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**Staff Report to Hearing Examiner**  
**Preliminary Formal Subdivision**  
**File No. PLN19-0037, Birchman Townhomes**

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## A. APPLICATION

Applicant and Property Owner: Blue Fern Development LLC

Owner's Authorized Agent: Holli Heavrin, Core Design Inc.

Application for a Preliminary Formal Subdivision to subdivide one (1) residential parcel into eleven (11) lots and one (1) tract. This subdivision is being reviewed concurrently with building, site development, and right-of-way permits under the Consolidated Subdivision process in SMC 20.30.410(A)(3).

## B. BACKGROUND

### **1. SITE CHARACTERISTICS**

- 1.1 Site address: 18512 Meridian Court N
- 1.2 Site tax parcel number: 323535-0040
- 1.3 The site is an irregularly shaped lot of approximately 13,460 square feet (.31 acres).
- 1.4 The site is a through lot abutting Meridian Avenue N (public street) to the west and Meridian Court N (private road) to the south (**Exhibit 2, Boundary/Topographic Survey**).
- 1.5 The site currently contains a single-family residence and three small accessory structures. These structures will be demolished to facilitate the future development of the subdivided property.
- 1.6 The site gently slopes downward from north to south, with an approximately 10-foot change in elevation.

### **2. COMPREHENSIVE PLAN LAND USE DESIGNATION AND ZONING**

- 2.1 The Comprehensive Plan land use designation for the site is Station Area 2.
- 2.2 The site is zoned Mixed-Use Residential 45' (MUR-45') which requires a minimum density of 18 units per acre, or a minimum of 6 units for this site.
- 2.3 Under SMC 20.40.120 single-family attached residential dwellings are an allowed use in MUR-45.

### **3. NEIGHBORHOOD CHARACTERISTICS**

- 3.1 The site is located just north of the intersection of N 185<sup>th</sup> Street and Meridian Avenue N in the Echo Lake neighborhood (**Exhibit 3, Vicinity Map**).

- 3.2 N 185<sup>th</sup> Street and Meridian Avenue N are both classified as Minor Arterials, providing intra-community connections. Meridian Court N is a private street (cul-de-sac).
- 3.3 Abutting parcels and those along the N 185<sup>th</sup> Street corridor are zoned MUR-45 as the corridor flows eastward towards the future location of the 185<sup>th</sup> Street Light Rail Station, which is surrounded by MUR-70 zoning. As is the case throughout the Echo Lake neighborhood, abutting lots are developed within single-family housing based on historic low-density zoning. The Echo lake neighborhood is primarily low-density residential zoning, R-6, and developed with single-family residences, houses of worship, schools, and a few new townhome developments.

#### 4. REGULATORY AUTHORITY

- 4.1 Shoreline Municipal Code (SMC) 20.30.060 requires Preliminary Formal Subdivisions to be processed as a quasi-judicial or “Type-C” action. The Hearing Examiner is to hold an open record public hearing and submit a recommendation, supported by findings and conclusions, to the City Council, which will make the final decision on the application.
- 4.2 Applicable regulatory controls set forth in the SMC include:
- SMC 20.30 – Procedures and Criteria  
(Preliminary Subdivisions – SMC 20.30.410)
  - SMC 20.30 – SEPA Planned Actions – SMC 20.30.357, 20.30.565)
  - SMC 20.40 – Zoning and Use Provisions  
(Residential Uses – SMC 20.40.120)
  - SMC 20.50 – General Development Standards  
(Dimensional and Density Standards – SMC 20.50.020)
  - SMC 20.60 – Adequacy of Public Facilities
  - SMC 20.70 – Engineering and Utilities Development Standards
- 4.3 RCW 58.17.110 Approval/Disapproval of Subdivisions

#### 5. ENVIRONMENTAL

- 5.1 Pursuant to WAC 197-11-800, formal subdivisions are not categorically exempt from environmental review under SEPA.
- 5.2 The site is located within the 185<sup>th</sup> Street Station Planned Action Area, established under Ordinance No. 707.
- 5.3 A Planned Action Determination of Consistency application was submitted and reviewed concurrently with this Preliminary Formal Subdivision application, under file number PLN19-0038. Following the review, staff concluded that the subdivision qualified as a Planned Action on August 15, 2019 (**Exhibit 4, Planned Action Determination of Consistency**).

