

Jefferson County
Board of Commissioners
Agenda Request

To: Board of Commissioners
Philip Morley, County Administrator

From: Frank Gifford, Public Works Director *F-G*

Agenda Date: October 1, 2012

Subject: Authorization to proceed with the real property acquisition regarding the Rick Tollefson Memorial Trail - County Project No. 18018150, STPR-2016(018)

Statement of Issue:

Request for the Board's authorization allowing the Department of Public Works to proceed with an administrative offer necessary to acquire the right of way in conjunction with Rick Tollefson Memorial Trail County Project No. 18018150.

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. This authorization establishes a just compensation, directs the Department of Public Works to enter into formal negotiations with the property owners to acquire necessary property rights and grants the authority to execute the documentation to close said transactions.

Fiscal Impact/Cost Benefit Analysis:

This project is on the 2012 6-Year Transportation Improvement Plan (TIP) and included in the 2012 Annual Construction Budget. Acquisition funding is provided by the County Road Fund. Trail Easement acquisition offer is estimated at \$2,945.00.

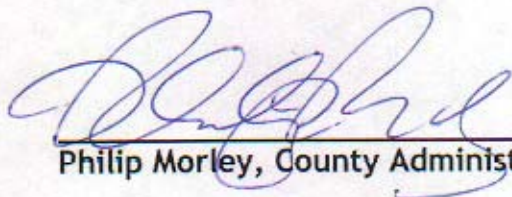
Recommendation:


The Department of Public Works recommends approval and authorization.

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

Department Contact: Will Butterfield, 385-9350.

Reviewed By:


Philip Morley, County Administrator


Date

ADMINISTRATIVE OFFER SUMMARY
Jefferson County-Voluntary Acquisition

PROJECT: Rick Tollefson Memorial Trail, Co. Project No. 18018150
Federal Aid No. STPR-2016 (018)

Parcel Ownership: Michael Anderson;
Legal Description: A portion of the NW1/4, Section 11, T29N, R1W, W.M.,
Jefferson County, WA. APN 901112013

PROPERTY LOCATION: 890 Old Hadlock Road, Port Hadlock, WA 98339.

BEFORE AREA: 5.00 Acres per Assessor's information
Easement Area: 0.31 Acres
CURRENT USE: Residential

HIGHEST & BEST USE: The parcel is zoned as Rural Residential 1:20.

EFFECTS OF ACQUISITION: Minimal if any, the transaction is uncomplicated. The owners use will be restricted upon 0.31 acres for public trail use. This is a rectangular shaped sloping site with limited access and utilities located nearby.

SALES RELIED ON: Value based on Market Appraisal of adjoining Joyce property, APN 901113002 dated Nov. 18, 2011 with appraisal review dated December 5, 2011 indicating a value of \$10,000.00 per acre. Said appraisal and review appraisal review are considered as the data package.

Subject sold within the last 5 years? No.

ACQUISITION COMPENSATION: Unit value based on sales per the data package indicates an acreage rate of \$10,000.00/acre fee simple. Given the trail easement nature of the acquisition the value is adjusted to 95% of fee land value.

LAND: Trail Easement 0.31 acres @ \$10,000.00 per acre @ 95% = \$ 2,945.00 (r)

IMPROVEMENTS: Payment for derelict structure \$

DAMAGES: \$ 0

TOTAL Just Compensation \$ 2,945.00


Sheet 1 of 1 Sheets Assessors Parcel No. 901112013

RIGHT OF WAY Plan Draft Date Aug. 15, 2012 Revision Date Aug. 29, 2012 Final Date _____

Plan Prepared by Scott Clark, PLS, Clark Land Office; Date August 15, 2012

AOS Prepared by Will Butterfield, SR/WA Date Sept. 24, 2012

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



Frank Gifford, Public Works Director

9/25/12

Date

This form is prepared in conformance with WSDOT policy and procedures. It does not constitute an appraisal as defined by the USPAP.

Federal Aid # STPR-2016(018)

Parcel # 901112013

**AUTHORIZATION AND CONCURRENCE TO PROCEED WITH REAL PROPERTY
ACQUISITION**

Rick Tollefson Memorial Trail County Project No. 18018150

Based on the authorized acquisition procedures and the authority granted below, we hereby establish just compensation and authorize first offers on the following parcel. Given the easement nature of the acquisition the base land rate is adjusted to 95% of fee simple land value.

