

**SILVER LAKE WATER AND SEWER DISTRICT  
SNOHOMISH COUNTY, WASHINGTON  
RESOLUTION NO. 713**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF SILVER LAKE WATER AND SEWER DISTRICT OF SNOHOMISH COUNTY, WASHINGTON, DECLARING CERTAIN DISTRICT REAL PROPERTY SURPLUS; DECLARING THE DISTRICT'S INTENTION TO SELL THE REAL PROPERTY AT PUBLIC SALE; AND PROVIDING FOR THE PUBLICATION OF NOTICE AND INTENTION TO SELL THE REAL PROPERTY AT PUBLIC SALE.

**WHEREAS**, Silver Lake Water and Sewer District ("District") owns certain real property as legally described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"); and

**WHEREAS**, by Resolution No. 694 adopted by the Board of Commissioners of the District on October 24, 2013, the Property was declared to be surplus to the District's needs and further declared the District's intent to sell the Property at public sale in accordance with the requirements of Chapter 57.08 RCW; and

**WHEREAS**, the appraised value of the Property in December 2013 was Eight Hundred Thousand Dollars (\$800,000.00); and

**WHEREAS**, in accordance with Resolution No. 694, the District issued an "Invitation for Bid for Surplus Real Property" dated November 1, 2013, pursuant to which the due date for bids on the Property was December 12, 2013, but the District did not receive any bids on the Property; and

**WHEREAS**, more than one hundred twenty (120) days elapsed since the Property was first offered for sale and the District obtained no purchasers for the Property at ninety percent (90%) or more of its appraised value; and

**WHEREAS**, the District Commissioners adopted Resolution No. 740 on June 26, 2014, declaring that the Property remained surplus to the District's needs and should be sold at public sale at the highest price the District can obtain for the Property in accordance with the requirements of RCW 57.08.016(2); and

**WHEREAS**, in accordance with Resolution No. 740, the District issued an "Invitation for Bid for Surplus Real Property" published in the Herald on July 16 and July 23, 2014, pursuant to

which the due date for bids on the Property was August 12, 2014, but the District still did not receive any bids on the Property; and

**WHEREAS**, the District obtained a Wetland Delineation Memorandum dated September, 2014 from Shockey Planning Group, Inc. stating the Property has a Category III wetland on the southeast corner of the Property; and

**WHEREAS**, the District received a Critical Areas Verification Letter dated January 23, 2015 (“Verification Letter”), from Snohomish County Planning and Development Services confirming the Property has a non-riparian Category III wetland under 5,000 square feet; and

**WHEREAS** the Verification Letter further provides that the County will not require buffer protections or retention of wetland area on the Property if development is proposed over the existing wetland and/or associated buffer; and

**WHEREAS**, in light of the Verification Letter, the District determined to have the Property reappraised; thereafter, The Hoefler Associates Inc. provided the District with an Appraisal Report with a date of value of the Property as of April 29, 2015, of \$701,000; and

**WHEREAS**, District staff have advised the Property is not and will not be needed for District purposes, the Property remains surplus to the District's needs, and the Property may be declared surplus and sold at public sale in accordance with the requirements of Chapter 57.08 RCW; now, therefore,


**BE IT RESOLVED** by the Board of Commissioners of Silver Lake Water and Sewer District, Snohomish County, Washington, as follows:

1. The Property as described on **Exhibit A** is not and will not be needed for District purposes.
2. The District hereby declares the Property to be surplus to the District's needs and further declares its intention to sell the Property at public sale pursuant to the requirements of Chapter 57.08 RCW.
3. District management staff are authorized and directed to sell the Property at public sale and to retain and work with all consultants such as appraisers, title and escrow officers and the District's attorney as necessary to undertake the appraisal and sale of the Property.
4. Patrick Curran, the District's General Manager, and his designee, is authorized and directed to prepare and execute all documents including newspaper publications, escrow instructions, deeds and excise tax affidavits necessary for and related to the sale of the Property.

**ADOPTED** by the Board of Commissioners of Silver Lake Water and Sewer District, Snohomish County, Washington, at a regular open public meeting thereof held on the 28<sup>th</sup> day of May, 2015.

  
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President and Commissioner

  
\_\_\_\_\_  
Secretary and Commissioner

  
\_\_\_\_\_  
Commissioner

**ATTEST:**

I, the undersigned Secretary of the Board of Commissioners of Silver Lake Water and Sewer District, Snohomish County, Washington, do hereby certify that the within and foregoing is a true and correct copy of Resolution No. 713 adopted at the regular open public meeting thereof held on the 28th day of May, 2015.

  
\_\_\_\_\_  
Secretary

**EXHIBIT A**

**LEGAL DESCRIPTION OF SURPLUS PROPERTY**

Lot 1 of Snohomish County Short Plat ZA9005230 SP, recorded under Recording Number 9109180091; being a portion of the northeast quarter of the northwest quarter of Section 4, Township 27 North, Range 5 East, W.M., Snohomish County, Washington