#### 6. PROCEDURAL HISTORY

- 6.1 A Pre-application Meeting for the subdivision was held on May 8, 2018.
- 6.2 A Neighborhood Meeting was held on November 14, 2018 (**Exhibits 5 and 6, Neighborhood Meeting Notice and Neighborhood Meeting Report**).

- 6.3 Application for Preliminary Formal Subdivision (File No. PLN19-0037) was received on February 21, 2019.
- 6.4 The application was determined to be complete on March 14, 2019.
- 6.5 A Notice of Application for the subdivision was issued on March 19, 2019, with the comment period ending April 2, 2019 (**Exhibit 7, Notice of Application**).
- 6.6 A Notice of Public Hearing was issued on December 31, 2019 for the Hearing Examiner open record public hearing on January 15, 2020 (**Exhibit 8, Notice of Public Hearing**).

## 7. PUBLIC AND AGENCY COMMENT

- 7.1 Public Comment – No comments were received during the Notice of Application comment period.
- 7.2 Agency Comment – No comments were received by any agencies during the Notice of Application comment period.

## C. STAFF ANALYSIS

### 8. PRELIMINARY SUBDIVISION REVIEW CRITERIA (SMC 20.30.410)

The following criteria were used to review the proposed subdivision:

#### 8.1 SMC 20.30.410(B)(1): Environmental:

*Criterion (a): Where environmental resources exist, such as trees, streams, geologic hazards, or wildlife habitats, the proposal shall be designed to fully implement the goals, policies, procedures and standards of the critical areas regulations, Chapter 20.80 SMC, Critical Areas, and the tree conservation, land clearing, and site grading standards sections.*

Staff Analysis: No critical areas exist on the site. As proposed, the subdivision will comply with tree conservation, land clearing and site grading standards specified in SMC Chapter 20.50, Subchapter 5.

*Criterion (b): The proposal shall be designed to minimize grading by using shared driveways and by relating street, house site and lot placement to the existing topography.*

Staff Analysis: This subdivision shows a single vehicular access point from Meridian Avenue N. A shared driveway, contained in a Tract (labeled as Tract A), from this access point will be utilized by all 11 units within the subdivision. Because the site is generally flat, grading work for the future placement of the buildings and necessary infrastructure will be minimal (**Exhibits 9 and 10, Site Plan and Site Grading and Storm Drain Plan**).

*Criterion (c): Where conditions exist which could be hazardous to the future residents of the land to be divided, or to nearby residents or property, such as floodplains, landslide hazards, or unstable soil or geologic conditions, a subdivision of the hazardous land shall be denied unless the condition can be permanently corrected, consistent with subsections (B)(1)(a) and (b) of this*

section, Chapter 20.80 SMC, Critical Areas, and Chapter 13.12 SMC, Floodplain Management.

Staff Analysis: There are no existing natural hazardous conditions on the site.

*Criterion (d): Low impact development (LID) techniques shall be applied where feasible to minimize impervious areas, manage stormwater, and preserve on-site natural features, native vegetation, open space and critical areas.*

Staff Analysis: LID techniques and stormwater requirements are reviewed under the 2014 Department of Ecology (DOE) Stormwater Manual. The Public Works Department has indicated the proposed subdivision and associated site development shall conform to the stormwater requirements of the DOE Manual.

## 8.2 SMC 20.30.410(B)(2): Lot and Street Layout

*Criterion (a): Lots shall be designed to contain a usable building area. If the building area would be difficult to develop, the lot shall be redesigned or eliminated, unless special conditions can be imposed that will ensure the lot is developed consistent with the standards of this Code and does not create nonconforming structures, uses or lots.*

Staff Analysis: The lots will be platted in a linear manner – oriented east to west - with 6 lots in the northern portion of the site and 5 lots in the southern portion. All lots will front on the access tract. The proposed lot lines for residential lots are shown to surround the footprint of each townhome unit. Because this is a unit lot development, redevelopment of individual lots will be limited. This is required to be noted on the final plat (see Section 9.4, Criteria E). The land not contained within residential lots will be in a tract. The tract will provide for access to each of the lots from Meridian Avenue and for landscaped areas around the perimeter of the site. **(Exhibit 9, Site Plan).**

*Criterion (b): Lots shall not front on primary or secondary highways unless there is no other feasible access. Special access provisions, such as shared driveways, turnarounds or frontage streets, may be required to minimize traffic hazards.*

