

Resolution No  
189

(Incomplete)

# ORIGINAL

## RESOLUTION NO. 189

### **A RESOLUTION OF THE CITY OF SHORELINE, WASHINGTON, APPROVING THE FINAL PLAT OF THE HILLWOOD ESTATES SUBDIVISION.**

WHEREAS, the applicant has made application for final plat of the Hillwood Estates Subdivision a ten lot subdivision; and

WHEREAS, the City Council approved the subject preliminary plat of the Hillwood Estates (formerly know as Dohner) Subdivision on December 14, 1998 following a closed record public hearing on an appeal of the Planning Commission recommendation, and

WHEREAS, a public hearing held by the Planning Commission on September 3, 1998, and

WHEREAS, engineering and site development plans have been approved 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 guaranteed with a performance 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(d) ANALYSIS* section, of the Shoreline Council Meeting packet of July 22, 2002.

The Council further finds that the plat of the Hillwood Estates 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 Hillwood Estates Subdivision is approved.

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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 the City Council for approval.

## ANALYSIS

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

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

1. The applicant shall revise the design of the proposed access road, from the intersection with 8<sup>th</sup> Avenue NW to the Southwest corner of the subject property to bring it into full compliance with the King County Road Standards.

*Sheets 3, 4, and 5 of 22 of the approved engineering plans show the public road, NW 192<sup>nd</sup> Street, 6<sup>th</sup> Place NW and 7<sup>th</sup> Place NW designed to be in full compliance with the specifications of the King County Road Standards. The public road construction is guaranteed by a performance bond.*

2. The applicant shall provide full signage for the public road in accordance with the adopted Road Standards.

*Sheet 3 of the approved engineering plans show signage locations for the public road that meet the King County Road Standards. Installation of road signs is guaranteed by a performance bond.*

3. The applicant shall install ADA accessibility ramps along the right-of-way in accordance with the adopted Road Standards.

*Sheet 3 of the approved engineering plans indicates ADA accessibility ramps along the sidewalks at the intersections of NW 192<sup>nd</sup> Street, 7<sup>th</sup> Place NW and, 6<sup>th</sup> Place NW in compliance with King County Road Standards.*

4. The applicant shall place language on the face of the plat providing for dedication of the stormwater management system to the City of Shoreline. This language shall fully implement all relevant provisions of the Shoreline Municipal Code.

*The final plat on sheet 2 of 3 includes a note that states "Storm drainage facilities located in the streets in this plat are hereby dedicated and conveyed upon recording to the City of Shoreline. The City of Shoreline shall be responsible for maintenance, repairs and reconstruction of the storm drainage facility upon acceptance by the City of Shoreline."*

5. Consistent with the dedication of NW 192<sup>nd</sup> Street as a public road, the applicant shall install stub lines allowing the connection of 19136, 19140 and 19144 8<sup>th</sup>

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fencing to be installed along NW 192<sup>nd</sup> Street adjacent to 19144 and 19140 8<sup>th</sup> Avenue NW in the vicinity of the trees being removed. With the access to these lots from the public road NW 192<sup>nd</sup> Street impervious surfaces will also be removed on these lots in the vicinity providing additional percolation of surface water. The 24" Cedar tree will remain west of lot 10.

- ii. The 26" diameter Fir tree located in the proposed access tract immediately south of lot 4.

*The approved landscaping plan shows the 26" diameter Fir tree preserved.*

- iii. The 10" Noble Fir and the two (2) 30" diameter Pines located along the eastern boundary of lot 6.

*The approved landscaping plan shows all of these trees preserved. These trees are included inside the Tree Growth Protection Area (TGPA) shown on sheet 3 of 3 of the final plat. This protection area establishes upon the underlying owner the responsibility to see that trees and vegetation in this area remain undisturbed and limits any alteration or replacement to conditions specified in the site development permit 2001-102750. Structures and impervious surfaces are not allowed in the TGPA to further aid survival of trees in this area. The final plat on sheet 2 of 3 includes a note that states "All landscaping including the Tree Growth Protection Area to be maintained and watered by lot owners to assure proper establishment of plants. A two year landscape maintenance bond shall be posted with the city for the replacement of plants."*

- iv. The 10", 12" and three (3) 30" diameter Pine trees located along the eastern property boundary of lot 7.

*The approved landscaping plan shows all of these trees preserved. These trees are included inside the Tree Growth Protection Area (TGPA) shown on sheet 3 of 3 of the final plat. This protection area establishes upon the underlying owner the responsibility to see that trees and vegetation in this area remain undisturbed and limits any alteration or replacement to conditions specified in the site development permit 2001-102750. Structures and impervious surfaces are not allowed in the TGPA to further aid survival of trees in this area.*

- v. The 24" and 30" diameter Fir trees located along the southern boundary of lot 8.

*The Arborist reviewed the 24" Fir tree and indicated the tree has history of failure and is in declining health and recommended this trees removal. Two replacement trees will be planted to mitigate this tree removal. The 30" Fir tree will be preserved and is located inside the TGPA.*

- vi. The 36" diameter Fir tree located on the northern property boundary of lot 10.