



Memorandum

Date: 4/21/2026

Meeting of: Committee of the Whole - Public Safety and Human Services

File No. CM 26-248

Type: Committee Memo

TO: Committee of the Whole - Public Safety and Human Services

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
Planning and Community Development	Josh Mueller	Senior Engineering Technician

TITLE:

Quasi-Judicial: Adoption of Ordinance for Belcaro Plat

OVERVIEW STATEMENT:

Belcaro is a subdivision preliminary plat, located at 10625, 10637, 10611, and 10429 134th Avenue NE in Redmond. The applicant proposed to subdivide five parcels totaling 4.4 acres into 24 single-family residential lots, including one lot containing a low-cost affordable housing unit, four lots designated for smaller dwelling units, and three tracts for open space, access, utilities, and stormwater management. The decision to approve or disapprove the Belcaro preliminary plat is a quasi-judicial decision made by the City’s Hearing Examiner that is reviewed and acted upon 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 Belcaro preliminary plat was approved with conditions by the Hearing Examiner on February 27, 2024. Engineering plans were approved on December 11, 2025, and the final plat was submitted by the applicant for staff review on December 11, 2025. Staff has reviewed the list of conditions outlined in the Hearing Examiner’s February 27, 2024, Findings, Conclusions, and Decision and determined that the final plat of Belcaro 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 April 3, 2026. 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:**  
N/A
- **Feedback Summary:**  
N/A

**BUDGET IMPACT:**

**Total Cost:**

There is no fiscal impact associated with this final plat. Staff working on the Belcaro plat are funded through the adopted budget.

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

**Budget Offer Number:**  
0000303-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
	Item has not been presented to Council	N/A

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
5/5/2026	Business Meeting (If needed)	Provide Direction
5/19/2026	Business Meeting	Approve

**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 Draft

Attachment B: Vicinity Map

Attachment C: Hearing Examiner's Decision