Staff Analysis: No lots will front on a street. Lots will be separated from Meridian Avenue N and Meridian Court N by a landscaped perimeter. Access for all lots will be via Meridian Ave N. All units/lots will utilize a shared driveway contained in a tract located between the northern and southern lots. Vehicle access is not proposed from Meridian Court N. **(Exhibit 9, Site Plan).** Both the Fire and Public Works Department have approved the access as proposed; no vehicle turnaround is required for this subdivision, per Section 12.9(B) of the Engineering Development Manual **(Exhibit 11, Project Reviews Report).**

*Criterion (c): Each lot shall meet the applicable dimensional requirements of the Code.*

Staff Analysis: SMC Table 20.50.020(2) does not establish a minimum lot width and area for the MUR-45' zoning district. Per Footnote 2, standards such as setbacks and hardscape may be modified for individual lots in unit lot developments, provided the overall site meets the dimensional standards. The unit lot boundaries for this subdivision will directly encompass each unit footprint, giving the individual lots 0-foot setbacks and 100% lot coverage. The remainder of the site is proposed to be set aside as a paved shared access and utilities tract labeled Tract A, the width for which will satisfy setback requirements (which range from 0 feet to 10 feet) on all sides of the parcel as identified in Section 9 below. Portions of Tract A will be landscaped so that the maximum hardscape for the site overall will be under the 90% required under SMC Table 20.50.020(2) (**Exhibits 9 and 12, Site Plan and Hardscape Coverage Calculation Worksheet**).

*Criterion (d): Pedestrian walks or bicycle paths shall be provided to serve schools, parks, public facilities, shorelines and streams where street access is not adequate.*

Staff Analysis: Improvements to street frontage, including new sidewalks along the site frontage to Meridian Avenue N, are required as a condition of approval. The shared access driveway will provide for an internal walkway on both sides that will connect to Meridian Avenue N. No pedestrian connection is proposed for Meridian Court N (**Exhibit 9, Site Plan**).

### 8.3 **SMC 20.30.410(B)(3): Dedications and Improvements**

*Criterion (a): The City may require dedication of land in the proposed subdivision for public use.*

Staff Analysis: A 13-foot-wide right-of-way dedication (easement for public use) is required as a condition of approval along the site's frontage of Meridian Avenue N. No other dedication of land for public use is required for this subdivision.

*Criterion (b): Only the City may approve a dedication of park land.*

Staff Analysis: No dedication of park land is required or proposed. Future development of the site with housing units will require the payment of park impact fees pursuant to SMC Chapter 3.70.

*Criterion (c): In addition, the City may require dedication of land and improvements in the proposed subdivision for public use under the standards of Chapter 20.60 SMC, Adequacy of Public Facilities, and Chapter 20.70 SMC, Engineering and Utilities Development Standards, necessary to mitigate project impacts to utilities, rights-of-way, and stormwater systems. Required improvements may include, but are not limited to, streets, curbs, pedestrian walks and bicycle paths, critical area enhancements, sidewalks, street landscaping, water lines, sewage systems, drainage systems and underground utilities.*

Staff Analysis: A 13-foot-wide right-of-way dedication (easement for public use) is required as a condition of approval along the site's frontage on Meridian Ave N. Improvements are required as a condition of approval within the Meridian Avenue N right-of-way adjacent to the site. These improvements include the restoration of travel lanes, new curbs and gutters, a five (5) foot amenity zone, and five (5) foot wide sidewalk for the length of the site's frontage, pursuant to the 2019 Engineering Development Manual (**Exhibits 9 and 13, Site Plan and Right-of-Way Plan**). Remaining land within the dedication but outside the improvement area will be used for a future City growth project for the intersection of N 185<sup>th</sup> Street and Meridian Ave N. Future development of the site with housing units will require the payment of transportation impact fees pursuant to SMC 3.80.

#### 8.4 **SMC 20.30.410(B)(4): Unit Lot Subdivision**

This subdivision is a unit lot development with 11 proposed lots and a joint access and utilities tract (Tract A).