Parcel Number	Land Area Acres	Administrative Offer Summary
901112013	0.31 (est)	\$10,000/Acre

Recommendation and Approval:

Approved by:



Frank Gifford
Public Works Director

9/25/12

Date

Concurrence and Authorization:

The Board of County Commissioners of Jefferson County does hereby concur and authorize the Department of Public Works to make the offer based on the Administrative Offer Summary and proceed with the negotiation and acquisition of the above referenced property for the Rick Tollefson Memorial Trail. The Board indicates its concurrence and gives authorization to the Department of Public Works in accordance with Right of Way Acquisition Procedures Resolution 05-11, approved February 7, 2011.

Approved By:

JEFFERSON COUNTY BOARD OF COMMISSIONERS

Date _____

John Austin, Chair

Phil Johnson, Member

David W. Sullivan, Member

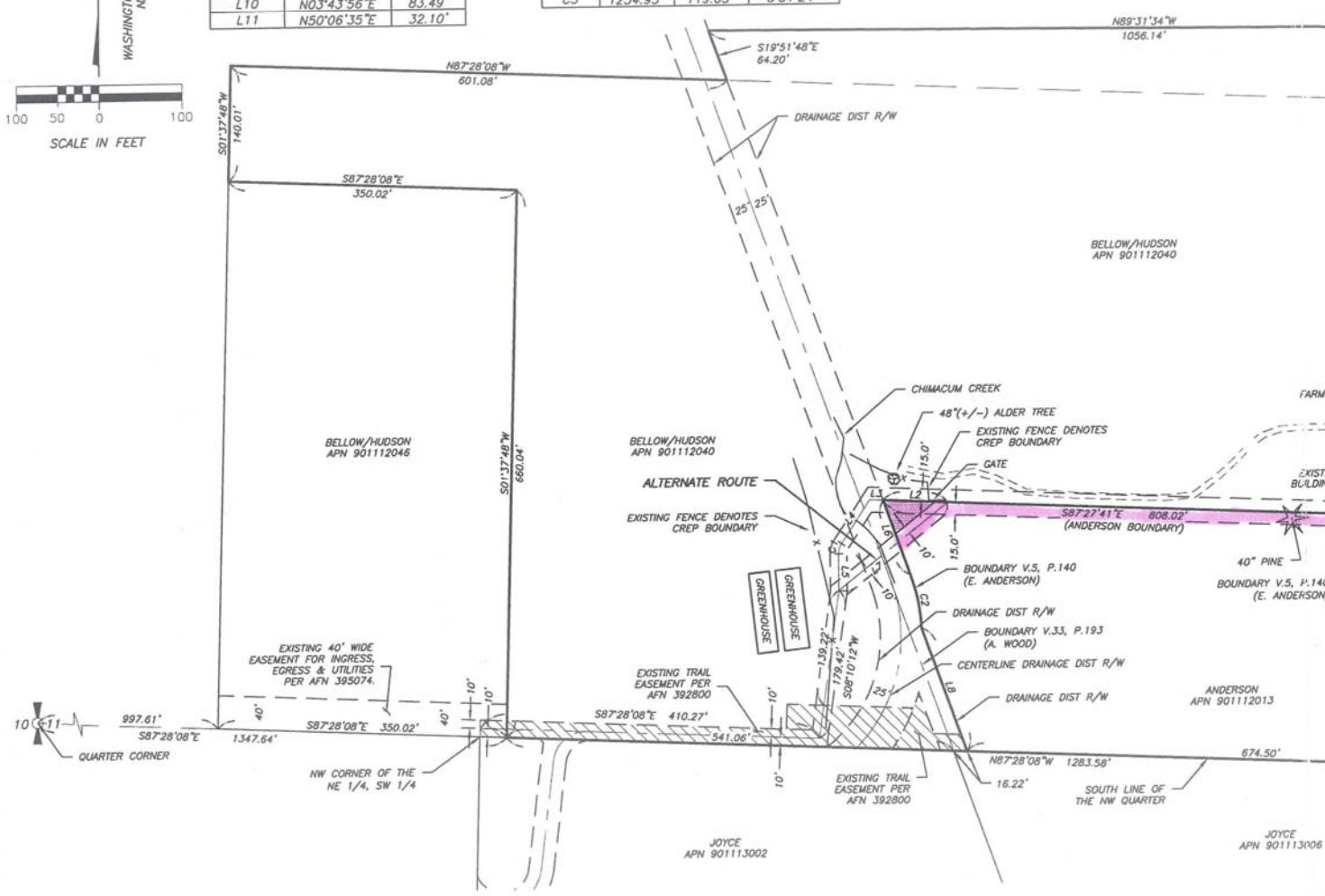
EXHIBIT - SPRING RAIN FARM/
ANDERSON RIGHT OF WAY PLAN

RICK TOLLEFSON MEMO

A PORTION OF THE NORTHWEST 1/4 OF SECTION
JEFFERSON COUNTY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°27'41"E	25.78'
L2	S87°27'41"E	78.37'
L3	S87°27'41"E	16.06'
L4	N33°34'24"E	62.47'
L5	N00°02'56"W	44.16'
L6	N19°51'48"W	95.48'
L7	S51°49'08"W	168.59'
L8	N19°51'48"W	158.32'
L9	S09°15'21"W	96.90'
L10	N03°43'56"E	83.49'
L11	N50°06'35"E	32.10'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	22.00'	12.91'	33°37'20"
C2	215.98'	65.98'	17°30'12"
C3	1234.93'	119.05'	5°31'24"



- NOTES:**
- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE METHODS USING A 5 SECOND TOPCON GTS-235W TOTAL STATION AND STEEL TAPE.
