



CITY OF KIRKLAND
Department of Parks & Community Services
505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Jennifer Schroder, Director

Date: January 15, 2015

Subject: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND AUTHORIZING THE CITY MANAGER TO ACCEPT A DONATION OF REAL PROPERTY FROM GLENN K. LANDGUTH AND JUDY ANN LANDGUTH

RECOMMENDATION

That the City Council considers authorizing the City Manager to accept a donation of real property from Mr. and Mrs. Landguth and to name the property after the family as "Neal-Landguth Wetland Park."

BACKGROUND DISCUSSION

Mr. Glenn K. Landguth and his wife, Judy Ann Landguth, own two undeveloped parcels located southeast of the intersection of 10th Street South and Kirkland Avenue in the city of Kirkland and across from Everest Park. The size of the two parcels combined is approximately 1.29 acres. Mr. and Mrs. Landguth would like to see the property retained as a wetland park and are willing to donate the property to the City of Kirkland. Staff obtained a title report for the property. After review, the City Attorney's Office did not find any liens or encumbrances that would prevent the City from taking title to the property and using it for this purpose. A site inspection was conducted and nothing was found that caused concern.

Mr. Landguth obtained a Sensitive Area Study of the two parcels in 2006, the study was conducted by Wetland Resources, Inc. and found the majority of the property to contain Type 2 wetland and several associated Class C streams.

In addition to the request for the property to be retained as a wetland park, the Landguths request the property be named after the family as "Neal-Landguth Wetland Park." The property was first purchased by Mrs. Landguth's family (Neal) in the early 1930's. In the 1930's, the family planted the land with corn, string beans and peas and kept cows in the pasture as well. Over the years, with neighboring land redeveloped into single family homes, and the development of 10th Street South, the property is now a well-functioning wetland.

The request to name the property after the family, (Neal-Landguth Wetland Park) would meet the general policies for naming public parks and facilities. Section 1 of Resolution R-4799 (Policies and procedures for the naming of public parks and facilities) provides:

It is the general policy of the City of Kirkland to choose a name for a public park or facility based upon the relationship of the land or facility to one of several criteria:

- 1. Neighborhood or geographical identification (e.g. Houghton, Bridle Trails, Rose Hill, etc.);*
- 2. A natural or geological feature (e.g. Forbes Creek);*

3. *Historical or cultural significance;*
4. *An individual (living or deceased) who has given outstanding civic service to the park system.*
5. *A civic group or corporation whose mission statement is compatible with City goals and objectives and that has made a significant contribution of land, money or civic service to the Kirkland park system;*
6. *The wishes or preference of residents of the neighborhood surrounding the public park or facility should in all cases be considered.*

Based on the property's wetland and the long family ownership, naming it after the family meets the criteria for natural feature and historic significance. Although included in the criteria that the process should include the wishes or preference of residents surrounding the proposed park it is not technically required. More importantly, naming the property after the family is a condition of the donation.

Public Benefit

The City Zoning Code Chapter 90 limits development in wetlands. However, the "reasonable use" provisions of this Chapter would allow development of one single-family home on this lot. Keeping this area in its natural wetland state through City ownership as a wetland park provides stormwater storage and filtering as well as supporting wildlife habitat. Storage in this area helps to slow delivery of water that could otherwise overwhelm the drainage system in the downtown core in certain circumstances, potentially leading to flooding of streets and businesses. Maintaining natural wetlands is far less expensive and a more effective means of managing stormwater runoff than building detention tanks or vaults to serve the same purpose.

In addition, one of the goals in the Park, Recreation and Open Space (PROS) plan that supports this acquisition is "Natural Area Preservation". The PROS plan recognizes that natural areas play key roles in supporting healthy, well-functioning ecosystems and provide outdoor class rooms to learn and experience nature.

Ongoing Maintenance

No additional funding for maintenance is requested. The Park Maintenance Division and the Public Works Surface Water Division will work collaboratively in maintaining the property as a wetland as needed.

