

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 10527

A RESOLUTION authorizing the execution of documents necessary to release a portion of an existing water easement located at 3245 158th Avenue SE in Bellevue, Washington, which has been declared surplus to the City's needs and no longer required to provide continued water service; the granting and recording of such release being deemed in the best interest of the public.

WHEREAS, RCW 35.94.040 and BCC 4.32.070 provide whenever the City determines, by a resolution of its legislative authority, that any lands, property, or equipment, originally acquired for public utility purposes, is surplus to the City's needs and is not required for providing continued public utility service, then such legislative authority, by resolution and after a public hearing, may cause such lands, property, or equipment to be leased, sold, or conveyed; and

WHEREAS, pursuant to the aforesaid codes, such resolution shall state the fair market value and such other terms and conditions for such disposition as the legislative authority deems to be in the public interest; and

WHEREAS, on March 7, 1977, the City of Bellevue was previously granted a water easement on the property located at 3245 158th Avenue SE in Bellevue, Washington, bearing King County Recording Number 7703070606; which was subsequently amended as follows: first amendment on March 25, 1985, under No. 8503250638; second amendment on February 25, 1987 under No. 8702250744; third amendment on June 9, 1988, under No. 8806091114; and a fourth amendment on August 19, 1988, under No. 8808191022; and

WHEREAS, the owner of the property subject to the aforementioned easement has requested a partial release of said easement to accommodate future development of the property; and

WHEREAS, the portion of the easement subject to release has a fair market value of \$82,000.00; and

WHEREAS, the easement was previously conveyed to the City at no cost and as a result no compensation is required for relinquishment; and

WHEREAS, in exchange for the requested release, the owner of the property will convey to the City certain additional and replacement easements, acceptable to the Utilities Department, to ensure the future development may receive water service; and

WHEREAS, on June 3, 2025, by Resolution No. 10515, the Bellevue City Council declared a portion of the water easement (as depicted on Attachment A) as surplus to the City's needs and no longer required to provide continued public utility service; and

WHEREAS, the Bellevue City Council held a public hearing on July 15, 2025, as required before authorizing a partial relinquishment of the utility easement; and

WHEREAS, the Bellevue City Council finds that the partial relinquishment of a water easement located at 3245 158th Avenue SE in Bellevue, Washington, bearing Recording Number 7703070606, as subsequently amended, and as depicted on Attachment A, is in the best interest of the public; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Manager or designee is hereby authorized to execute documents necessary to release a portion of an existing water easement located at 3245 158th Avenue SE in Bellevue, Washington, which has been declared surplus to the City's needs and is no longer required to provide continued water service; the granting and recording of such release being deemed to be in the best interest of the public, a copy of which partial release has been given Clerk's Receiving No. _____.

Section 2. The City Manager or designee shall not execute or record any partial release as authorized under this Resolution unless/until the property owner has conveyed additional and replacement easements, acceptable to the Utilities Department, to facilitate water service to the future development.

Passed by the City Council this _____ day of _____, 2025, and signed in authentication of its passage this _____ day of _____, 2025.

(SEAL)

Lynne Robinson, Mayor

Attest:

Charmaine Arredondo, City Clerk

Attachment A **Easement Exhibit Map**