 - FOR BASIS OF BEARING AND SECTION SUBDIVISION DATA, SEE VOL. 1 OF BINDING SITE PLANS, PAGES 43-46, RECORDS OF JEFFERSON COUNTY, WASHINGTON. BEARINGS AND DISTANCES DESCRIBED HEREON ARE BASED UPON THE WASHINGTON COORDINATE SYSTEM GRID NORTH ZONE (NAD 83-91). DISTANCES HAVE BEEN REDUCED TO SAID GRID, A COMBINED SCALE FACTOR OF 0.99994085 WAS USED.
 - THE PARCEL NUMBER AS SHOWN HEREON IS BASED UPON JEFFERSON COUNTY ASSESSOR'S MAP INFORMATION.
 - RIGHT OF WAY FOR OLD HADLOCK ROAD AS SHOWN HEREON IS BASED UPON ORDER OF ESTABLISHMENT, DATED FEBRUARY 1885, HAVING A RIGHT OF WAY WIDTH OF 30 FEET WHICH ALSO IS SUPPORTED BY NOTATION SHOWN ON THE CHIMACUM TO HADLOCK RIGHT OF WAY PLAN DATED NOVEMBER 1934. ADJOINING SURVEYS OR RECORD SHOW THIS ROAD AS EITHER HAVING A WIDTH OF 60 FEET OR UNDEFINED WIDTH. EXTENSIVE RESEARCH RETURNED NO RECORDS OF DEEDS OR ROAD WAIVERS TO SUPPORT THIS.

- LEGEND:**
- DENOTES EXISTING CONDUIT.
 - DENOTES MAIL BOX.
 - PM○ DENOTES POWER METER
 - TR○ DENOTES TELEPHONE RISER.
 - DENOTES UTILITY POLE.
 - PP○ DENOTES POWER POLE.
 - x — x — DENOTES EXISTING BARBED WIRE FENCE.
 - p — p — DENOTES APPROXIMATE POWER LINE.
 - t — t — DENOTES APPROXIMATE TELEPHONE LINE.
 - wl — wl — DENOTES APPROXIMATE WATERLINE.
 - ▨ DENOTES EXISTING TRAIL EASEMENT PER AFN 285594.
 - ▩ AREA INCLUDED IN RIGHT OF WAY EASEMENT (ANDERSON APN 901112013).

AREA CALCULATIONS:
 APN 901112040 = 17,826 SQ.
 APN 901112013 = 12,072 SQ.

AREA CALCULATIONS:
 APN 901112040 = 15,676 SQ.
 APN 901112013 = 13,628 SQ.

PARCEL DESCRIPTION:
 FOR LEGAL DESCRIPTION OF PARCEL
 FILE NUMBER 537082, RECORDS
 WASHINGTON RECORDED SEPTEMBER

PARCEL DESCRIPTION:
 FOR LEGAL DESCRIPTION OF PARCEL
 FILE NUMBER 509150, RECORDS
 WASHINGTON RECORDED FEBRUARY