



Memorandum

Date: 6/18/2024
Meeting of: City Council

File No. AM No. 24-089
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:

Planning and Community Development	Jason Lynch	Deputy Director
Planning and Community Development	Andy Chow	Engineering Manager

TITLE:

Quasi-Judicial: Adoption of Ordinance for Garbarino Plat

- a. Ordinance No. 3168: An Ordinance of the City of Redmond, Washington, Approving the Final Plat of Garbarino Pursuant to RCW 58.17.170 and RZC 21.74.030, and Establishing an Effective Date

OVERVIEW STATEMENT:

Garbarino is a subdivision final plat, located at 10030 and 10042 136th Avenue NE in Redmond. The applicant proposed to subdivide 2.6 acres into 14 single-family residential lots, including 12 lots for detached units, 2 lots with attached units, one for affordable housing, and 2 tracts for open space, access and utilities. The decision to approve or disapprove the Garbarino 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

4. Review - City Council. The City Council shall review the final plat at a public meeting, according to the decision criteria for final plats set forth in RZC 21.74.030.C, Decision Criteria for Approval of Final Subdivisions, of this chapter. No public hearing shall be required. Notice of the public meeting at which

the final plat will be considered will be mailed to the applicant and to any person who was a party of record to the preliminary plat proceedings at least ten days in advance of the meeting. If the City Council approves the final plat, the Mayor shall be authorized to inscribe and execute the written approval on the face of the plat map. If the City Council denies the final plat, the final plat will be returned to the applicant with reasons for denial and conditions for compliance.

- **Council Request:**
N/A

- **Other Key Facts:**

The Garbarino preliminary plat was approved with conditions by the Hearing Examiner on October 23, 2020. Engineering plans were approved on September 27, 2021, and the final plat was submitted by the applicant for staff review on October 6, 2023. Staff has reviewed the list of conditions outlined in the Hearing Examiner's October 23, 2020, Findings Conclusions, and Decision and determined that the final plat of Garbarino 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. The affordable housing agreement has been approved and was recorded on February 6, 2024. Final plat approval does not imply acceptance of improvements which occurs upon completion of those 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:**
N/A
- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:

There is no fiscal impact associated with this final plat. Staff working on the Garbarino plat are funded through the adopted budget and development services fees.

Approved in current biennial budget: ☒ **Yes** ☐ **No** ☐ **N/A**

Budget Offer Number:

0000042-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):

General Fund

Budget/Funding Constraints:

N/A

☐ Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
06/04/2024	Committee of the Whole - Planning and Public Works	Provide Direction

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