



MEMO TO: Members of the City Council

FROM: Mayor John Marchione

DATE: June 5, 2018

SUBJECT: Adoption of Ordinance Approving Marymoor Vistas Final Plat

I. RECOMMENDED ACTION

Approve the ordinance (Attachment A) for the final plat of Marymoor Vistas.

II. DEPARTMENT CONTACTS

Erika Vandenbrande, Deputy City Administrator, Interim Director, Planning and Community Development, 425-556-2457

Martin Pastucha, Director, Public Works, 425-556-2733

Lisa Rigg, Manager, Development Engineering, 425-556-

III. DESCRIPTION/BACKGROUND

Marymoor Vistas, the final plat of the Duke's Landing preliminary plat, is a residential development subdividing a 4.27-acre site into 17 single-family, one multi-family duplex residential lot and two open space tracts. The property is zoned R-4.

Marymoor Vistas is located at 11016 132nd Ave NE in Redmond Washington. Access to the development is from 165th Place NE a public road and the plat will dedicate additional right-of-way for 165th Place NE and NE 47th Street, the development's internal roads.

Duke's Landing preliminary plat approval was granted by the Hearing Examiner on November 25, 2015. A related right-of-way vacation per Ordinance No. 2814 was passed by the Redmond City Council on January 19, 2016. An administrative modification LAND-2016-00730, of the preliminary plat was approved on September 21, 2016, by the Redmond Technical Committee. This approval allowed a zero-lot line for the single approved duplex and change of location of the duplex units to a lot facing internally to the development.

Marymoor Vistas final plat was submitted by the applicant for staff review on February 8, 2018. Staff has reviewed the list of conditions outlined in the Hearing Examiner's decision and the related administrative modification and determined that the final plat of Marymoor Vistas conforms to the conditions.

All engineering plans have been approved for the site improvements and significant construction has occurred. Approval of the final plat will allow the applicant to record the final plat with King County and thus create new lots. This approval does not imply final acceptance of the site improvements. A performance guarantee for any incomplete work will be posted with the City prior to recording of the final plat to insure all conditions are fulfilled.

IV. PREVIOUS DISCUSSIONS HELD

May 8, 2018: Planning and Public Works Committee of the Whole

V. IMPACT

A. Service/Delivery:

The City will provide maintenance of the public utilities and roads that serve the final plat.

B. Fiscal Note:

Maintenance funding for the utilities (water and sewer) will be provided from the Utility Fund.

VI. ALTERNATIVES TO STAFF RECOMMENDATION

A. Disapprove the final plat and return it to the applicant with reasons for denial and conditions for compliance (RZC 21.74.030(G)).

VII. TIME CONSTRAINTS

The subdivision developer is interested in recording the final plat as soon as possible. Along with the completion of site construction improvements, this final plat approval and subsequent recording of the final plat are necessary prerequisites to obtaining building permits within this subdivision.

VIII. LIST OF ATTACHMENTS

Attachment A: Ordinance

Attachment B: Vicinity Map

Attachment C: Hearing Examiner Decision

Attachment D: City of Redmond Ordinance No. 2814

Attachment E: Technical Committee LAND-2016-00730 Administrative Modification

Attachment F: Notice of Decision Transmittal Letter

Erika Vandenbrande

Erika Vandenbrande, Interim Director of Planning and Community Development

Martin Pastucha

Martin Pastucha, Director of Public Works

John Marchione

Approved for Agenda _____

John Marchione, Mayor