

**RESOLUTION NO. 167**

**A RESOLUTION OF THE CITY OF SHORELINE, WASHINGTON  
APPROVING A PRELIMINARY PLAT OF ELENA LANE SUBJECT TO  
CONDITIONS**

WHEREAS, the subject property, described as Elena Lane, located at 18034 Stone Avenue, is designated on the Comprehensive Plan as Medium Density; and

WHEREAS, your Council approved the zoning of Residential 8 – units per acre (R-8) for the subject property on February 14, 2000; and

WHEREAS, the owners of the property located at 18034 Stone Avenue North have filed an application to obtain approval for a 12 lot preliminary plat for residential development; and

WHEREAS, on March 30, 2000, the Planning Commission recommended approval of the preliminary plat application and entered its Findings and Recommendation subject to the following conditions:

- I. Subsequent development of the subject property shall comply with all the conditions of the SEPA Mitigated Determination of Non-Significance issued on September 30, 1999; and
- II. The subdivision of the subject property shall be accomplished and shall comply with the conditions described Attachment A; and

WHEREAS, the City Council concurs with the Findings and Recommendation of the Planning Commission and has determined that the public use and interest will be served by approving the preliminary plat subject to conditions described in Attachment A of the Findings and Recommendation; and

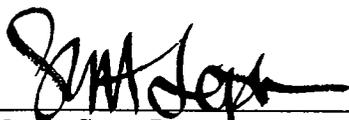
WHEREAS, The City has complied with the requirements of the State Environmental Policy Act (SEPA) and the City's SEPA procedures;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE,  
WASHINGTON, DO ORDAIN AS FOLLOWS:**

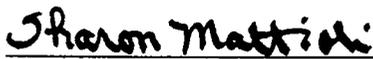
**Section 1.** Findings. The Planning Commission's Findings and Recommendation on File #99-0845 approving the preliminary plat as set forth by the Planning Commission on March 30, 2000, attached hereto as Exhibit A, are hereby adopted.

Section 2. Preliminary Plat Approval. The preliminary plat for Elena Lane is approved subject to conditions as shown in Exhibit A, Attachment A.

ADOPTED BY THE CITY COUNCIL ON APRIL 24, 2000

  
\_\_\_\_\_  
Mayor Scott Jepsen

ATTEST:

  
\_\_\_\_\_  
Sharon Mattioli, CMC  
City Clerk

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Commission Meeting Date: March 30, 2000

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**PLANNING COMMISSION FINDINGS AND RECOMMENDATION**  
CITY OF SHORELINE, WASHINGTON

<b>AGENDA TITLE:</b> ELENA LANE PRELIMINARY PLAT FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
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**I. PROPOSAL:**

The proposed Preliminary Plat (File No. 099-0845) would create 12 new lots on approximately 1.4 acres of land on two contiguous existing lots (Lot 9 and 10) at 18034 Stone Avenue. The site is zoned Residential – 8 units per acre (R-8). The Subdivision would create 12 new lots of which 11 would be used for residential development and one would be dedicated to open space/stormwater detention and recreation. A set of Proposed Plat Conditions for this Subdivision proposal has been prepared by Staff (**Attachment A**).

The applicant is Eric Sundquist of Viking Properties. The application was first discussed with the City in May 1999. The application was determined, initially, to be complete on July 6, 1999. With subsequent, more detailed staff review, additional data was required. The application was accepted as fully completed on October 27, 1999. The SEPA Mitigated Determination of Non-Significance was issued on September 30, 1999.

On December 2, 1999, the Planning Commission held an open record hearing on this application for reclassification and the preliminary plat. The Commission entered its Findings and Recommendation to deny the reclassification and preliminary plat for Elena Lane on December 22, 1999. The applicant filed an appeal to the Planning Commission's recommendation on December 30, 1999. On February 14, 2000, Council denied the applicant's appeal and approved the reclassification of this property to Residential – 8 units per acre (R-8) remanding the preliminary plat back to the Planning Commission for hearing and recommendation.

