington.

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

This request is in keeping with established Jefferson County RIGHT OF WAY acquisition procedures, Resolution 84-99, established to comply with State and Federal rules and regulations. The County wishes to evoke the Appraisal Waiver process approved through the above referenced procedures given that the subject area is valued less than \$10,000.00. The County is desirous to acquire an additional 0.08 acre parcel to assist in the trail alignment, construction and future operations. The transaction is uncomplicated and there are no damages.

This authorization establishes a just compensation, directs the Department of Public Works to enter into formal negotiations with the subject property owners to acquire necessary property rights and grants the authority to execute the documentation to close said transactions and further coordinate with the grant funding sources to pay for acquisition expenses.

Fiscal Impact/Cost Benefit Analysis:

The easement acquisition will reduce trail construction costs. This project is on the 2010 6 Year Transportation Improvement Plan (TIP) and included in the 2010 Road Fund Budget. The Larry Scott Trail, Segment 4 Acquisition is grant funded at 50% of project cost through the Washington State Recreation & Conservation Office (RCO) & 50% through local road funds.

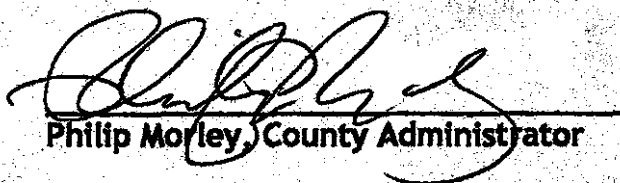
Recommendation:

The Department of Public Works recommends approval, concurrence and authorization.

Please sign the enclosed "Authorization To Proceed With Right Of Way Acquisition" document (2 originals) where indicated, acknowledging the concurrence and authorization to proceed with the negotiation and acquisition for the designated properties. Return one signed original to Department of Public Works. Please keep one signed original for the Commissioners records.

Department Contact: Monte Reinders, P.E., County Engineer, 385-9242.

Reviewed By:


Philip Morley, County Administrator

5/6/10
Date

ADMINISTRATIVE OFFER SUMMARY

Voluntary Acquisition

PROJECT: Larry Scott Memorial Trail Segment 4
Parcel Ownership: Simcoe Revocable Living Trust; APN 001321001
Legal Description: The North 60 feet of Gov't Lot 3(Ly W'ly of Tax RR 6), Section 32, T30 N, R1W, W.M.

PROPERTY LOCATION: Milo Curry Road, Port Townsend, WA.

BEFORE AREA: 6.10 Acres per Assessor's information
Easement Area 0.08 Acres
CURRENT USE: Unimproved land with Residential RR 1-5 zoning.

HIGHEST & BEST USE: The parcel is recognized as an independent lot; however the size and shape render the northerly portion of the subject parcel as having very limited utility except as plottage to the larger parcel or adjacent parcels.

EFFECTS OF ACQUISITION: Minimal if any, the transaction is uncomplicated and there are no damages. This is an irregular shaped sloping site with restricted access and no improvements or utilities located nearby.

Acquisition Compensation: Unit value determined by applying acreage value of an appraised parcel adjacent to the subject dated January 15, 2010. The appraisal was reviewed on February 5, 2010 & March 25, 2010 and is currently on file with the Department of Public Works, indicating an acreage value of \$36,000.00 per acre.

TRAIL EASEMENT:	0.08 Acres X \$36,000.00/Acre	\$2,900. 00®	Easement acquisition
IMPROVEMENTS:	None	\$0	
DAMAGES:	None	\$0	
TOTAL:		<u>\$2,900.00</u>	

Assessors Parcel No. 001321001

I concur in the value estimate herein and authorize an Administrative Offer be made in said amount.



Frank Gifford, Public Works Director

5/3/10

Date

This form is prepared in conformance with WSDOT policy and procedures. It does not constitute an appraisal as defined by the USPAP and it is in compliance with the Jefferson County Acquisition Procedures, Resolution No. 84-99.

Parcel #001321003

AUTHORIZATION TO PROCEED WITH RIGHT OF WAY ACQUISITION

**Larry Scott Memorial Trail – Segment 4
County Project No. CR1069**

Based on the attached Administrative Offer Summary dated April 28, 2010, pursuant to the approved appraisal waiver procedures and the authority granted below, we hereby establish just compensation and authorize the first offer on the following parcels:

Parcel Number	Just Compensation (Offer)
001321001	\$ 2,900.00
TOTAL	\$ 2,900.00

Recommendation and Approval:

Approved by:



Frank Gifford
Public Works Director

5/3/10
Date

Concurrence and Authorization:

The Board of County Commissioners of Jefferson County does hereby establish just compensation, indicate its concurrence and give authorization to proceed with the acquisitions and negotiate for the designated properties according to Right of Way Acquisition Procedures Resolution 84-99, approved October 11, 1999.

Approved By:

JEFFERSON COUNTY BOARD OF COMMISSIONERS

David W. Sullivan, Chair

Phil Johnson, Member

John Austin, Member