

ORDINANCE O-4930

AN ORDINANCE OF THE CITY OF KIRKLAND AUTHORIZING AND PROVIDING FOR THE ACQUISITION OF INTERESTS IN LAND FOR THE PURPOSE OF EXPANSION AND OPERATION OF THE PUBLIC WORKS MAINTENANCE CENTER AND RELATED PUBLIC FACILITIES WITHIN THE CITY OF KIRKLAND; PROVIDING FOR CONDEMNATION AND TAKING OF PERMANENT INTEREST IN LAND AND REAL PROPERTY RIGHTS NECESSARY THEREFORE; PROVIDING FOR THE COST OF PROPERTY ACQUISITION; AND AUTHORIZING THE INITIATION OF APPROPRIATE EMINENT DOMAIN PROCEEDINGS IN THE MANNER PROVIDED BY LAW.

1 WHEREAS, the City annexed portions of the Juanita, Finn Hill, and Kingsgate
2 neighborhoods on June 1, 2011, which prompted the City to conduct a space needs
3 assessment; and
4

5 WHEREAS, the assessment identified that the City's Public Works Maintenance
6 Center site is undersized for current operational needs; and
7

8 WHEREAS, the subject parcel is adjacent and immediately to the north of a portion of
9 the Public Works Maintenance Center, and the subject parcel is approximately 1.03 acres
10 with an 8,188 square foot warehouse and office building and a commercial fueling facility;
11 and
12

13 WHEREAS, it is necessary for the City to acquire permanent ownership of that parcel
14 from private property owners in order to obtain land for expansion and operation of the Public
15 Works Maintenance Center; and
16

17 WHEREAS, the City has pursued negotiating voluntary acquisition of the property to
18 acquire the necessary property rights and expects that these negotiations will be successful,
19 but the City nevertheless desires to ensure that the property acquisition is timely completed if
20 such negotiations are unsuccessful; and
21

22 WHEREAS, the City Council finds that the City and the public will benefit from safe,
23 reliable, and efficient services and that the public health, safety, necessity, and convenience
24 require expansion and renovation of the Public Works Maintenance Center and acquisition of
25 the property described in this ordinance; and
26

27 WHEREAS, the City has provided notice to affected property owners of this final
28 action authorizing condemnation in accordance with RCW 8.25.290, through both mailed and
29 published notice; and
30

31 WHEREAS, any and all interested parties had an opportunity to address the Kirkland
32 City Council on the subject at the March 17, 2026 regular meeting.
33

34 NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:
35

36 Section 1: Acquisition for Public Use. The public health, safety, necessity, welfare,
37 and convenience now require that the City acquire ownership of certain real property for the
38 purpose of expanding and operating the Public Works Maintenance Center to meet safety
39 and operational needs and it is necessary, therefore, that certain property adjacent to the
40 existing Public Works Maintenance Center facilities be acquired. The City is authorized to

41 condemn property and property interests under RCW 8.12.030 for the public uses and
42 purposes stated herein.

43
44 Section 2. Declaration of Necessity. The City Council, after hearing the report(s) of
45 City staff, reviewing the planned acquisition and need, and issuing proper notices, is familiar
46 with the need and hereby declares that the permanent property rights in, under, over, along,
47 across, and upon the identified real property within the City of Kirkland, King County,
48 Washington, are necessary for a public maintenance facility building and other public
49 purposes . The property that will be permanently acquired in fee simple is detailed on Exhibit
50 A attached hereto and incorporated herein by this reference as if set forth in full.

51
52 Section 3. Condemnation. The land and property rights described in Section 2 are
53 hereby condemned, appropriated, and taken for purposes of a public maintenance facility
54 building and other public purposes. Condemnation of the land and property rights described
55 in Section 2 is subject to the making or paying of just compensation to the owners thereof in
56 the manner provided by law.

57
58 Section 4. Cost of Acquisition. The expense of acquiring said lands and property rights
59 shall be paid from the Facilities Fund, General Fund, or other appropriate funding sources.