The proposal is further depicted on the Elena Lane Preliminary Plat and plans. Details of the proposal include:

- A. A preliminary plat to create 12 lots, 11 of which would be used for single family development and one which would be a common open space/recreation area.
- B. Construction of a 24 foot wide roadway to urban road standards with curb and gutters.
- C. On-site stormwater and biofiltration ~~pond~~ vault with a stormwater conveyance easement on the northeast corner of the site leading to North 183<sup>rd</sup> Street.
- D. Construction of sidewalk system (including curbs, gutters and streetlighting) throughout the development.
- E. Construction of a sidewalk on Stone Avenue adjacent to the site.
- F. Construction of a striped asphalt pedestrian walkway linking the sidewalk to North 180<sup>th</sup> Street on the south and to North 183<sup>rd</sup> Street to the north; this asphalt walkway will be designed for the future extension of sidewalks as other properties develop; no additional sidewalk will be built by this developer.

- G. Retention of a buffer of mature cedar trees at the southwest corner of the site, as well as other trees, as feasible, on the northern and eastern site boundaries and the interior of the site.
- H. A boundary landscape plan that includes: red maple, fir trees and mixed shrubs.
- I. 6-foot high decorative wood fencing at the boundaries of the site.
- J. Construction of a fenced tot lot located on the common open space lot.

## **II. FINDINGS:**

### **1. THE SITE**

- 1.1 The site now consists of ~~a single~~ two parcels. This parcel would be subdivided into 12 lots under the proposal. The lots would average 4,125 square feet (ranging from 3,261 square feet to 5,200 square feet). The current residential density is approximately 0.7 units per acre.
- 1.2 The existing single family dwelling and two outbuildings would be removed to build the new homes. A gravel driveway now provides access to the home and outbuildings. The development proposal would abandon this driveway and construct a new paved roadway in the center of the site.
- 1.3 The site has a gradual slope from the west to the east-side of the site, with a maximum slope of five percent. Most of the site is an open grass field. There is a buffer of mature cedar trees on the southwest corner of the site. A portion of this buffer is located on the applicant's property and portion of this buffer is located on the adjacent landowner's property. This buffer will be retained on the applicant's property.
- 1.4 An application for a building permit to construct a single family residence at 1301 North 182<sup>nd</sup> Place was received by the City of Shoreline on 2/18/00 and approved on 2/29/00 (File no. 2000-000290). A second application for a building permit to construct a single family residence at 1302 North 182<sup>nd</sup> Place was ~~submitted on 1/12/00 and is pending approval~~ issued on 3/17/00 (File no. 2000-000361).

### **2. THE NEIGHBORHOOD**

- 2.1 The site is located in the Meridian Park Neighborhood. The site is on the east side of Stone Avenue. Across Stone Avenue to the west is a mixture of single-family homes and duplexes on small lots. Single-family homes on larger lots exist to the north, east and south of the site. One block west of the site (Midvale Avenue), there are various commercial and light industrial uses (e.g., QFC Shopping Center, public storage, offices, etc.).
- 2.2 The proposed single-family homes on smaller lots would be similar to the existing single-family homes and duplexes on the west-side of Stone Avenue. Elena Lane's proposed homes on smaller lots would be different from the single-family homes on larger lots that are north, south and east of the site. However, this development would be separated from those nearby homes by the plan for open spaces, setbacks, and screening (landscaping and fencing).

### **3. COMPREHENSIVE PLAN**

- 3.1 The Shoreline Comprehensive Plan provides a policy directive to "Ensure land is designated to accommodate a variety of types and styles of residences adequate to meet the growth of 1,600 to 2,400 new housing units and the future needs of Shoreline citizens" (LU23).

- 3.2 The Comprehensive Plan calls for development that is in character with the existing neighborhood. Policy H1 asks the City to: "Encourage a variety of residential design alternatives that increase housing opportunities in a manner that is compatible with the character of existing residential and commercial development throughout the city." Policy H6 calls for the City to: "Encourage compatible infill development on vacant or underutilized sites." Finally, Goal H III states that the City should: "Maintain and enhance single family and multi-family residential neighborhoods, so that they provide attractive living environments, with housing that is compatible in quality, design and scale within neighborhoods and that provides effective transitions between different uses and scales."
- 3.3 The adopted Plan includes a Land Use Map that designates this site (as well as the remainder of the east side of Stone Avenue between North 178<sup>th</sup> Street and North 185<sup>th</sup> Street) as Medium Density Residential Use. Medium density residential would permit single family homes, duplexes, triplexes, zero lot line houses, townhouses, cottage housing, and apartments under certain conditions. "The permitted density for this designation will not exceed 12 dwelling units per acre and the base height will not exceed 35 feet, unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved. Appropriate zoning designations for this area would be R-8 or R-12 Residential" (LU28).

