

CITY COUNCIL REGULAR SESSION

Resolution determining that the existing water line easement located at 1111 118th Ave SE 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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Finance and Asset Management Department

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Utilities Department

EXECUTIVE SUMMARY

This Resolution determines that an existing water line easement located at 1111 118th Ave SE is surplus to the City's needs and is no longer required for providing continued public utility service.

RECOMMENDATION

Move to adopt Resolution No. 9805

BACKGROUND/ANALYSIS

The existing water main easement located at 1111 118th Avenue SE was granted to the City of Bellevue on December 16, 1977 and filed under King County Recording Number 7712160803. The current use of the property subject to this easement is a Public Storage business. The owner is proposing to redevelop the site with a new four-story self-storage facility building, which requires the abandonment of the City's existing water main facility, and reconstruction of new water main facilities on the east side of the property within the public right of way. The applicant asks that this existing water easement be released.

Utilities Department staff has reviewed the release request and confirmed that the existing water main easement will no longer be needed because the City's water facilities will be relocated to the east of the property within the public right of way. No new easement is needed as a condition of the development permit, since the water main connection and facilities will be located within the existing right of way. Therefore, staff recommends declaring the existing water main easement bearing King County Recording Number 7712160803 as surplus.

If Council adopts the recommended Resolution declaring this water main easement as surplus, staff proposes to return on September 8 to assist the Council in holding a public hearing. At this hearing the public will be able to comment on the proposed water main easement release. Following the hearing, staff will request Council action on a proposed Resolution authorizing the release of this water main easement.

POLICY & FISCAL IMPACTS

Policy Impact

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 Impact

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.

OPTIONS

1. Adopt the Resolution determining that the existing water line easement located at 1111 118th Ave SE 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. 9805

AVAILABLE IN COUNCIL LIBRARY

Copy of proposed release of easement document