



BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

AB 5842
April 20, 2021
Consent Calendar

AGENDA BILL INFORMATION

TITLE:	AB 5842: Cayson Fields Long Plat - Final Plat Approval (SUB16-007)	<input type="checkbox"/> Discussion Only
RECOMMENDED ACTION:	Approve Resolution No. 1596 authorizing the Mayor to sign the final plat for the Cayson Fields long plat.	<input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution

DEPARTMENT:	Community Planning and Development
STAFF:	Jeff Thomas, Interim Director Robin Proebsting, Senior Planner
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Cayson Fields Long Plat – Final Plat 2. Council Meeting Minutes, November 21, 2017 3. Resolution No. 1596
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

SUMMARY

BACKGROUND

The applicant is requesting final plat approval of the Cayson Fields long plat (Exhibit 1), located at 7233 80th Avenue SE, parcel #2524049111. The preliminary plat approval issued by the City Council on November 21, 2017 (Exhibit 2) conditionally approved the creation of 6 lots from the underlying existing property after a recommendation of approval by the City's Hearing Examiner on October 25, 2017.

Final plat approval means City approval of the document that graphically shows the lot lines, building pads, conditions, and other required information about the long plat or subdivision, which will govern future development of the subject property. This document is then recorded with King County, which effectively creates new lots. The substance of final plat review consists of confirming that all the conditions of preliminary plat approval have been met.

In this case, staff have confirmed all conditions of preliminary plat approval have been met, therefore the final plat for the Cayson Fields Long Plat is presented to City Council for approval of Resolution No. 1596 (Exhibit 3) authorizing the Mayor to sign.

SUMMARY OF CONDITIONS OF APPROVAL

Site Improvements: Infrastructure improvements (including stormwater drainage systems, sewer, water mains, grading, fire hydrants, roadway improvements, and pedestrian paths) were required to be installed as conditions of preliminary plat approval. These required improvements have been installed after review and approval of Site Development Permit 1903-061. The improvements have been installed and inspected, and the as-built drawings detailing the installation have been reviewed and accepted by the City Engineer.

One infrastructure improvement deferred in lieu of constructing the actual improvement is the pavement restoration for 72nd Avenue SE. This deferment is necessary as this type of work requires specific weather conditions in order to be installed properly (i.e. weather that is consistently above 50 degree and dry). A financial guarantee of \$26,388.75 has been obtained by the City from the applicant to ensure this work is completed by July 31, 2021.

Landscaping: Landscaping along the panhandle connecting the subject site to 78th Ave SE—done at the request of and in consultation with neighbors to provide screening—has been installed by the applicant and approved by the City Arborist.

Tree Replacement: The installation of required replacement trees has been completed and a financial guarantee of \$15,288.03 has been obtained by the City from the applicant to ensure the trees will survive at least two years (through December 2022).

Impact Fees: Park, school, and transportation impact fees are required to be paid when future building permits are issued for construction on the future lots, unless deferred pursuant to the applicable provisions of the Mercer Island Municipal Code.

Pedestrian Walkway: The City Council placed an additional condition of approval on the preliminary plat to be met prior to the recording of the final plat, requiring the applicant to enter into and record an agreement with the property owners directly to the east for the provision of a minimum 5-foot pedestrian path extending to SE 72nd Street. The requirement to record such an agreement was duplicative of an earlier recorded easement in the same location which also provides for pedestrian path. Therefore, this portion of the condition was already met. To construct this pedestrian path, an agreement with the property owners directly to the east was executed and the pedestrian path has been constructed.

RECOMMENDATION

Approve Resolution No. 1596 authorizing the Mayor to sign the final plat for the Cayson Fields long plat.