#### 4. EXISTING ZONING

- 4.1 The site is zoned R-8, Residential – 8 units per acre approved by City Council on 2/14/00. This is a Medium Density Residential zone and the R-8 zone permits single-family homes. Duplex and triplex units are allowed in R-8 as conditional uses. This existing zoning is consistent with the adopted Comprehensive Plan's Land Use Map, which shows the east side of Stone Avenue as Medium Density Residential Use.

#### 5. ISSUES:

The development proposal has raised the following issues that have been analyzed in the Staff Report:

- 5.1 Density: The proposed density of 11 dwelling units on approximately 1.4 acres is within the range permitted by the Comprehensive Plan Map and policies for Medium Density Residential Use as well as zoning of R-8.
- 5.2 Preliminary Plat: The applicant has provided plans for a proposed preliminary plat of 12 lots (11 building lots; plus one lot for common open space/stormwater detention and recreation) to comply with the provisions of the City's Subdivision Ordinance (SMC Chapter 17), including requirements for lot size, lot design, lot dimensions and for public facilities and improvements, such as roadways, sidewalks, sewers.
- 5.3 Vehicle Traffic: The applicant has provided a traffic study that reports that this project would have no significant impacts to existing vehicular traffic operations of the street system in the vicinity of the site. Staff concurs with this conclusion.
- The City's staff is aware that citizens are reporting increased cumulative traffic on North 183<sup>rd</sup> Street. The City is developing a traffic calming program and traffic calming systems will be considered for the North 183<sup>rd</sup> Street corridor.
- 5.4 Pedestrian Traffic: Pedestrians may be expected to walk north from Elena Lane to the nearby shopping area and to public transit on Aurora and North 185<sup>th</sup>.

Additionally, the Shoreline School District reports that school children will be walking south from the site to Meridian Park Elementary School and Shorewood High School. The school bus stop for students at Einstein Middle School is located at North 180<sup>th</sup> Street and Stone Avenue. The School District provided a letter stating that the pedestrian connections are "fairly typical" of connections in the area. The School District does not recommend specific pedestrian improvements.

To improve pedestrian safety, the applicant is proposing a sidewalk, curb and gutter on Stone Avenue in front of Elena Lane. The applicant has also proposed asphalt walkways, with striping, to link the sidewalk in front of Elena Lane to North 183<sup>rd</sup> Street and to North 180<sup>th</sup> Street. Staff concur with this proposal and also recommends that the project be engineered to consider drainage impacts from full sidewalk along Stone Avenue between North 180 and North 183<sup>rd</sup>. This analysis would ensure that current sidewalk drainage requirements and construction requirements would be compatible with future sidewalk additions on this block of Stone Avenue.

- 5.5 Open Space/Stormwater detention and Recreation: One lot, 5,546 square feet in size, would be dedicated to open space and recreation. This lot would feature a fenced tot lot, grass cover and boundary trees (Hogan's cedar, red maple and mixed shrubs).

Concerns were raised at the March 30, 2000 Public Hearing about the safety of children playing around the proposed stormwater detention pond. Although the stormwater detention pond will be designed to be dry most of the year, there could be standing water detained following a large storm event. In an effort to protect children, the detention pond shall be designed and constructed to be as shallow as possible and to allow for the most rapid out flow feasible.

- 5.6 Stormwater: The applicant has completed stormwater drainage analyses, including soils studies. The applicant has proposed a stormwater management system including an onsite biofiltration vault (to detain 50% of the 2-year through 50-year storm. Stormwater will be conveyed from the vault via an easement on the northeast corner of the site. Staff recommends that biofiltration be provided in on-site with specifics to be determined in final engineering plans. The system would be designed to limit post-development storm water runoff to be equal to (or less than) predevelopment runoff levels. The system would be designed to safeguard development and open spaces on the site. The system would also be intended to protect water quality in Thornton Creek and to protect Ronald Bog. Staff concurs with the proposed stormwater management system.

- 5.7 Landscaping: The applicant proposes to retain an existing buffer of mature cedar trees on the southwest corner of the site. This buffer is located on the both the applicant's property and on an adjoining property owner's property. The applicant will retain the cedar trees located wholly and/or partially on their property. Additional trees within the site would be preserved as feasible.

