

CITY COUNCIL REGULAR SESSION

Resolution determining that an existing water easement located at 15500 NE 20th Street is surplus to the City's needs and is no longer required for providing continued public utility service; and setting a time and place for a public hearing to consider the release of this easement.

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EXECUTIVE SUMMARY

This Resolution determines that an existing water easement located at 15500 NE 20th Street is surplus to the City's needs and is no longer required for providing continued public utility service.

RECOMMENDATION

Move to adopt Resolution No. 9464.

If approved, effective date: 09/17/2018

BACKGROUND/ANALYSIS

This action involves declaring an existing water easement located at 15500 NE 20th Street surplus. This water easement was granted to the City of Bellevue on July 10, 1985 and filed under King County Recording Number 8507180340. This property is currently being redeveloped and the water line has been removed, therefore the developer has asked the City to release this water easement so they may move forward with their redevelopment plans.

Utilities Department staff have reviewed the release request and confirmed that the existing water easement is no longer needed because the old water main has been removed from the property. A new water easement will be granted for the location of the new water facilities as a condition of the development permit. Therefore, staff recommends declaring the existing water easement bearing King County Recording Number 8507180340 as surplus.

If the Council adopts the recommended Resolution declaring this easement surplus, staff proposes to return on November 5, 2018 to assist the Council in holding a public hearing. At this hearing, the public will be able to comment on the proposed easement release. Following the hearing, staff will request Council action on a proposed Resolution authorizing the release of this water easement.

POLICY & FISCAL IMPACTS

Bellevue City Code/State Law:

- Under Bellevue City Code 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 Impacts:

Declaring this easement surplus has no fiscal impact to the City because the 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. The property owner will be required to grant a replacement easement as a condition of their development project.

OPTIONS

1. Adopt the Resolution determining that an existing water easement located at 15500 NE 20th Street is surplus to the City's needs and is no longer required for providing continued public utility 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 & AVAILABLE DOCUMENTS

- A. Easement Exhibit Map
 - B. Vicinity Map
- Proposed Resolution No. 9464

AVAILABLE IN COUNCIL LIBRARY

Copy of proposed release of easement document
Copy of proposed new water easement