*Criterion (b): Unit lot developments may be subdivided into individual unit lots. The development as a whole shall meet development standards applicable at the time the permit application is vested.*

Staff Analysis: For vesting purposes, this application was filed on February 21, 2019 and deemed complete on March 14, 2019. The eleven lots created by the proposed subdivision will be independent fee-simple lots for individual townhome units. For the overall site, all development standards, as noted in Sections 9, 10, and 11 of this report, are being met.

*Criterion (c): As a result of the subdivision, development on individual unit lots may modify standards in SMC 20.50.020, Exception 2.*

Staff Analysis: The individual unit lots in the proposed subdivision have modified setback and hardscape coverage requirements. Because the unit lot lines directly surround each individual townhome unit footprint, the proposed setbacks on all sides are 0 feet, and the hardscape coverage on each proposed lot is 100%. However, all remaining land on the site will be set aside in a shared access and utilities tract, labeled Tract A, with landscaping encompasses the non-paved areas of the Tract. (**Exhibit 9, Site Plan**). Including Tract A, the site overall meets the minimum setback and hardscape requirements not subject to SMC Table 20.50.020(2), Exception 2. (**Exhibits 9 and 12, Site Plan and Hardscape Coverage Calculation Worksheet**).

*Criterion (d): Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions identifying the rights and/or the homeowners' association shall be executed for use and maintenance of common garage, parking and vehicle access areas; on-site recreation; landscaping; underground utilities; common open space; exterior building facades and roofs of individual units; and other similar features, and shall be recorded with the King County Recorder's Office.*

Staff Analysis: A shared access and utilities tract (Tract A) will be established as part of this subdivision. Tract A will contain a common driveway, utility lines, and shared walkways. At the applicant’s discretion, each unit lot may have an undivided interest in Tract A or a homeowner’s association may be formed for ownership of Tract A. All covenants, restrictions, and responsibilities of property owners are required to be recorded prior to approval of the final plat, or, in the alternative, shown on the face of the final plat.

*Criterion (e): Within the parent lot or overall site, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement on the plat, to be recorded with King County Records and Licensing Services Division.*

Staff Analysis: The applicant does not propose parking for dwelling units on a different unit lot. Parking will be limited to within the proposed townhouse units.

*Criterion (f): The unit lot is not a separate buildable lot, and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot and shall be noted on the plat, to be recorded with King County Records and Licensing Services Division.*

Staff Analysis: This criterion is a mandatory condition of approval for a unit lot development. As a condition of subdivision approval, this information shall be included on the final plat.

*Criterion (g): The applicant shall record a covenant on the plat that states, “These units will be considered individual units and part of one structure that cannot be segregated from one another. A unit lot development is defined as one building or one structure in the International Building Code and International Fire Code and National Electrical Code.”*

Staff Analysis: This criterion is a mandatory condition of approval for a unit lot development. The applicant shall record a Declaration of Binding Covenant containing the information listed in this criterion prior to final plat approval.

**9. SITE DEVELOPMENT STANDARDS (SMC 20.50)**

9.1 Densities and Dimensions in the MUR-45’ Zone (SMC 20.50.020)

Standard	Regulation
Base Density	N/A
Min. Density	18 du/acre
Min. lot width	N/A
Min. lot area	N/A
Min. front yard setback	0 ft. from Meridian Ave N (Arterial Street) 10 ft. from Meridian Ct. N (Non-Arterial Street)

Min. side yard setbacks	5 ft.
Min. rear yard setback	5 ft.
Base height	45 ft.
Max. building coverage	N/A
Max. impervious surface	90%

*Per SMC Table 20.50.020(2), Footnote 2, except for density and height, all these standards may be modified for unit lot and zero-lot-line developments for internal lots only.*

#### 9.2 Significant Tree Removal (SMC 20.50.290-370)

There are two (2) significant trees existing on the site. Both trees measure less than 30 inches in diameter at breast height (DBH). Per SMC 20.50.310(B), three (3) significant trees under 30 inches DBH are exempt from retention and replacement requirements. Therefore, no tree retention will be required for development of this site.

#### 9.3 Parking and Access (SMC 20.50.380-440)

Each dwelling unit must provide one off-street parking space (SMC 20.50.390A). All required parking spaces are proposed to be located within the garages of each townhome unit. The spaces must measure at least 8.5 feet by 20 feet in size.

