



Memorandum

Date: 10/19/2021
Meeting of: City Council

File No. AM No. 21-153
Type: Consent Item

TO: Members of the City Council
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107
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DEPARTMENT STAFF:

Public Works	Dave Juarez	Director
Planning and Community Development	Andy Chow	Manager, Development Engineering
Planning and Community Development	Pat Lyga	Senior Engineering Technician

TITLE:

Adoption of an Ordinance for Approval of the Final Plat of Rose Hill West

- a. Ordinance No. 3063: An Ordinance of the City of Redmond, Washington, Approving the Final Plat of Rose Hill West Pursuant to RCW 58.17.170 and RZC 21.74.030, and Establishing an Effective Date

OVERVIEW STATEMENT:

Rose Hill West is a subdivision final plat, located at 9717 138th Avenue NE in Redmond. The applicant proposed to subdivide 6.53 acres into 24 single-family residential lots, a native growth protection area tract, a recreation and storm drainage tract, and an access tract. The decision to approve or disapprove the Rose Hill West final plat is a quasi-judicial decision made by the City Council.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

- Receive Information
- Provide Direction
- Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
N/A
- **Required:**
RZC 21.74.030.G

- **Council Request:**

N/A

- **Other Key Facts:**

The Rose Hill West preliminary plat was approved with conditions by the Hearing Examiner on August 5, 2019. The Rose Hill West engineering plans were approved on September 29, 2020. The Rose Hill West final plat was submitted by applicant for staff review on April 28, 2021. Staff has reviewed the list of conditions outlined in the Hearing Examiner’s August 5, 2019, Findings Conclusions, and Decision and determined that the final plat of Rose Hill West conforms to those conditions and all other requirements set forth under RCW 58.17.170 and RZC 21.74.030.C. The applicant presented and the City accepted a financial guarantee for the installation of all plat improvements. Final plat approval does not imply acceptance of improvements.

OUTCOMES:

Approval of the final plat will allow the applicant to record the final plat with the King County Recorder and thus create new lots and apply for building permits.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**

N/A

- **Outreach Methods and Results:**

Outreach conducted as per code requirements.

- **Feedback Summary:**

N/A

BUDGET IMPACT:

Total Cost:

N/A

Approved in current biennial budget:

Yes

No

N/A

Budget Offer Number:

000244-Development Services

Budget Priority:

Vibrant and Connected

Other budget impacts or additional costs:

Yes

No

N/A

If yes, explain:

N/A

Funding source(s):

N/A

Budget/Funding Constraints:

N/A

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
08/10/2021	Committee of the Whole - Planning and Public Works	Receive Information

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

Time Constraints:

Final plat approval followed by recording of the final plat are necessary prerequisites to obtaining building permits within this subdivision, and the applicant would like to obtain building permits as soon as possible.

ANTICIPATED RESULT IF NOT APPROVED:

Applicant will not be able to record the final plat which is a prerequisite to obtaining building permits within this subdivision.

ATTACHMENTS:

- Attachment A: Ordinance
- Attachment B: Vicinity Map
- Attachment C: Hearing Examiner's Decision