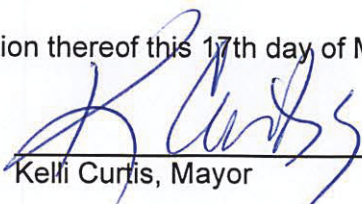
60
61 Section 5. Authority of City Attorney. The City Attorney or designee is authorized and
62 directed to begin and prosecute legal proceedings in the manner provided by the law to
63 purchase, condemn, take, appropriate, and otherwise acquire the lands and other property
64 rights and privileges necessary to carry out the purposes of this ordinance. The City Attorney
65 is further authorized in conducting said condemnation proceedings, and for the purpose of
66 minimizing damages, to stipulate as to the use of the property hereby authorized to be
67 condemned and appropriated, and as to the reservation of any right of use of the owner or
68 any person entitled to possession of the property, provided that such reservation does not
69 interfere with the use of said property as provided in this ordinance.

70
71 Section 6. If any provision of this ordinance or its application to any person or
72 circumstance is held invalid, the remainder of the ordinance or the application of the
73 provision to other persons or circumstances is not affected.

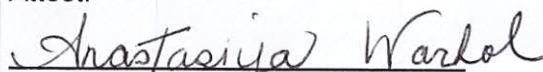
74
75 Section 7. This ordinance shall be in force and effect five days from and after its
76 passage by the Kirkland City Council and publication as required by law, in the summary
77 form attached to this ordinance.

78
79
80 Passed by majority vote of the Kirkland City Council in open meeting this 17th day of
81 March, 2026.

82 Signed in authentication thereof this 17th day of March, 2026.
83

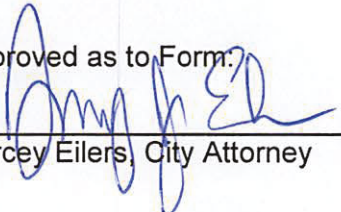

Kelli Curtis, Mayor

Attest:


Anastasiya Warhol, City Clerk

Publication Date:
03/23/2026

Approved as to Form:



Darcey Eilers, City Attorney

PUBLICATION SUMMARY
OF ORDINANCE NO. 4930

AN ORDINANCE OF THE CITY OF KIRKLAND AUTHORIZING AND PROVIDING FOR THE ACQUISITION OF INTERESTS IN LAND FOR THE PURPOSE OF EXPANSION AND OPERATION OF THE PUBLIC WORKS MAINTENANCE CENTER AND RELATED PUBLIC FACILITIES WITHIN THE CITY OF KIRKLAND; PROVIDING FOR CONDEMNATION AND TAKING OF PERMANENT INTEREST IN LAND AND REAL PROPERTY RIGHTS NECESSARY THEREFORE; PROVIDING FOR THE COST OF PROPERTY ACQUISITION; AND AUTHORIZING THE INITIATION OF APPROPRIATE EMINENT DOMAIN PROCEEDINGS IN THE MANNER PROVIDED BY LAW

1 SECTION 1. Authorizing acquisition for the public use of property necessary for
2 expansion and operation of the Public Works Maintenance Center.
3

4 SECTION 2. Declares the property necessary for purposes of a public building and
5 other public uses.
6

7 SECTION 3. Declares the land and property rights for the project condemned.
8

9 SECTION 4. Identifies the source of revenue for the acquisition.
10

11 SECTION 5. Authorizes the City Attorney to initiate condemnation proceedings to
12 acquire the property necessary for the public purposes.
13

14 SECTION 6. Provides a severability clause for the ordinance.
15

16 SECTION 7. Authorizes publication of the ordinance by summary and establishes the
17 effective date as five days after publication of the summary.
18

19 The full text of this Ordinance will be mailed without charge to any person upon request
20 made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City
21 Council at its meeting on the 17th day of March, 2026
22

23 I certify that the foregoing is a summary of Ordinance No. 4930 approved by the
24 Kirkland City Council for summary publication.

Anastasiya Warhol
Anastasiya Warhol, City Clerk

Exhibit A

Description of Property

Owner: Jessen Family Limited Liability Company

Address: 1005 8th Street, Kirkland, WA 98033

King County Parcel No. 3886903145

Legal Description:

Lots 1 to 10, inclusive, and Lots 56 and 57 in Block 239, Supplementary of Plat to Kirkland, according to plat recorded in Volume 8 of Plats, page 5, in King County, Washington.