### 10. ADEQUACY OF PUBLIC FACILITIES (SMC 20.60)

- 10.1 Wastewater – Ronald Wastewater District has reviewed the subdivision and determined that sufficient sewer capacity is available, subject to conditions. A developer extension will be required as a condition of approval. **(Exhibit 11, Project Reviews Report)**
- 10.2 Water – Seattle Public Utilities has reviewed the subdivision and has issued a Water Availability Certificate **(Exhibit 14)**.
- 10.3 Fire Protection – The Shoreline Fire Department, a special purpose district separate and distinct from the City, has reviewed the plans for access, water pressure to the site, and proximity to fire hydrants and found the plans satisfactory. Future development of the site with housing units will require the payment of fire impact fees pursuant to SMC 3.75 **(Exhibit 11, Project Reviews Report)**.
- 10.4 Surface and Stormwater Management – The Public Works Department has reviewed the proposed subdivision and associated development and determined that surface water standards as set forth in the Engineering Development Manual shall be satisfied **(Exhibit 11, Project Reviews Report)**.
- 10.5 Streets and Access – The Public Works Department has reviewed the proposed subdivision and associated development and determined that there is adequate access from Meridian Avenue N via a shared driveway within Tract A. Frontage improvements for Meridian Avenue N, including re-paving of travel lanes, new curbs, gutters, sidewalks, and an amenity zone will be required prior to final plat



approval. Alternatively, the applicant may post a bond or other surety for frontage improvements, as provided in SMC 20.30.440, prior to final plat approval.

## **11. ENGINEERING AND UTILITY DEVELOPMENT STANDARDS (SMC 20.70)**

11.1 Right-of-Way Dedication – A right-of-way dedication (easement for public use) of 13 feet in width is required as a condition of approval along the site's frontage of Meridian Avenue N. The dedication is larger than the minimum necessary due to the future growth project for the intersection of Meridian Avenue N and N 185<sup>th</sup> Street, which will be constructed by the City. The purpose of the additional dedicated land is to accommodate the area needed for this future project.

11.2 Frontage Improvements – The following frontage improvements will be required as a condition of approval and shall be installed by the applicant prior to final plat approval, or the applicant may post a bond or other surety as described in Section 10.5 above.

- a) 22 feet of re-paving of Meridian Ave N, measured from the centerline of the right-of-way;
- b) 6-inch concrete curb;
- c) 5-foot-wide amenity zone; and
- d) 5-foot-wide concrete sidewalks.

11.3 Utility Undergrounding – Undergrounding of all utilities per SMC 20.70.430 will be required.

## **C. CONCLUSIONS**

Based on the above, staff concludes the proposed Preliminary Formal Subdivision:

- Has met the applicable requirements of the Shoreline Municipal Code, including SMC Title 20 Unified Development Code.
- Will make appropriate provisions for the public health, safety, and general welfare. The units within the subdivision will be connected to public sewer and water systems, subject to conditions set forth by the sewer and water providers. Additional stormwater runoff due to the increase of hardscape on site will be managed according to current City and State standards. Anticipated traffic impacts will be mitigated through the payment of Transportation Impact Fees and construction of frontage improvements along Meridian Avenue N. Impacts to the City's Park System and to the Shoreline Fire Department will be mitigated through Park and Fire Impact Fees.
- Will serve the public use and interest. The site is located within the N 185<sup>th</sup> Street Station Subarea which promotes denser development in proximity to future high-capacity transit, specifically Sound Transit's light rail station located approximately 0.5 miles from the site. The denser mixed-use residential zoning is intended to improve walkability and reduce car dependency. The proposed subdivision's creation of 11 lots will result in an addition 10 housing units thereby helping to address the regional housing shortage in the Central Puget Sound area. In addition, by increasing density, improving walkability and reducing car dependency issues such as greenhouse gas emissions, road congestion, cost of providing public services, and social diversity are being promoted.

