

**CITY COUNCIL AGENDA TOPIC**

Resolution authorizing the conveyance of a utilities easement and a temporary construction easement located at King County Tax Parcel Number 932360TR-C on Highland Drive to Bellevue School District for underground water, sewer, and storm drainage connections to the adjacent property with King County Tax Parcel Number 222405-9024.

Jamie Robinson, Assistant Director  
Loren Matlick, Real Property Manager  
Niki Peng, Real Property Agent  
*Finance & Asset Management Department*

Camron Parker, Assistant Director  
Kim Bui, Parks Property and Acquisition Manager  
*Parks & Community Services Department*

**EXECUTIVE SUMMARY****ACTION**

This action authorizes the execution of both a utility easement and a temporary construction easement on City of Bellevue Park's property. The request supports future development by enabling underground utility connections for water, sewer, and storm drainage for the Bellevue School District property.

**RECOMMENDATION**

Move to adopt Resolution No. 10633

**BACKGROUND/ANALYSIS**

Westwood Highlands was platted in 1978 and parcel 932360TR-C was dedicated to the City of Bellevue as a public walkway (Tract C of the plat). Bellevue School District is the owner of the property adjacent to Tract C with King County Tax Parcel Number 222405-9024 and is planning to redevelop their property. The new development needs utility connections from Highland Drive across the city's Tract C property to the district's property.

The city has received a request from the school district for a utility easement and a temporary construction easement for underground water, sewer, and storm drainage connections with a duration of up to three years for utility connections across the city's Tract C property. Staff have reviewed the request and have found little impact to the city's use of the property resulting from granting the easements. The utility connections will be underground, allowing the surface of the property to continue to be available as a walkway. Furthermore, there is existing subsurface sewer line on the property as the city has granted a sewer easement to a neighboring property under Resolution No. 5693 on August 2, 1993. Therefore, staff recommend authorizing the execution of the documents for a utilities easement and a temporary construction easement located within Tract C of Westwood Highlands with King County tax parcel number 932360TR-C.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

#### Bellevue City Code

Under Bellevue City Code 4.32.060, any sale of real property interests shall be submitted to the city council for approval.

#### City Procedure

All requests for the conveyance of easements across City-owned property are put through review by the department with custodial authority of the property as well as other departments that may be impacted by the easement. If an offer of financial compensation is involved, the offer and any appraisals are reviewed and as necessary, staff negotiate the value to ensure the City receives fair market value

### **Fiscal Impact**

If this Resolution is approved, Bellevue School District will compensate the city for the conveyance of the easements in the amount of \$25,000. Funds will be receipted in the General Fund for council discretion on future use of the funds

## **OPTIONS**

1. Adopt the Resolution authorizing the conveyance of a utilities easement and a temporary construction easement located at King County Tax Parcel Number 932360TR-C on Highland Drive to Bellevue School District for underground water, sewer, and storm drainage connections to the adjacent property with King County Tax Parcel Number 222405-9024.
2. Do not adopt the Resolution and provide alternative direction to staff.

## **ATTACHMENTS**

- A. Easement Exhibit Map
- B. Vicinity Map

Proposed Resolution No. 10633

## **AVAILABLE IN COUNCIL LIBRARY**

Proposed utilities easement to Bellevue School District

Proposed temporary construction easement to Bellevue School District