

**RESOLUTION NO. 25-63**

A RESOLUTION OF KITSAP TRANSIT BOARD OF COMMISSIONERS REGARDING A POTENTIAL CONDEMNATION TO ACQUIRE REAL PROPERTY LOCATED ON JOHNSON PARKWAY NE, POULSBO WASHINGTON, CARRIED UNDER KITSAP COUNTY ASSESSOR'S TAX PARCEL 252601-2-049-2005 TO ENABLE KITSAP TRANSIT TO DEVELOP KITSAP TRANSIT'S JOHNSON PARK & RIDE ON THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT A HERETO

Tax Parcel Number(s):	Address:	Record Owner:
252601-2-049-2005	171XX JOHNSON PARKWAY NE, POULSBO WA 98370	ROBERT EKELMANN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF VICKIE ARNESS

**WHEREAS**, Kitsap Transit is authorized to plan, construct, and permanently locate park and ride facilities within its jurisdiction; and

**WHEREAS**, Kitsap Transit completed an Alternatives Location Study to identify park and ride locations near SR 305 in late 2021; and

**WHEREAS**, at its meeting on January 4, 2022, the Board of Commissioners approved Resolution No. 22-08 authorizing staff to perform further environmental review and property acquisition for the Johnson Park & Ride at alternative site locations 3 and 4 as recommended in the Johnson Park & Ride Alternatives Locations Study; and

**WHEREAS**, at its meeting on April 4, 2023, the Board of Commissioners approved Resolution No. 23-24 awarding a contract to Parametix for the Johnson Park & Ride Design project; and

**WHEREAS**, during the design process, it was determined that only site location 3 (Parcel 252601-2-049-2005) in Exhibit A (herein the "Parcel") is needed to complete the Johnson Park & Ride; and

**WHEREAS**, sustained efforts to negotiate with the Parcel owner have been made and will continue, and a condemnation action should be undertaken in the event that

reasonable efforts to reach a negotiated settlement with the Parcel owner are not successful; and

**WHEREAS**, the owner of the Parcel was given proper notice according to state statute that this condemnation resolution would be included for consideration and final action by Kitsap Transit's Board of Commissioners at its regular meeting on September 2, 2025, and that the Parcel owner and other members of the public will be afforded an opportunity to provide comment at the meeting.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners pursuant to Kitsap Transit's authority under Chapter 36.57A RCW, as follows:

**Section 1: Condemnation Authorized**

Kitsap Transit's staff with the assistance of outside legal counsel, Nossaman LLP, is hereby authorized and directed to negotiate just compensation for the acquisition of the Parcel, and if unsuccessful, to bring legal proceedings to acquire, condemn, take appropriate and damage all lands, buildings and real property interests described in this resolution pursuant to the powers granted by Kitsap Transit under RCW 36.57A.090 and Chapters 8.20 and 8.25 RCW, however, all just compensation to be paid for the Parcel shall not exceed its fair market value, and shall require approval by Kitsap Transit's Board of Commissioners, and concurrence by the Federal Transit Administration, if and when required by law.

Kitsap Transit's Executive Director, with the assistance of Nossaman LLP, is authorized to make minor amendments to the legal descriptions or maps of the Parcel as described in Exhibit A, as may become necessary to correct scrivener's errors or to conform the legal description to the precise boundaries of the property rights needed for the Johnson Park & Ride.

**Section 2: Finding of Public Use and Necessity**

Kitsap Transit's Board of Commissioners finds that the acquisition of the Parcel legally described and depicted in Exhibit A is for public use and for a public purpose to-wit: to develop, own, operate, and maintain the Johnson Park & Ride.

### **Section 3: Funds**

Funds allocated for Capital Projects supporting the development of the Johnson Park & Ride shall be made available to carry out the provisions of this resolution.

**ADOPTED** by the Kitsap Transit Board of Commissioners at a regular meeting held on the 2<sup>nd</sup> day of September 2025.