#### D. STAFF RECOMMENDATION

Staff's recommendation to the Hearing Examiner is to forward to the City Council a recommendation of approval for the proposed Preliminary Formal Subdivision application, PLN19-0037, subject to the following conditions:

1. Applicant shall comply with all applicable provisions of the Shoreline Municipal Code, specifically SMC Title 20 Unified Development Code.
2. All existing and proposed restrictions, easements, tracts, and their purpose shall be clearly shown on the face of the Final Plat.
3. All utility easements for water service, sewer service, underground power, and telecommunications shall be noted on the face of the Final Plat.
4. A use and maintenance agreement shall be recorded, filed separately, or noted on the face of the Final Plat for all joint access and utility easements/tracts.
5. The stormwater facilities shall be complete and pass inspection prior to approval of the Final Plat, or the applicant shall post suitable bond or surety to guarantee the completion of improvements within one year of the date of approval of the Final Plat.
6. A stormwater declaration of covenant in a form acceptable to the City shall be recorded with the King County Recorder's Office prior to approval of the Final Plat and the recording number shall be clearly noted on the face of the Final Plat. If the applicant has posted a bond or surety, then the declaration of covenant shall be recorded on each lot shown on the final plat prior to release of the bond or surety. Or, in the alternate, covenant language in a form acceptable to the City shall be included on the face of the Final Plat.
7. A joint use and maintenance agreement identifying the rights and responsibilities of the property owners within the Final Plat, or a homeowner's association, shall be executed for the maintenance and operation of the stormwater facilities and recorded with the King County Recorder's Office prior to approval of the Final Plat. Or, in the alternative, joint use maintenance agreement language shall be included on the face of the Final Plat.
8. All conditions for access and life safety, as required by Shoreline Fire Department, shall be met. The proposed access road must be a minimum 20 feet wide and marked as a fire lane with no parking allowed. Both shall be noted on the face of the Final Plat, and the improvements shall be completed prior to Final Plat approval.
9. All conditions of the water availability certificate shall be met:
  - a. The maximum allowable size for a new fire service is the same size as the main when the main is part of a looped system or one size smaller when there is not a looped system, the largest available fire service is 8 inches. The maximum allowable size for irrigation, domestic, and combination services is one size smaller than the main; the largest available domestic or irrigation service size is 6 inches; and the largest available combination service is 10 inches.
  - b. One meter will serve the domestic water needs of a single legal parcel. If the legal parcel is shortplatted prior to approval for occupancy after final inspection of the building permit, then separate meters will be required for each legally described parcel. This may necessitate the installation of a water main by the developer.

- c. The property owner is responsible for the installation, maintenance, and liability of the service line from the City union near the meter to the building served. New water service piping from the City union to the building must be inspected by SPU prior to covering. For an inspection, call (206) 684-5800.
- d. For new water services, Property owner must sign SPU's Application and Agreement for Water Service, pay all connection service charges, and other charges which may or may not be listed below, and submit the legal description of the property to be served. Apply for service at 700 5<sup>th</sup> Avenue, 27<sup>th</sup> Floor, Seattle, WA 98104. The time between the service order and installation varies depending on workload, service size and type. Wait times are approximately 100 days; call SPU, DSO at (206) 684-3333 for current projected wait time.
- e. Customers are required to install an approved air gap or reduced pressure backflow assembly (RPBA/RPDA) on all water service connections posing a high health cross-connection hazard (pursuant to WAC 246-290-490). Backflow prevention is also required on water service connections such as fire services, irrigation services, buildings exceeding three stories of 30 ft. in height above the meter (measured to highest water fixture) and may be required for other water services. SPU and KCHD (King County Health Department) are the administrative authorities engaged in a joint program identifying actual and potential cross-connections between the public water supply and possible sources of contamination. For answers to cross-connection control questions or to request an inspection, please call (206) 684-3536.
- f. Prior to ordering a new water meter that will serve a back lot, a recorded easement with a minimum width of 5', dedicated for water services shall be provided. If more private water lines will be installed in any portion of an easement, 1' addition of easement width must be allowed for each additional private water line. The easement must be continuous from the water meter to the parcel or unit lot served by that meter. SPU does not install manifolds for 1.5" and larger services and they shall require individual taps.
- g. Underground piping through an easement, from the City union to the property line, must be either type K or L copper, or Ipex Kitec (PE-AL-PE) and fittings.
- h. Required Payments:
  - i. A calculated Connection Charge may apply when any new water service is ordered.
  - ii. When required by the Fire Department, or when requested by the developer, standard charges for hydraulic modeling or a hydrant flow test are due.
  - iii. Standard charges are due when any new water service is ordered, or when any existing water service is retired or re-established.
- i. General Comments:
  - i. One domestic water meter is allowed to serve one legal parcel. A subdivision must be approved with address(es) assigned prior to ordering additional water service(s).