The plan would also provide trees, shrubs and groundcover within the site and at its boundaries. Tree plantings include 14 red maples and 5 Hogan's cedar. A hedgerow is planned for the East Side of the open space/recreation area, parallel to the tot lot. A landscaping buffer is also planned for the north side of the open space area. There would be 60 shrubs, including eleagnus, roses, arborvitae, juniper and rockrose, throughout the site.

- 5.8 Screening: The buffer of cedar trees on the southwest corner of the property would remain. This buffer is located on the both the applicant's property and on an adjoining property owner's property. The applicant will retain the cedar trees located wholly and/or partially on their property. A landscape hedgerow would be located on the east boundary of the open space area parallel to the tot lot. The applicant plans security fencing for the tot lot. Each home would be screened with wood fencing. There would

also be a 6-foot high wood fence around the periphery of the site. Staff concurs with the proposed screening plan.

- 5.9 Utilities and Services: The proposed project has been reviewed by the Fire Department, the Water District and the Sewer District. Each of these agencies has concurred with the basic proposed development. Conditions for service have been established by each agency.

### III. CONCLUSIONS

1. The proposed preliminary plat is in conformance with the Shoreline Municipal Code Title 19 - Subdivision Standards.
2. The proposal would provide adequate water and sewer systems to serve the new homes and would not reduce the level of service provided to abutting properties.
3. The proposal would provide adequate stormwater systems to service the new homes and would not increase runoff to abutting properties; the system would address water quality and water quantity impacts to Ronald Bog and Thornton Creek.
4. The proposal would retain a vegetative buffer resource on the southern boundary at the west-side of the site and other vegetation as feasible.
5. The proposal would provide a Homeowner's Association to maintain appearance and function of the development.
6. The proposed development would assist the City of Shoreline in meeting its housing production targets to meet our obligation under the Growth Management Act.
7. The proposal will provide amenities (e.g. open space/recreation area, landscaping, screening) that will enhance compatibility with neighborhood land uses.

### IV. RECOMMENDATION

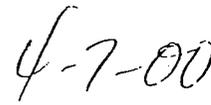
The Planning Commission recommends that the Elena Lane Preliminary Plat be approved subject to the conditions described in **Attachment A**.

#### **ATTACHMENTS:**

Attachment A          Preliminary Plat Conditions



\_\_\_\_\_  
Dan Kuhn, Planning Commission Chair



\_\_\_\_\_  
Date

**ELENA LANE: CONDITIONS FOR PRELIMINARY PLAT FOR 12 LOTS FOR FUTURE SINGLE-FAMILY DEVELOPMENT**

1. Developer shall provide and install a Surface/Storm Water Management Plan, pursuant to the Memorandum issued by the City of Shoreline on March 21, 2000. The Final Surface/Storm Water Management Plan and Agreement shall incorporate the measures listed below:
  - (a) Surface and stormwater management must be provided as stipulated in the Technical Information Report prepared by Lovell-Sauerland and Associates, dated 4/29/99, in the letter to the City from Lovell-Sauerland dated 3/21/00 and the plans dated 2/18/00, and
  - (b) Water quality protection measures shall be provided on-site with specific locations to be determined in final engineering plans.
  - (c) A complete set of construction drawings is to be submitted, approved, and a site development permit issued before construction can begin.
  - (d) All drainage facilities are to be dedicated through a Declaration of Covenant Associated with Development of Detention Facility to the City of Shoreline with recording of the final plat.
  - (e) The developer is required to provide a Drainage Easement Agreement, establishing the legal description of the easement corridor, and providing that said easements are to be maintained, repaired, and/or rebuilt by the owners of the parcels and their heirs, assigns or successors.

The City must approve the Surface/Storm Water Management Plan, including engineering details of the proposed facilities, prior to the issuance of the site development permit.

