

# ORIGINAL

## RESOLUTION NO. 186

### A RESOLUTION OF THE CITY OF SHORELINE, WASHINGTON, APPROVING THE FINAL PLAT OF THE HAGEMAN SUBDIVISION.

WHEREAS, the applicant has made application for final plat of the Hageman Subdivision, a six lot subdivision; and

WHEREAS, Council approved the subject preliminary plat of the Hageman Subdivision on December 14, 1998 following a public hearing held by the Planning Commission on September 17, 1998 and continued to October 1, 1998, and

WHEREAS, engineering and site development plans have been approved and the applicant has been issued a site development permit to construct all required plat improvements, which will satisfy all requirements for final plat; and

WHEREAS, all required site development including utility and drainage improvements, road and pedestrian improvements, and landscaping improvements have been constructed and guaranteed with a maintenance bond; and

WHEREAS, the applicant complied with all requirements of the City of Shoreline Municipal Code chapter 20.30.060 for recording the plat;

### NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON AS FOLLOWS:

**Section 1.** The Council finds that the conditions of preliminary plat approval have been met and the requirements for recording the final plat have been satisfied. The Council hereby adopts the findings of fact of the Director of Planning and Development Services set out following each preliminary subdivision condition in *Council Agenda Item 7(c) ANALYSIS* section, of the Shoreline Council Meeting packet of June 10, 2002.

The Council further finds that the plat of the Hageman Subdivision as proposed is in conformity with all applicable zoning ordinances and other land use controls of the City of Shoreline.

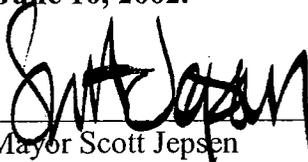
**Section 2.** The final plat of the Hageman Subdivision is approved.

**Section 3.** The Mayor, City Engineer, and the Planning and Development Services

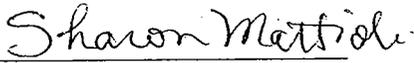
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Director are authorized to sign the plat, which will then be recorded with King County Records and Elections Division.

**ADOPTED BY THE CITY COUNCIL ON June 10, 2002.**

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

**ATTEST:**

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

Please note that the current Development Code, Title 20, adopted in June 2000, section 20.70.090 outlines when easements may be used for access and when separate tracts are required. Easements are appropriate for access for ingress and egress or utilities for a single neighboring property. Separate tracts should be used for private streets or drainage facilities serving more than one lot. Tracts are separate property, and can not be included in calculation of minimum lot size.

Site development and engineering plans for the Hageman Subdivision were created to show how the subdivision will comply with the preliminary approval conditions and code requirements. The Planning and Development Services Department reviewed the site development plans. Necessary corrections to the plans were made before development plan approval. After all inspection and plan review fees were paid, a site development permit was issued. This permit authorized the developer to fulfill the preliminary approval requirements, such as the installation of site utilities and roads. Site development work that is completed before final plat must be guaranteed by maintenance bonds or other surety. These financial guarantees assure that the facilities constructed as shown on the site development plans work properly. A financial guarantee has been given to the City of Shoreline in the amount of \$6600.00.

The final plat is the final document, which actually creates the new lots of a new subdivision. The final plat must be reviewed, approved, all taxes paid, and recorded, before any lots are sold, or building permits for the new lots are issued. Staff reviewed the final subdivision, and verified that all conditions of the preliminary approval have been fulfilled. Based upon this review, the Director makes this recommendation to your City Council for approval.

### ANALYSIS

On December 14, 1998 your Council reviewed and approved this preliminary subdivision subject to the following conditions.

*(The compliance with each condition is stated in italic.):*

1. The proposed subdivision design shall be revised to identify Lot 6 as being limited to development for a single-family residence. Any single family residence built on Lot 6 shall provide a minimum distance of 20 feet (measured along the centerline of the driveway) from the access point to the garage, carport, or other fenced parking entrance, to the closest boundary of the 20' wide access and utility easement.

*Restriction No. 4 on Sheet 1 of 3 of the Final Plat Drawing provides a reference to Lot 6 being limited to a single-family residence.*

2. The 1531 Sq. Ft. of Lot 2 identified as Open Space in the proposed subdivision design shall be dedicated as Community Recreational Space through a separate easement. The easement language shall provide use of this space by all residents of the Hageman Subdivision.

*The referenced 1531 Sq. Ft. of Open Space identified over Lot 2 is actually located across Lots 1 and 2, 10' within Lot 1 and 10' within Lot 2. The total*

*Community Recreational Space is 1,521.50 square feet and is shown on Sheet 3 of 3 of the Final Plat Drawing as "Easement for Community Recreational Space." Industry standard for easement creation as part of a final subdivision is to incorporate the appropriate easement provisions and language on the face of the Final Plat Drawing. Sheet 2 of 3 includes specific provisions for the easement.*

3. The private street proposed for this development shall be signed along its length as a "No Parking Fire Lane."

*Sheet C5 of the approved engineering plans indicate the required signs to be installed as part of the subdivision construction. "No Parking Fire Lane" signs are specified on the plans. The lanes have been signed and painted.*

4. Consistent with submitted plans, a 4' wide landscape buffer shall be installed along the north property line.

*Sheet 3 of 3 of the Final Plat Drawing indicates the 4' landscape buffer/ easement located along the north property boundary line of the subdivision. Landscaping and irrigation was installed in the 4' buffer during site development.*

5. The proposed vehicle turnaround shall comply with applicable Shoreline Fire District design requirements.

*Sheet C5 of the approved engineering plans shows the vehicle turnaround as approved utilizing the Shoreline Fire district's design standards. The vehicle turnaround has been constructed on site.*

6. The proposed subdivision design shall be revised to provide driveway access to Lot 1 from the proposed access road. All significant trees located within the previously proposed driveway for Lot 1 shall be preserved through the development process.

