



Motion No. M2022-02

Granting an Easement for FL345 Owner as part of Federal Way Link Extension

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee	01/13/2022	Recommend to Board	Ron Lewis, DECM Executive Director
Board	01/27/2022	Final action	Linneth Riley-Hall, Executive Project Director Faith Roland, Director, Real Property Mike Bulzomi, Deputy Director Real Property

Proposed action

Authorizes the chief executive officer to grant a permanent easement to the owners of Tax Parcel Number 0921049214 in Federal Way, Washington, also known as FL345, for the purpose of constructing, operating, maintaining, repairing, and replacing a sanitary sewer line and all necessary appurtenances thereto.

Key features summary

- Resolution No. R2018-40, the Board's Procurement and Delegated Authority Policy, requires all permanent easements on Sound Transit owned property (excluding standard utility easements that service Sound Transit) to be approved by the Board.
- This action will grant a permanent easement, shown in Exhibit A, to the owners of FL345 comprising of air, surface, and subsurface rights on a portion of Sound Transit owned property located in Federal Way, WA, in order to connect to the Lakehaven Water and Sewer District service line.
- The light rail guideway passes through or near this parcel, and the easement is necessary to replace a drainfield system impacted by the Federal Way Link Extension project and allow the owners to connect to the Lakehaven Water and Sewer District sanitary sewer system.
- No monetary consideration is to be exchanged because Sound Transit is required to mitigate the impact to the owner's property, and the easement will provide required access for maintenance in perpetuity on Sound Transit right of way, thereby satisfying the mitigation requirement.
- Granting the easement to the property owners will not impact Sound Transit's planned use of the property to construct, operate, and maintain the light rail guideway and appurtenances of the Federal Way Link Extension light rail project.

Background

The subject property was acquired by Sound Transit in February 2021. Preparations are underway for connection to the sewer system, which will require the easement to be in place in order for the work to be performed.

Fiscal information

The proposed action would not result in fiscal impact to the Agency.

Disadvantaged and small business participation

Not applicable to this action.

Public involvement

Not applicable to this action.

Time constraints

A one month delay in Board approval will not cause any hardship to the project.

Environmental review – KH 1/4/22

Legal review – PM 1/7/22



Motion No. M2022-02

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to grant a permanent easement to the owners of Tax Parcel Number 0921049214 in Federal Way, Washington, also known as FL345, for the purpose of constructing, operating, maintaining, repairing, and replacing a sanitary sewer line and all necessary appurtenances thereto.

Background

The subject property was acquired by Sound Transit in February 2021. Preparations are underway for connection to the sewer system, which will require the easement to be in place in order for the work to be performed.

Resolution No. R2018-40, the Board's Procurement and Delegated Authority Policy, requires all permanent easements on Sound Transit owned property (excluding standard utility easements that service Sound Transit) to be approved by the Board.

This action will grant a permanent easement, shown in Exhibit A, to the owners of FL345 comprising of air, surface, and subsurface rights on a portion of Sound Transit owned property located in Federal Way, WA, in order to connect to the Lakehaven Water and Sewer District service line.

The light rail guideway passes through or near this parcel, and the easement is necessary to replace a drainfield system impacted by the Federal Way Link Extension project and allow the owners to connect to the Lakehaven Water and Sewer District sanitary sewer system.

No monetary consideration is to be exchanged because Sound Transit is required to mitigate the impact to the owner's property, and the easement will provide required access for maintenance in perpetuity on Sound Transit right of way, thereby satisfying the mitigation requirement.

Granting the easement to the property owners will not impact Sound Transit's planned use of the property to construct, operate, and maintain the light rail guideway and appurtenances of the Federal Way Link Extension light rail project.

Motion

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to grant a permanent easement to the owners of Tax Parcel Number 0921049214 in Federal Way, Washington, also known as FL345, for the purpose of constructing, operating, maintaining, repairing, and replacing a sanitary sewer line and all necessary appurtenances thereto.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on January 27, 2022.



Kent Keel
Board Chair

Attest:



Kathryn Flores
Board Administrator



Motion No. M2022-02
Exhibit A

Permanent sewer easement to be granted to a single property owner on Sound Transit owned property

Parcel ID	ROW No	Location/Site Address	Type of Easement(s)
0921049287	FL345	Between 28th Ave S and I-5 Federal Way, WA	Sanitary Sewer