- ii. Please provide detailed plans of water services at the time of ordering new meter(s). Please realize that water requirements may change when desired water service is requested.
  - iii. If the proposed project changes after this review of Water Availability, or if the current plan submitted to SPU does not detail the entire scope of the proposed project, water requirements may change, and a new Water Availability Certificate will need to be issued to supersede the Water Availability Certificate which is based on incomplete or modified data.
  - iv. Customers connected to sewers in the King County (KC) service area are subject to the KC capacity charge. Contact King County at (206) 296-1450 or [CapChargeEscrow@kingcounty.gov](mailto:CapChargeEscrow@kingcounty.gov).
  - v. For as inle SPU water service and then a master meter supplying an HOA-Owned water main to the entire site (as shown in the marked-up site plan) add one 30" line valve with an 8" bypass assembly in N 185<sup>th</sup> Street, near the east margin of Burke Avenue N. If individual taps are required east of Burke Avenue N, then a second 30" valve is required in N 185<sup>th</sup> Street east of Meridian Avenue N.
10. A side sewer easement is required for all shared side sewers on the City of Shoreline/Ronald Wastewater District approved form. The easement shall be recorded prior to Final Plat approval and it shall be clearly noted on the face of the Final Plat.
11. All conditions set forth by Ronald Wastewater District for new sewer connections shall be met:
- a. Sanitary sewer service will be provided by a six (6) inch side sewer connection or an eight (8) inch or larger sewer main from the site.
  - b. Prior to connection of any structure to any sanitary sewer system or the making of any repairs, alterations, or additions, an application for a side sewer permit shall be filed with the City of Shoreline.
  - c. All materials and workmanship in connection with the installation of any sewers connected to the public sewer shall be as specified by District Rules & Regulations – Res. 09-26.
  - d. May require a hydraulic capacity study by the District contract engineer. Developer will be responsible for all costs.
  - e. Will require right of way permits for sewer work separate from other ROW permits issued for this project.
  - f. Cap-off of existing side sewers required at property line before demolition of structures.
  - g. Sanitary Sewer Developer Extension will be required to provide sewer service. Refer to the Developer Extension Manual for information on requirements.
  - h. Contractors working in the right of way for sewer work will be required to be licensed and bonded prior to permit issuance.
  - i. Connections are subject to Ronald Wastewater District General Facility Charge and/or Local Facilities Charge as outlined in Res. 09-26.
  - j. All new connections, additional connections, or revised connections are subject to King County Treatment Capacity Charge.
12. All new development shall be served with underground power and separate meters for each dwelling unit.

13. Protective fencing shall be installed around the driplines of trees identified by the City in order to ensure their survival during construction.
14. The exact square footage of each lot shall be clearly shown on the face of Final Plat.
15. All addresses shall be shown on the recorded Final Plat. Each unit shall be addressed as follows:
  - a. Lot 1 – 18514 Meridian Ave N Unit A
  - b. Lot 2 – 18514 Meridian Ave N Unit B
  - c. Lot 3 – 18514 Meridian Ave N Unit C
  - d. Lot 4 – 18514 Meridian Ave N Unit D
  - e. Lot 5 – 18514 Meridian Ave N Unit E
  - f. Lot 6 – 18514 Meridian Ave N Unit F
  - g. Lot 7 – 18512 Meridian Ave N Unit A
  - h. Lot 8 – 18512 Meridian Ave N Unit B
  - i. Lot 9 – 18512 Meridian Ave N Unit C
  - j. Lot 10 – 18512 Meridian Ave N Unit D
  - k. Lot 11 – 18512 Meridian Ave N Unit E
16. A Covenant shall be recorded either by stating it on the face of the Final Plat or by filing a Declaration of Covenant with King County Recorder's Office prior to Final Plat approval. The recording number of this Declaration shall be noted on the plat. The language of the covenant shall be:

“Each unit lot is not a separate buildable lot. Additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot. These units will be considered individual units and part of one structure that cannot be segregated from one another. A unit lot development is defined as one building or one structure in the International Building Code and International Fire Code and National Electrical Code.”
17. The following note shall be placed on the face of the Final Plat:

“This subdivision is approved based on SMC 20.30.410.D Unit Lot Development standards and Exception (#2) to Table 20.50.020(1) that allows modifications to certain dimensional standards for unit lot developments. Any future development of the individual lots created by this subdivision may be limited as a result of the application of development standards.”