2. Developer shall provide a 24 foot wide paved roadway (North 182<sup>nd</sup> Place), with curb and gutter as proposed on the Preliminary Development Plan submitted by Lovell-Sauerland and Associates to the City of Shoreline on February 22, 2000, and pursuant to the requirements of SMC Title 12.10.
3. Developer shall provide a pedestrian sidewalk on ~~both the south side and~~ curb and gutters on both sides of North 182<sup>nd</sup> Place as proposed on the Preliminary Development Plan submitted by Lovell-Sauerland and Associates to the City of Shoreline on February 22, 2000, and pursuant to the requirements of SMC Title 18.18.
4. Developer shall provide a pedestrian sidewalk, curb and gutters on Stone Avenue North adjacent to the site, as proposed on the Preliminary Development Plan submitted by Lovell-Sauerland and Associates to the City of Shoreline on February 22, 2000, and pursuant to the requirements of SMC Title 18.18.
5. Developer shall provide an asphalt pedestrian walkway, with a painted stripe separating the walkway from vehicular traffic to extend along the east side of Stone Avenue from the south boundary of the site to North 180<sup>th</sup> Street and from the north boundary of the site to North 183<sup>rd</sup> Street. This walkway shall be designed and constructed to ensure that future sidewalk connections can be constructed to be compatible with the sidewalk frontage for Elena Lane and to accommodate storm drainage improvements needed to achieve compliance with the SMC/King County Surface Water Drainage Standards.
6. Developer is to provide and install non-glare streetlighting in accordance with a lighting plan approved by Planning and Development Services.

7. The developer is required to meet the conditions established by the Shoreline Sewer Availability Certificate issued on April 27, 1999.
8. The developer is required to meet the conditions established by the Shoreline Water Availability Certificate issued on May 7, 1999.
9. The developer is required to meet the conditions established by the Shoreline Fire Department Availability Certificate issued on 8/17/99 (and amended to complete on 9/1/99).
10. A maximum of 11 single-family homes is permitted as proposed on Preliminary Development Plan submitted by Lovell-Sauerland and Associates to the City of Shoreline on February 22, 2000.
11. Tree retention as provided on the Preliminary Development Plan prepared by Lovell-Sauerland and Associates, Inc. and submitted to the City of Shoreline on February 22, 2000 shall be required for site development. In the event that trees stipulated for retention are removed (whether inadvertently or through an approved building permit, or by the owner of property to the South of the plat) each tree which is removed shall be replaced by two trees of the same species as the tree that has been removed. Each replacement tree must be a minimum of two inches in caliper.
12. Development shall provide and maintain fencing around tree preservation area for the duration of site preparation and construction activities, in order to preserve the natural environment existing within the site.
13. Development shall provide new landscape plantings, including trees, shrubs, groundcover, and perennial/annual flowering plants, as provided on Landscaping Plans submitted to the City of Shoreline by Burrus Design Group on February 22, 2000, and pursuant to the requirements of SMC Title 18.16.
14. Development applications shall include:
  - (a) a vegetation maintenance plan which describes products to be used (e.g., application of nutrients, pesticides and herbicides) and maintenance schedule to minimize the introduction of products into runoff flows.
  - (b) a vegetation irrigation plan, pursuant to SMC Title 18.16.300 - 18.16.370.
  - (c) a performance bond or other security equivalent to 150% of the value of the plantings, to be maintained in full force and effect for a minimum period of one year. The performance bond or security maybe amended to continue for an additional three years following the installation of substantial replacement vegetation.
15. The City must approve the Vegetation Mitigation Plan, including, planting, maintenance, and monitoring details, prior to the issuance of the site development permit. Vegetation management shall be designed, implemented and effectively/regularly maintained by the applicant pursuant to the approved Vegetation Mitigation Plan.
16. Development shall provide and maintain the common open space area (5,546 square feet) including fenced tot lot, grassy field, and plantings, as proposed on the Preliminary Development Plan submitted by Lovell-Sauerland and Associates to the City of Shoreline on February 22, 2000.
17. Development shall provide a solid screen of wood fencing around the periphery of the property (except at the southern boundary where the buffer of cedar trees is retained), as proposed on the site plans submitted by Lovell-Sauerland and Associates to the City of Shoreline on February 22, 2000
18. Owners shall be required to establish and maintain in force and effect, a Covenant for a Homeowners' Association. The Association is to be held with undivided interest by all lots in this subdivision. The Association (owners of the parcels having legal access therefrom and their heirs, assigns or successors) is to be responsible for maintaining, repairing and/or rebuilding of: (1) Open Space/Recreation Tract (5,546 square feet) and other common areas; (2) plantings in common areas and on site boundaries; (3) boundary screening; and

(4) infrastructure and utilities not dedicated to the City. The Homeowners Association shall also be responsible for prevention of temporary or permanent encroachment of structures or equipment (e.g., boats, recreational vehicles) into the right-of-way and into other public areas.

19. The onsite detention pond shall be studied and constructed to be as shallow as possible and the outflow drain shall be constructed to drain as quickly as possible.