Park Board Recommendation

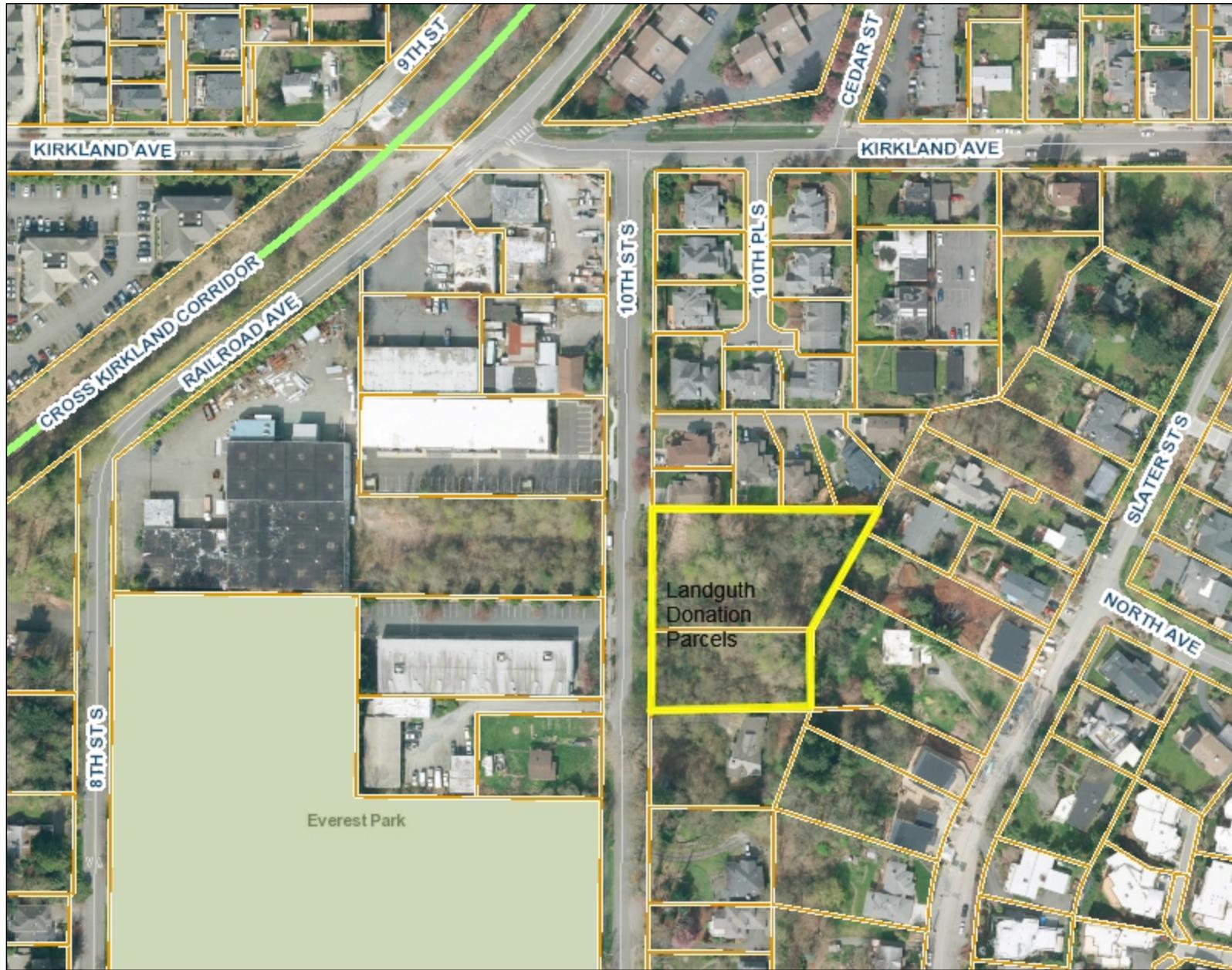
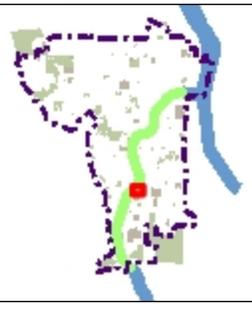
On January 14th the Park Board passed a motion to recommend for the City Council's approval, acceptance of the donation of land from Mr. and Mrs. Landguth and to name the property after the family as "Neal-Landguth Wetland Park."

