

CITY COUNCIL AGENDA TOPIC

Resolution determining that an existing utility easement located in the Plat of Maryhill Addition is surplus to the City's needs and is no longer required for providing service; and setting a time and place for a public hearing to consider the release of this easement.

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EXECUTIVE SUMMARY**ACTION**

This Resolution determines that an existing utility easement located in the Plat of Maryhill Addition is surplus to the city's needs and is no longer required for providing continued service at this location.

RECOMMENDATION

Move to adopt Resolution No. 10582

BACKGROUND/ANALYSIS

This request involves declaring an existing utility easement located in the Plat of Maryhill Addition surplus. The utility easement was granted to the City of Bellevue in the plat thereof recorded in volume 54 of plats, page 37, in King County, Washington; on January 18, 1954. The subject property (11040 Main Street) is owned by Bellevue Main, LLC, a Washington limited liability company. The owner is redeveloping the site into a 350-unit residential building with approximately 310,800 SF of market rate and affordable units, and approximately 117,200 SF of below grade parking and mechanical. As a part of their development, the owner has requested that the city release this existing easement.

Utilities Department staff have reviewed the release request and confirmed that the entirety of the easement is no longer needed. The utilities easement was added to the plat, but no utilities were ever installed inside of the easement area.

If the Council adopts the recommended resolution declaring the easement surplus, staff propose to return on March 10, to assist the Council in holding a public hearing. At this hearing, the public will be able to comment on the proposed easement releases. Following the hearing, staff will request Council action on a proposed resolution authorizing the release of the easement.

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code

Under Bellevue City Code 4.32.070 and RCW 35.94.040, the city can dispose of Utilities-owned real property interests, including the release of permanent utility easements, upon a determination by resolution that the property in question is surplus to the city's needs and is not required for providing continued public utility service. Under the same provisions, at a separate City Council meeting, the Council can approve the release following a public hearing.

City Procedure

The city has a procedure in place for releasing or modifying easements. An easement may be released, upon approval by the Council, if the easement is no longer needed, there is no foreseeable future need for the easement and, if applicable, the city has obtained any needed replacement easements.

Fiscal Impact

Declaring this easement surplus has no fiscal impact to the city because this easement was provided to the city at no cost. Per the guidance laid out in the City's Easement Release Procedure, no compensation is required for the release of an easement that was obtained at no cost.

OPTIONS

1. Adopt the Resolution determining that an existing utility easement located in the Plat of Maryhill Addition is surplus to the City's needs and is no longer required for providing service; and setting a time and place for a public hearing to consider the release of this easement.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

A. Vicinity Map

Proposed Resolution No. 10582

AVAILABLE IN COUNCIL LIBRARY

Copies of the proposed plat amendment.