

**CITY COUNCIL AGENDA ITEM**  
CITY OF SHORELINE, WASHINGTON

**AGENDA TITLE:** QUASI-JUDICIAL: Approving Preliminary Formal Unit Lot Subdivision No. PLN19-0037, Dividing One Existing Parcel Into Eleven (11) Unit Lots at 18512 Meridian Court N  
**DEPARTMENT:** Planning & Community Development  
**PRESENTED BY:** Caleb Miller, Associate Planner  
**ACTION:**        ☐ Ordinance        ☐ Resolution        ☒ Motion  
                 ☐ Discussion        ☐ Public Hearing

**PROBLEM/ISSUE STATEMENT:**

Blue Fern Development, LLC., requests application approval for a Preliminary Formal Subdivision to divide the existing parcel at 18512 Meridian Court N into eleven (11) unit lots and a joint access and utilities tract. Per Shoreline Municipal Code (SMC) Section 20.30.060, this request is a Type C permit and therefore is a quasi-judicial decision. The public hearing for this subdivision was held on January 15, 2020 by the Hearing Examiner, which created the record for the basis of a recommendation from the Hearing Examiner to the City Council. As such, the City Council cannot hear any additional public comment on this item and should not have external discussion regarding this request with members of the public.

The Hearing Examiner's Findings, Conclusions, and Recommendation (Attachment A), dated January 20, 2020, state that the subdivision application meets all of the criteria for approval of a subdivision, and, with conditions, makes appropriate provisions for the public health, safety, and general welfare. The Hearing Examiner recommends approval of the subdivision, subject to conditions listed in Attachment A. Tonight, the City Council is scheduled to discuss and take action on this Preliminary Formal Unit Lot Subdivision.

**RESOURCE/FINANCIAL IMPACT:**

The proposed subdivision may result in resource or financial impacts to the City. City services will be used by the future residents of this townhome development, and the additional parcels created as a result of the subdivision will add to the City's property tax base.

**RECOMMENDATION**

Staff recommends that City Council accept the Hearing Examiner's recommendation and approve the Preliminary Formal Subdivision PLN19-0037 subject to the conditions included in the Hearing Examiner's recommendation.

Approved By:

City Manager: **DT**

City Attorney: **MK**

## **BACKGROUND**

On February 21, 2019, Blue Fern Development LLC (Applicant) filed a subdivision application to subdivide one (1) parcel of land, located at 18512 Meridian Court N (the "Subject Property"), into eleven (11) unit lots and a joint access and utilities tract. Shoreline Municipal Code (SMC) Section 20.30.380 classifies this subdivision as a "Formal Subdivision." SMC 20.30.060 states that a Preliminary Formal Subdivision is a Type C action for which the Hearing Examiner holds an open record public hearing and makes a recommendation to the City Council. The City Council is the final decision-maker and can accept, deny, or modify the Hearing Examiner's recommendation.

The Subject Property is located in the south-central portion of the Echo Lake Neighborhood. The Comprehensive Plan land use designation is Station Area 2. The Subject Property is zoned MUR-45' and is included in the 185<sup>th</sup> Street Planned Action Area. The Subject Property is a 13,602 square foot (0.31 acres) parcel currently developed with a single-family residence and accessory structures. These structures will be demolished to accommodate new development.

A pre-application meeting with staff was held on May 8, 2018 and the required neighborhood meeting was held on November 14, 2018 with ten (10) residents in attendance. The subdivision application was submitted on February 21, 2019 and determined to be complete as of March 14, 2019. A Notice of Application was issued on March 19, 2019. No comments were received during the 14-day comment period. A Planned Action Determination was issued August 15, 2019.

The Applicant has proposed 11 unit lots, satisfying the minimum density for the MUR-45 zoning district. This Preliminary Formal Unit Lot Subdivision application has been reviewed concurrently with building, site development, and right-of-way permit applications using the Consolidated Subdivision process under SMC 20.30.410(A)(3). The scope of work under the construction permits includes two (2) single-family attached (townhome) buildings with one building containing five (5) units and the other containing six (6) units, along with site and right-of-way improvements. Issuance of these permits is contingent on approval of this Preliminary Formal Subdivision. The unit lot boundaries proposed as part of this subdivision will correspond directly with each townhome unit footprint.

The Hearing Examiner conducted an open record hearing on January 15, 2020. No written or public comments were submitted for the public hearing. On January 20, 2020, the Hearing Examiner issued a recommendation of approval subject to 17 conditions. These conditions require such things as utility easements, a joint use/maintenance agreement for the shared access tract, stormwater covenants, adequate fire access, and provision for utilities.

## **DISCUSSION**

As detailed in Section C of the Staff Report to the Hearing Examiner (Attachment B), the proposed Preliminary Formal Subdivision meets the criteria of SMC 20.30.410 and the provisions of RCW 50.17.110. As the Hearing Examiner determined in the recommendation of approval (see Conclusions Based on Findings), the Subdivision makes appropriate provisions for the public health, safety and general welfare,

drainage, access, and other facilities and services. The Subdivision will also serve the public use and interest, creating additional opportunities for owner-occupied housing developed in a manner that is consistent with the City's Comprehensive Plan policies.