Attachments:

- Parcel Map
- Resolution R-4799 – Parks Naming Policy
- Resolution R-5101
- Exhibit A – Quit Claim Deed



G.K. Landguth Property Donation



Legend

-  Cross Kirkland Corridor
-  Streets
-  Parcels
-  Parks

1:2,200



Notes



NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

Produced by the City of Kirkland. © 2014 City of Kirkland, all rights reserved.
No warranties of any sort, including but not limited to accuracy, fitness, or merchantability, accompany this product.

RESOLUTION R-4799

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND ESTABLISHING POLICIES AND PROCEDURES FOR THE NAMING OF PUBLIC PARKS AND FACILITIES.

WHEREAS, the City Council adopted Resolution R-3215, establishing policies and procedures relating to the naming of public park property and facilities on August 19, 1985; and

WHEREAS, the Park and Recreation Board recommends updating the park naming policy to: (1) include procedures for naming a park or facility after a civic group or organization; (2) provide that a numeric designation will be used for new parks and facilities until a permanent name is selected; and (3) clarify that the naming of a park or facility should be considered permanent under ordinary circumstances; and

WHEREAS, the City Council wishes to set forth the policies and procedures for naming public parks and facilities by resolution;

NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as follows:

Section 1. It is the general policy of the City of Kirkland to choose a name for a public park or facility based upon the relationship of the land or facility to one of several criteria:

1. Neighborhood or geographical identification (e.g. Houghton, Bridle Trails, Rose Hill, etc.);
2. A natural or geological feature (e.g. Forbes Creek);
3. Historical or cultural significance;
4. An individual (living or deceased) who has given outstanding civic service to the Kirkland park system, or has donated substantial funds or land to the Kirkland park system, or has been otherwise instrumental in the acquisition or development of critical park acreage (e.g. Marsh Park). Parks or facilities shall not ordinarily be named for a living person, unless that person has made a significant and outstanding contribution of land, money, or civic service. A waiting period of at least one year should expire before naming a park or facility under the policy of this subparagraph;

5. A civic group or corporation whose mission statement is compatible with City goals and objectives and that has made a significant contribution of land, money or civic service to the Kirkland park system;
6. The wishes or preference of residents of the neighborhood surrounding the public park or facility should in all cases be considered.

Section 2. In establishing or designating the name of a public park or facility, the final authority on name selection is the responsibility of the City Council. In making such selection the City Council will normally consider suggestions for names received from organizations, individuals or neighborhoods, and may request the Parks Department or the Park Board to solicit such suggestions. The City Council will not make its final selection until after it has received the recommendation of the Kirkland Park Board.

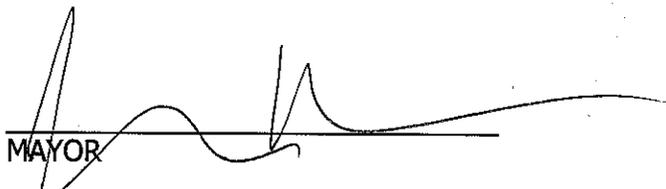
Section 3. Until a park or facility name is selected for a new park or facility, a numeric designation shall be used to identify the park or facility.

Section 4. Under ordinary circumstances, the naming of a park or facility should be considered permanent. Any proposal to change the name of a park or facility shall be subject to the procedures set forth in this Resolution.

