

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF SPOKANE COUNTY, WASHINGTON

IN THE MATTER OF THE SALE OF  
SURPLUS COUNTY PROPERTY  
ASSESSOR'S PARCEL NOS. 35243.0515  
THROUGH 35243.0523; 35243.0501  
THROUGH 35243.0504; 35243.0506;  
35243.0495, 35243.0496, 35243.0491, AND  
35243.0492

**RESOLUTION**

**WHEREAS**, pursuant to the Constitution and laws of the State of Washington, Spokane County, Washington is a class A county duly organized and existing; and

**WHEREAS**, pursuant to RCW 36.01.030, the powers of Spokane County can only be exercised through the Board of County Commissioners of Spokane County, Washington ("Board" or "Board of County Commissioners"); and

**WHEREAS**, pursuant to RCW 36.32.120(6), the Board has the care of County property and the management of County funds and business; and

**WHEREAS**, pursuant to SCC 1.56.040, whenever it appears to the Board that it is for the best interest of the County and the people thereof that any parcel, or portion of such parcel, of property belonging to the County, should be sold, the Board shall sell and convey such property; and

**WHEREAS**, the County owns real property described as follows ("subject property"):

**ASSESSOR'S PARCEL NOS. 35243.0515 through 35243.0523; 35243.0501 through 35243.0504; 35243.0506; 35243.0495, 35243.0496, 35243.0491, and 35243.0492**

Lots 7 through 12 of Block 8; together with the east half of vacated Dyer Street adjoining lot 7 of Block 8; all of Blocks 9, 10, 11 and 12; lots 1 through 6 of Block 13; and lots 4 through 7 of Block 14 of the Sparks Addition to Spokane recorded in Volume L, page 6 of Plat in Spokane County, Washington.

Located in the Southwest Quarter (SW1/4) of Section 24, Township 25 North, Range 43 East Willamette Meridian,

Subject to all existing encumbrances, including easements, covenants, restrictions and reservations of record, if any. Including without limitation the Restrictive Covenant

recorded in Spokane County Auditor's office Recording No. 4004878 on June 17, 1996 and all environmental matters referenced therein.

and;

**WHEREAS**, the subject property includes the former Buttercup Dump, which has been designated by the Washington State Department of Ecology as requiring No Further Action following independent remediation efforts by a predecessor in interest to the County; and

**WHEREAS**, the land of the site known as "Buttercup Dump" contains approximately 8.44 acres with approximately 2.42 acres on which a dump resides; and

**WHEREAS**, Spokane County received this site in lieu of a lawsuit under Resolution No. 96-0542; and

**WHEREAS**, the subject property is not needed by Spokane County; and

**WHEREAS**, an appraisal was performed by Sweitzer Company, Inc. dated July 5, 2022 resulting in an as-is determination of value of \$695,000; and

**WHEREAS**; the Public Works Department has reached out to the Department of Ecology notifying the Department about the possible sale of the Buttercup property and was informed that the following requirements must be met by the County to sell the property:

1. Supply the Dept of Ecology with new owner contact information.
2. The new owner will be expected to continue annual inspections of the clean soil cap and comply with the restrictions on redevelopment. If the provisions of the Restrictive Covenant are not being met, Ecology may require corrective actions and rescind the "No Further Action" opinion.
3. Post Copies of August 1994 Independent Remedial Action Report for Buttercup Dump. (This was provided to the current prospective buyer and an Ecology's web address was posted on our website which provides copies of said report and other information regarding this property.)

And;

**WHEREAS**, Spokane County will inform all potential buyers of the existence of a dump on the property and post on its website and GovDeals website a link to Ecology's website so that potential buyers may see a copy of "August 1994 Independent Remedial Action Report for Buttercup Dump" and other information regarding this property; and

**WHEREAS** the County Engineer recommends that it is in the best interests of the County for the Board to sell the subject property at auction with a minimum bid of \$695,000 with the following Buyer Contingencies: Financing, Title Report, 45 days for Feasibility Study and Attorney review; and

**WHEREAS**, the County Engineer further recommends that if the property does not sell at the auction, then within the twelve months following the auction, the property be sold directly for cash for the price of \$695,000 with said Buyer Contingencies; and

**WHEREAS**, having held a public hearing and considered evidence on this matter, the Board agrees with the County Engineer's recommendation.

**NOW THEREFORE BE IT RESOLVED** by the Board of County Commissioners of Spokane County, Washington that the Spokane County Treasurer is authorized and directed to sell the subject property described above at public auction sale by electronic media with a minimum bid of \$695,000 with said Buyer Contingencies.

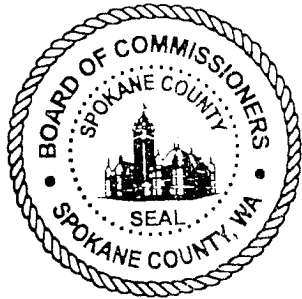
**BE IT FURTHER RESOLVED** by the Board that the highest or most favorable bid must meet or exceed the minimum sale price of \$695,000 in order to be accepted.

**BE IT FURTHER RESOLVED** by the Board that the Treasurer is authorized and directed give all required notice(s) of said auction.

**BE IT FURTHER RESOLVED BY** the Board that if the property does not sell at the auction, then within the twelve months following the auction, the property be sold directly for cash for the price of \$695,000 with said Buyer Contingencies.

**BE IT FURTHER RESOLVED BY THE** Board that a majority of the Board, the chair of the Board, the Public Works Director, the County Engineer, or the Treasurer is authorized to execute any other document or take any other action necessary to affect the above at other than an open public meeting.

PASSED AND ADOPTED this 17<sup>th</sup> day of March, 2026.



BOARD OF COUNTY COMMISSIONERS  
OF SPOKANE COUNTY, WASHINGTON

*Mary Brooks*

MARY BROOKS, CHAIR

ATTEST:

*Ginna Vasquez*

Ginna Vasquez  
Clerk of the Board

*Josh Kerns*

JOSH KERNS, VICE-CHAIR

*Al French*

AL FRENCH, COMMISSIONER

*Amber Waldref*

AMBER WALDREF, COMMISSIONER

**ABSENT**

CHRIS JORDAN, COMMISSIONER