

CITY COUNCIL REGULAR SESSION

Public Hearing and action on Resolution authorizing the execution of documents necessary to release an existing water easement located at 11040 Main Street, which has been declared surplus to the City's needs and is no longer required for providing continued water service; the granting and recording of such release being deemed in the best interest of the public.

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EXECUTIVE SUMMARY**ACTION**

Public Hearing to solicit input on the proposed release of a water easement located at 11040 Main Street. If approved, the Resolution would authorize execution of the release document.

RECOMMENDATION

Hold the public hearing and move to adopt Resolution No. 10496

BACKGROUND/ANALYSIS

On March 4, the City Council approved Resolution No. 10480 declaring that an existing water easement is surplus to the City's needs and is no longer required for providing continued water service. The next step in this process is for the Council to hold a public hearing. This hearing is an opportunity for the public to comment on the proposed release. Following the hearing, staff requests Council action on the proposed Resolution authorizing the release of the subject easement.

The water easement was granted to the City of Bellevue on February 15th, 1980, under King County Recording No. 8007300594. The subject property is now 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 and Fire Department staff have both reviewed the release request and confirmed that the existing water easement bearing recording number 8007300594 is no longer needed.

This public hearing was advertised in the newspaper of record and notices were sent to property owners within a 500-foot radius of the property with the subject easement.

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code/State Law

Under BCC 4.32.070 and RCW 35.94.040, the City can dispose of Utilities-owned real property interests, including release of permanent easements, determining 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 on 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. Hold the Public Hearing and adopt the Resolution authorizing the execution of documents necessary to release an existing water easement located at 11040 Main Steet, which has been declared surplus to the City's needs and is no longer required for providing continued water service; the granting and recording of such release being deemed in the best interest of the public.
2. Hold the Public Hearing do not adopt the Resolution, and provide alternative direction to staff.

ATTACHMENTS

- A. Easement Exhibit Map
- B. Vicinity Map
- C. Resolution No.10480
- Proposed Resolution No. 10496

AVAILABLE IN COUNCIL LIBRARY

Copies of the proposed release of easement