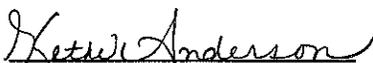
Section 5. Upon selection of a park or facility name by the City Council, the Parks Department shall identify the park or facility with appropriate signage specifying the established name.

Passed by majority vote of the Kirkland City Council in open meeting this 19th day of January, 2010.

Signed in authentication thereof this 19th day of January, 2010.


MAYOR

Attest:


City Clerk

RESOLUTION R-5101

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND
AUTHORIZING THE CITY MANAGER TO ACCEPT A DONATION OF REAL
PROPERTY FROM GLENN K. LANDGUTH AND JUDY ANN LANDGUTH.

1 WHEREAS, Glenn K. Landguth and Judy Ann Landguth ("the
2 Landguths") own two parcels of undeveloped land in the City of Kirkland
3 ("the Property"); and
4

5 WHEREAS, the Landguths would like to donate the Property to
6 the City of Kirkland for use as wetland park property; and
7

8 WHEREAS, in consideration for this donation, the Landguths
9 have requested that the Property be named the "Neal-Landguth
10 Wetland Park"; and
11

12 WHEREAS, the Kirkland Park Board has recommended that the
13 Council accept this donation and name the Property the "Neal-Landguth
14 Wetland Park"; and
15

16 WHEREAS, pursuant to criteria presented in Resolution 4799,
17 because the Property is a wetland and has historical significance, the
18 Council has the authority to adopt this name for the Property upon the
19 recommendation of the Park Board.
20

21 NOW, THEREFORE, be it resolved by the City Council of the City
22 of Kirkland as follows:
23

24 Section 1. The City Manager is authorized and directed to accept
25 the donation of the Property by a quit claim deed substantially similar
26 to the deed attached as Exhibit A.
27

28 Section 2. The Property is named the "Neal-Landguth Wetland
29 Park." In accordance with Resolution 4799, the Parks Department is
30 directed to identify the Park with appropriate signage specifying this
31 established name.
32

33 Passed by majority vote of the Kirkland City Council in open
34 meeting this ____ day of _____, 2015.
35

36 Signed in authentication thereof this ____ day of _____,
37 2015.

MAYOR

Attest:

City Clerk

When Recorded Return To:

City of Kirkland
123 5th Avenue
Kirkland, WA 98033

QUIT CLAIM DEED

Deed Summary

Grantor(s): Glenn K. Landguth
Judy Ann Landguth
Grantee(s): City of Kirkland
Legal Description
(the "Real Property"): Lots 12 and 13, Block 55, Burke and Farrar's Kirkland Additon
to the City of Seattle, Division No. 16, according to the Plat
thereof, recorded in Volume 20 of Plats, Page 58, in King
County, Washington. (Parcel A)

Lot(s) 12, 13, 14, 15, 36, 37, 38 and 39, Block 4, Irondale
Addition ot the City of Kirkland, according to the plat thereof,
recorded in Volume 6 of Plats, Page 16, records of King
County, Washington. (Parcel B)

Assessor's Parcel No.: 123940-0105 (Parcel A), 361260-0015 (Parcel B)

Glenn K. Landguth and Judy Ann Landguth, husband and wife (**Grantors:**),
for and in consideration of the pleasure we receive in knowing this property will
be used as a park and/or open space for the benefit of the public, which will be
named the Neal-Landguth Wetland Park, and so that the Real Property may be
used for other public purposes not in conflict with the foregoing (at the sole
discretion of Grantee), gifts, conveys and quit claims to:

City of Kirkland (**Grantee**),
the Real Property described above
Together with all after acquired title of Grantor(s)

***Note: all signatures, dates and seals must be entirely within the respective boxes. Do
not make any initials or other marks outside of the boxes.***

_____ / _____	_____ / _____		
Glenn K. Landguth	Date	Judy Ann Landguth	Date