*Sheet C5 of the approved engineering plans show a curb cut for Lot 1 along the private access road. Sheet 1 of 3 of the Final Plat Drawings includes a note that states "Lot 1 shall have no direct access to Linden Avenue N."*

7. Prior to final plat approval, the applicants shall submit proof of a legal stormwater easement being obtained from Vencor Corporation, owners of the Arden Resthome. The easement shall be approved by the City of Shoreline Public Works department.

*A legal stormwater easement was obtained and recorded from the Vencor Corporation.*

8. The applicant shall install a quick connect (Stortz) fitting on the fire hydrant located at the northwest corner of the project site. This installation shall be coordinated with the Seattle Water Department.

*Sheet C8 of 9 of the approved Engineering Plans include Seattle Water Department's approved Water Plan and includes installation of a Stortz fitting on the hydrant. The installation of the Stortz fitting is complete.*

9. The applicant shall implement a Maintenance Agreement between the owners of the proposed building lots to provide for the maintenance and repair of all commonly owned facilities, including sidewalks, the private road, stormwater management system, recreational space and landscaping, installed as part of the subdivision.

*A Maintenance Agreement has been recorded for this subdivision. Please refer to Sheet 1 of 3 of the final plat restriction note number 8 for Maintenance Agreement reference.*

## SEPA MITIGATIONS

### 1. Landscaping

- A. The applicant shall preserve the following trees located on the subject property:
  - I. The 18" caliper Redwood tree adjacent to Linden Avenue North
  - II. The 20' and 24" caliper Fir trees located south of the existing picnic shelter.

*At the time of site development in 2001 the two fir trees referenced in number II. above were inspected by an arborist. The two firs were found to be damaged by storm events and rot. The arborist proposed to retain five additional trees on site in lieu of the fir trees noted above. The trees to be saved included four Western White pines: 21", 18", 14", and 20" and one 25" Douglas Fir. This proposal was approved by the City and these trees have been preserved on site. The 18" Redwood tree along Linden has also been preserved.*

- B. The applicant shall prepare a plan for the protection of the above specified trees that identifies specific protection methods to be used for each tree during and after site clearing and development.

*Sheet C3 of 9 on the approved Construction Plans includes the required and approved tree protection. The protection measures were inspected and approved by an arborist prior to beginning of site development construction. The site development is complete and the tree protection will remain in place throughout the building permit process for individual lots.*

- C. All landscaping proposed for the development shall be automatically irrigated and a landscaping performance bond that covers the full cost of landscaping and irrigation shall be submitted to the City.

*The landscaping has been installed on site as conditioned. The applicant has submitted a maintenance bond to the City that covers the landscaping and irrigation.*

## **2. Transportation**

### **Sidewalks and Parking Lane**

- I. The applicant shall construct a full curb, gutter and concrete sidewalk of at least five (5) feet in width, together with a paved parking lane, along the boundary of the subject property and Linden Avenue. These facilities shall be located in the 14' right-of-way between the western property boundary and the paved roadway.

*Sheet C5 of 9 of the approved Construction Plans includes these required improvements. These facilities have been installed on site and are covered by a maintenance bond.*

### **On-Site Parking**

- I. The applicant shall place a covenant on the property preventing the use of residential garage space for non-vehicle storage.

*Restriction No. 5 on Sheet 1 of 3 on the Final Plat Drawing includes this restriction.*

- II. 'No Parking' signs shall be placed at suitable intervals along the proposed private access road.

*Sheet C5 of 9 of the approved Construction Plans indicate the required signs to be installed as part of the subdivision construction. Fire lanes have been signed and painted on site.*

### **Trip Generation**

- I. The applicant shall prepare a traffic study that analyses the impacts of the proposed private access road.
  - A. The number and timing of vehicle trips generated by the proposed development.
  - B. The impact of traffic generated by the development on;
    1. The intersection of 163<sup>rd</sup> and Linden Avenue North
    2. The intersection of 163<sup>rd</sup> and Aurora Avenue
    3. The intersection of Linden Avenue North and N. 160<sup>th</sup> Street
    4. The intersection of N. 160<sup>th</sup> and Aurora Avenue
    5. The intersection of Linden Avenue North and N. 165<sup>th</sup> Street
    6. The intersection of N. 165<sup>th</sup> and Aurora Avenue

The results of this study shall be reviewed by the City of Shoreline Development Services Engineer. Should any mitigations be required through the findings of the study, the City may withdraw this threshold determination and add any mitigations deemed necessary.

*The applicant had previously submitted a traffic analysis prepared by Gibson Traffic Consultants dated June 3, 1998. The City reviewed and approved the results of the study and no additional traffic mitigation was required.*

### **3. Aesthetics**

- I. The side of any house facing Linden Avenue North on Lot 1 shall be modulated for depth and have windows installed to relieve a potential blank wall.

*Sheet 1 of 3 of the final plat includes a note that requires any house constructed on Lot 1 to be modulated for depth and have windows installed to relieve potential for blank walls.*

### **RECOMMENDATION**

Staff recommends the adoption of Resolution No. 186, which will approve the six (6) lot final plat of the Hageman Subdivision at 16326 Linden Avenue North and authorize the Mayor and Planning and Development Services Director to sign the final plat.

### **ATTACHMENTS**

Attachment A: Copies of the final plat drawings for the subject final plat. Copies of the approved site development permit drawings are available at the Planning and Development Services Department.

Attachment B: Resolution No. 186