



TO: Elizabeth Pauli, City Manager
FROM: Shanta Frantz, Senior Planner, Planning and Development Services
Peter Huffman, Director, Planning and Development Services
COPY: City Council and City Clerk
SUBJECT: Resolution – Approving the Erickson Final Plat – April 14, 2020
DATE: March 30, 2020

SUMMARY AND PURPOSE:

A resolution approving the Erickson Final Plat, a 19-lot residential subdivision located at 1620 East Columbia Avenue. (Sheri Greene, AHBL; File No. LU16-0284)

BACKGROUND:

The Erickson Preliminary Plat for this application was approved on November 24, 2009. As part of the application, various conditions of approval were required by the City, including the construction of new utilities, roads, and other improvements to ensure the project would be adequately served by City services and to protect the regulated stream along the western border of the plat. Staff has verified that all required improvements are completed and the required bond was posted for planting and monitoring of the stream and its buffer. The project can now receive final approval.

Staff has reviewed the proposal and has verified that all of the required off-site improvements and infrastructure are constructed. Per TMC 13.04.100, the Director of Planning and Development Services is required to make a recommendation to approve or deny the project. The City’s Land Use Regulatory Code requires that the Director’s decision be forwarded to the City Council for final approval of the final plat application.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

Written notice of the Public Hearing for the Preliminary Plat was mailed out to all owners/taxpayers of properties within 400 feet of the site on September 17, 2009. The Hearing Examiner held a Public Hearing on November 19, 2009. No written comments were received prior to the Public Hearing and no one appeared at the Public Hearing expressing opposition to approval of the Preliminary Plat.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

This plat will increase the number of single-family housing units in an area that is underserved by new housing opportunities as well as public infrastructure.

Economy/Workforce: *Equity Index Score:* Moderate Opportunity

Increase the percentage of people relocating to the city and affordability of housing compared to neighboring jurisdictions.

Increase the number of infrastructure projects and improvements that support existing and new business developments.

Livability: *Equity Index Score:* Moderate Opportunity



Improve access and proximity by residents to diverse income levels and race/ethnicity to community facilities, services, infrastructure, and employment.

Choose an item.

Assure outstanding stewardship of the natural and built environment.

Explain how your legislation will affect the selected indicator(s).

This plat will increase the number of single-family housing units. In particular, this plat is in an area underserved by new housing opportunities as well as public infrastructure. Approval of the plat requires development of public infrastructure and increases housing choices.

ALTERNATIVES:

Because the project conforms to the approved Preliminary Plat and all of the requirements specified for the Final Plat have been fully complied with, it would be a departure from normal procedure to deny at the City Council level.

EVALUATION AND FOLLOW UP:

No evaluation or follow-up from the City Council is needed.

STAFF/SPONSOR RECOMMENDATION:

Planning and Development Services recommends approval of the Erickson Final Plat, effective March 30, 2020.

FISCAL IMPACT:

There is no fiscal impact.

Will the legislation change the City's FTE/personnel counts?

No

This Final Plat will not create a need to change the City's FTE/personnel count.

ATTACHMENTS:

- Director Decision for the Final Plat
- Final Plat Map