Signed by:

*Rob Putaansuu*

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Rob Putaansuu, Chairperson

ATTEST:

DocuSigned by:

*Jackie Bidon*

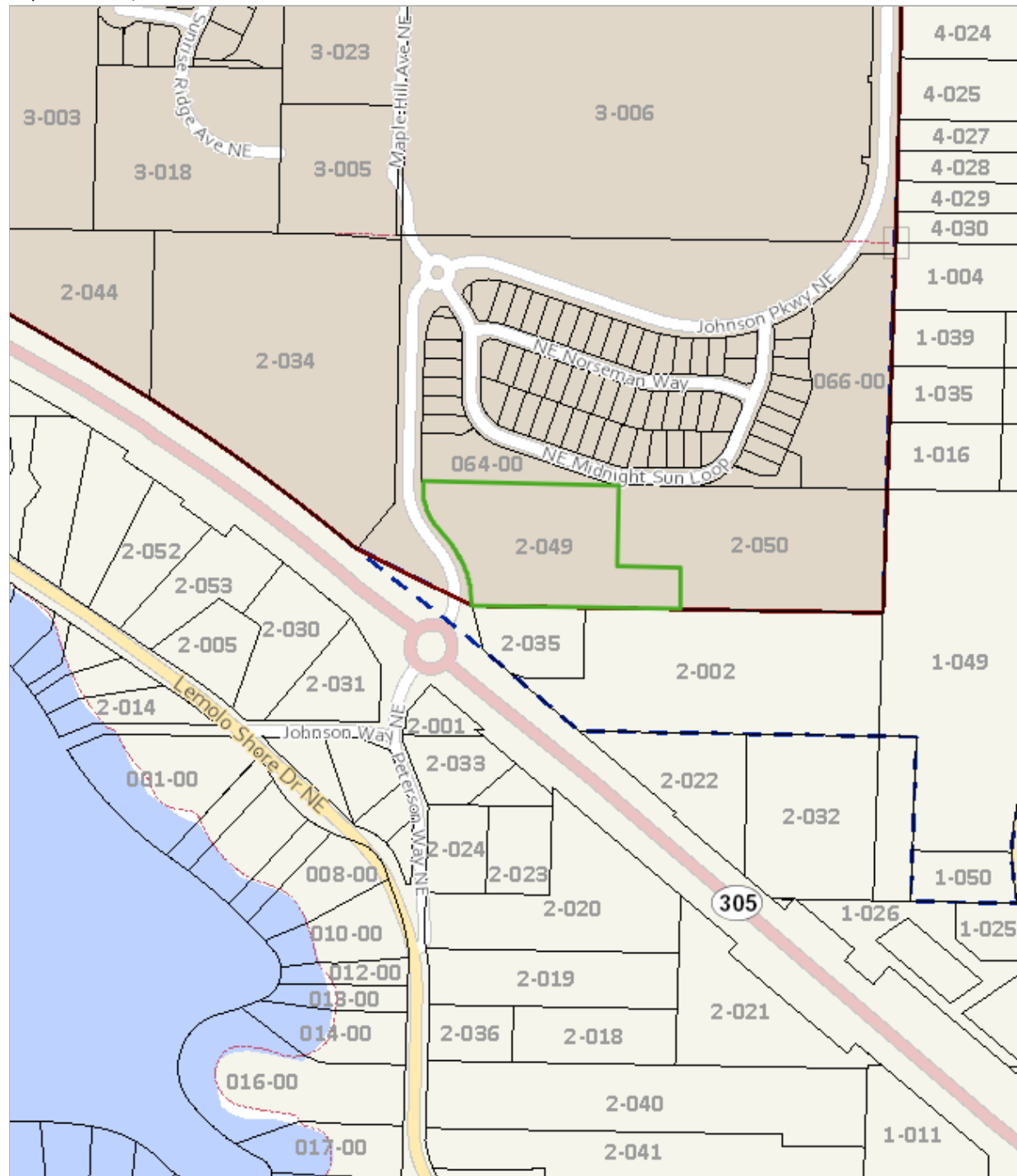
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Jackie Bidon, Clerk of the Board

# EXHIBIT A

Map Scale: 1 : 4,800

Printed: Tuesday, Aug 5, 2025



\*\* This map is not a substitute for field survey \*\*

500 ft



Comments



### Legal Description

That portion of the North half of the South half of the Northeast quarter of the Northwest quarter of Section 25, Township 26 North, Range 1 East, W.M., lying West and South of the following described line:

Commencing at the Northeast corner of said subdivision;

thence along the North line thereof, North 89°03'46" West a distance of 717.14 feet to the point of beginning;

thence leaving said line South 1°19'49" West 216.18 feet;

thence South 88°40'11" East 171.48 feet;

thence South 1°19'49" West 112.14 feet, more or less, to the South line of said subdivision and the terminus of this line;

Except that portion conveyed to the State of Washington for State Highway Number 21-A under Auditor's File No. 539959, records of Kitsap County, Washington;

Also except that portion conveyed to Kitsap County for road purposes under Auditor's File No. 45607, records of Kitsap County, Washington;

Also except that portion conveyed to the City of Poulsbo for Noll Road under Auditor's File No. 201911080187, records of Kitsap County, Washington.