



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND**

**AB 6381
December 5, 2023
Consent Calendar**

AGENDA BILL INFORMATION

TITLE:	AB 6381: Island Private Meadows Long Plat - Final Plat Approval (SUB17-005)	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution
RECOMMENDED ACTION:	Approve Resolution No. 1654 authorizing the Mayor to sign the final plat for the Island Private Meadows Long Plat.	

DEPARTMENT:	Community Planning and Development
STAFF:	Jeff Thomas, Community Planning & Development Director Ryan Harriman, Planning Manager
COUNCIL LIAISON:	n/a
EXHIBITS:	<ol style="list-style-type: none"> 1. Island Private Meadows Long Plat – Final Plat 2. SUB17-015, CAO17-015, & SEP17-026 Hearing Examiner Findings, Conclusions, and Decision, dated December 13, 2018 3. SUB17-015 Staff Report, dated October 26, 2018 4. Resolution No. 1654 5. SUB17-015 Conditions Compliance Matrix
CITY COUNCIL PRIORITY:	n/a

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

EXECUTIVE SUMMARY

The purpose of this agenda bill is to seek final plat approval to create five residential building lots.

- All conditions of approval and improvements are either complete or financially guaranteed to be complete prior to July 9, 2024.
- No building permits shall be issued until all improvements are complete and approved by the City Engineer.
- Pursuant to [MICC 19.15.030](#), final plat approvals are made by Council after discussion at a public meeting.

BACKGROUND

The applicant is requesting final plat approval of the Island Private Meadows Long Plat (Exhibit 1); previously known as Mercertech International, LLC, located at 4320 and 4332 Island Crest Way, parcel #1824059031. The preliminary plat approval, issued by the Hearing Examiner on December 13, 2018 (Exhibit 2),

conditionally approved the creation of 5 lots from the underlying existing property. As part of the decision, the Hearing Examiner adopted the staff conclusions and recommended conditions of approval as provided in the staff report (Exhibit 3).

A subdivision is the division or platting of, or the act of division or platting of, land into two or more lots for the purpose of transfer of ownership, building development, or lease, whether immediate or future, and shall include all resubdivision of land.

- A short subdivision or short plat is a subdivision consisting of four or less lots on four or less acres and is processed administratively.
- Long subdivision or long plat is a subdivision consisting of five or more lots on any number of acres or any number of lots on more than four acres. The Hearing Examiner, after holding a public hearing, decides the outcome of the subdivision by either approving, denying, or approving it with conditions. The City Council reviews and approves the final plat.

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 confirmed all conditions of preliminary plat approval were met, either by completion or financially guaranteed to be completed by July 9, 2024, therefore the final plat for the Island Private Meadows Long Plat is presented to City Council for approval of Resolution No. 1654 (Exhibit 4) authorizing the Mayor to sign.

ISSUE/DISCUSSION

A Conditions Compliance Matrix was completed by the applicant and reviewed by staff (Exhibit 5). The following is a snapshot of some of the conditions of approval, with the entirety of the conditions contained in Exhibit 5.

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. The required improvements were either installed or financially guaranteed to be installed after review and approval of Site Development Permit 2110-237.

The remaining infrastructure improvements were deferred in lieu of constructing the actual improvements to allow for final plat application. The deferment is necessary due to ownership changes, technical review requirements, material delays, and because the work requires specific weather conditions to be installed properly. A financial guarantee of \$1,136,397.64 was obtained by the City from the applicant to ensure this work is completed by July 9, 2024. All required improvements shall be installed and inspected, and the as-built drawings, detailing the installation of infrastructure and improvements, shall be reviewed, approved, and accepted by the City Engineer prior to the release of the financial guarantee on or before July 9, 2024.

Tree Replacement: The installation of the required replacement trees was financially guaranteed in lieu of installation. The financial guarantee is part of the \$1,136,397.64 filed with the City. Prior to July 9, 2024, the applicant shall install all required trees and have them inspected and approved by the City Arborist. As part of

the financial guarantee, the applicant ensures the trees will survive at least five years from the date of planting.

Impact Fees: Park 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 City Code.

Building Permits: No building permits may be issued for newly created lots until all site improvements are completed and accepted by the City Engineer.

RECOMMENDED ACTION

Approve Resolution No. 1654 authorizing the Mayor to sign the final plat for the Island Private Meadows Long Plat.