### **Quasi-Judicial Decision**

Per Shoreline Municipal Code (SMC) Section 20.30.060, this request is a Type C permit and therefore is a quasi-judicial decision. As noted, above, the public hearing for this subdivision was held on January 15, 2020 by the Hearing Examiner, which created the record for the basis of a recommendation from the Hearing Examiner to the City Council. As such, the City Council cannot hear any additional public comment on this item and should not have external discussion regarding this request with members of the public.

### **ALTERNATIVES ANALYSIS**

The City Council has three options regarding this Preliminary Formal Subdivision:

1. Approve the Preliminary Formal Subdivision application with the conditions recommended by the Hearing Examiner (staff recommendation).
2. Approve the Preliminary Formal Subdivision application with alternative conditions than those recommended by the Hearing Examiner. Certain conditions recommended by the Hearing Examiner may be removed from the final decision, or additional conditions may be added by the Council. The Council would need to provide a basis for the addition or removal of conditions.
3. Deny the Preliminary Formal Subdivision application. The Council would need to provide at least a basic reason for making this decision, which is contrary to the recommendation of the Hearing Examiner.

### **RESOURCE/FINANCIAL IMPACT**

The proposed subdivision may result in resource or financial impacts to the City. City services will be used by the future residents of this townhome development, and the additional parcels created as a result of the subdivision will add to the City's property tax base.

### **RECOMMENDATION**

Staff recommends that City Council accept the Hearing Examiner's recommendation and approve the Preliminary Formal Subdivision PLN19-0037 subject to the conditions included in the Hearing Examiner's recommendation.

### **ATTACHMENTS**

Attachment A: Hearing Examiner's Findings, Conclusions and Recommendation  
Attachment B: Exhibits Admitted into the Hearing Examiner Record

**BEFORE THE HEARING EXAMINER  
FOR THE CITY OF SHORELINE**

In the Matter of the Application of )	No. PLN19-0037
)	
<b>Michelle Branly, Blue Fern Development</b> )	<b>Birchman Townhomes</b>
)	
For Approval of a Preliminary )	FINDINGS, CONCLUSIONS,
<u>Formal Subdivision</u> )	AND RECOMMENDATION

**SUMMARY OF DECISION**

The Hearing Examiner recommends that the application for a preliminary formal subdivision to subdivide one residential parcel into 11 lots for development of 11 townhome units, and associated improvements, at 18512 Meridian Court North be **APPROVED**. Conditions are necessary to mitigate specific impacts of the proposed development.

**SUMMARY OF RECORD**

Hearing:

The Hearing Examiner held an open record hearing on the request on January 15, 2020.

Testimony:

The following individuals testified at the open record hearing:

Holli Heavrin, Applicant Representative  
Caleb Miller, City Planner

Exhibits:

The following exhibits were admitted into the record:

1. Staff Report
2. Boundary/Topographic Survey (Sheet C1.02), dated June 19, 2018
3. Vicinity Map, dated February 1, 2019
4. Planned Action Determination of Consistency Review Checklist, dated August 15, 2019
5. Neighborhood Meeting notice, undated
6. Neighborhood Meeting Report cover letter, dated March 15, 2019; Neighborhood Meeting held November 14, 2018
7. Notice of Preliminary Formal Subdivision Application, dated March 19, 2019
8. Notice of Public Hearing, undated, with Site Plan and Vicinity Map
9. Site Plan & Details (Sheet C1.03), revised October 23, 2019
10. Site Grading and Storm Drain Plan (Sheet C3.01), revised October 23, 2019
11. Project Reviews, printed December 24, 2019
12. Building Coverage and Hardscape Area Calculation Worksheet, received July 8, 2019
13. Site Grading and Storm Drain Plan, revised October 23, 2019
14. Water Availability Certificate, Seattle Public Utilities, dated March 6, 2019

*Findings, Conclusions, and Recommendation*

*City of Shoreline Hearing Examiner*

*Birchman Townhomes Preliminary Formal Subdivision, No. PLN19-0037*



15. Applicant PowerPoint (8 slides), dated January 15, 2020
16. City PowerPoint (11 slides), dated January 15, 2020
17. Request to Change Proposed Condition of Approval 9, received January 15, 2020
18. Request to Change Proposed Condition of Approval 11, received January 15, 2020
19. Application, received February 21, 2019

The Hearing Examiner enters the following findings and conclusions based upon the testimony at the open record hearing and the admitted exhibits:

## FINDINGS

### Application and Public Notice

1. Michelle Branly, on behalf of Blue Fern Development LLC (Applicant), requests approval of a preliminary formal subdivision<sup>1</sup> to subdivide one existing residential parcel into 11 individual fee simple lots and one shared access/utilities tract, for development of 11 townhome units in two buildings, with associated improvements. The development would be located at 18512 Meridian Court North.<sup>2</sup> *Exhibit 1, Staff Report, page 1; Exhibit 2; Exhibit 4; Exhibit 7; Exhibit 9; Exhibit 10; Exhibit 15; Exhibit 16; Exhibit 19.*
2. A pre-application neighborhood meeting was held on November 14, 2018, as required by the municipal code. At the pre-application meeting, the Applicant's design team responded to community questions and concerns regarding:
  - Whether there would be a Homeowner's Association for the project.
  - Whether the proposed townhome units would have garages or other off-street parking available; and concerns with current lack of available on-street parking.
  - The location of ingress/egress to the property.
  - Traffic impacts from the development and concerns with current traffic volumes on Meridian Ave. N. at peak drive times.
  - The expected timeline for construction.
  - The sale price of the townhome units.
  - How garbage trucks would access and serve the site.*Exhibit 1, Staff Report, page 2; Exhibit 5; Exhibit 6.*
3. Following further project design and review, the Applicant submitted the project application on February 21, 2019. The City of Shoreline (City) determined that the application was complete on March 14, 2019. On March 19, 2019, the City issued a Notice of Application for the subdivision with the comment period ending on April 2, 2019. On December 31, 2019, the City issued a Notice of Public Hearing for the open

---

<sup>1</sup> A formal subdivision is a subdivision of 10 or more lots. *Shoreline Municipal Code (SMC) 20.30.380.B.*

<sup>2</sup> The property is identified by Tax Assessor Parcel No. 323535-0040. *Exhibit 1, Staff Report, page 1.* A legal description of the property is included on the boundary/topographic survey. *Exhibit 2.*

record hearing associated with the proposal. The City did not receive any comments in response to its notice material. *Exhibit 1, Staff Report, page 3; Exhibit 7; Exhibit 8.*

4. City staff determined that the subdivision application would be reviewed concurrently with the building site development and the right-of-way permits under the Consolidated Subdivision process in SMC 20.30.410.A.3. Accordingly, applicable City departments and agencies have already reviewed the project for consistency with fire, safety, building, and other municipal code requirements related to the proposal. *Exhibit 1, Staff Report, pages 1 through 5.*

#### State Environmental Policy Act

5. The project site is within a “Planned Action Area” of the City: the 185th Street Station Subarea. Under provisions of the Growth Management Act, Chapter 36.70A Revised Code of Washington (RCW); SEPA, Chapter 43.21C RCW; WAC 197-11-164; and Shoreline Municipal Code (SMC) 20.30.357, the City Council established the Planned Action Area in 2015 under Ordinance No. 707. The City prepared a draft and final Environmental Impact Statement (EIS) for the 185th Street Station Subarea, which determined that the EIS mitigation measures and the City’s existing development regulations would adequately mitigate significant impacts from future development within the Planned Action Area. *Exhibit 1, Staff Report, page 2; Exhibit 3; Exhibit 4.*
6. City staff received a Planned Action Determination of Consistency Review Checklist on July 8, 2019. The City reviewed the submitted checklist and determined that the proposed subdivision qualifies as a Planned Action on August 15, 2019, and that additional review under SEPA would not be required.<sup>3</sup> The project would account for 10 new residential units from the 2,046 remaining residential units allocated under the Planned Action and would account for approximately 5 additional PM peak-hour weekday trips from the 8,228 remaining trips allocated under the Planned Action. *Exhibit 1, Staff Report, page 2; Exhibit 4.*

#### Comprehensive Plan, Zoning, and Surrounding Property

7. The City’s Comprehensive Plan designates the site as “Station Area 2.” The purpose of this designation is to encourage transit-oriented development in the area surrounding future light rail stations, including development of higher density residential development along arterials in the subarea. *Shoreline Comprehensive Plan, page 32.* Ordinance No. 707 designated the 185th Street Subarea Planned Action as consistent with the goals and policies of the City’s Comprehensive Plan. *Ordinance No. 707 (Section 1.D).* Accordingly, City staff determined that the proposal would be consistent with the City’s

---

<sup>3</sup> SMC 20.30.565 provides:

Development approvals in planned action districts identified on the City zoning map are designated planned action approvals pursuant to WAC 197-11-164. The environmental impacts of development in these districts consistent with the applicable code provisions have been addressed in a planned action EIS and do not require additional SEPA review.

Comprehensive Plan and the applicable subarea plan. *Exhibit 1, Staff Report, page 1; Exhibit 4.*

8. The property is zoned Mixed-Use Residential 45' (MUR-45'). The purpose of the MUR-45' zone is to provide for a mix of predominantly multifamily development in appropriate locations with other nonresidential uses that are compatible and complementary. Single-family attached residential dwellings are a permitted use in this zone. *Exhibit 1, Staff Report, page 1; SMC 20.40.046; SMC 20.40.160.*
9. Parcels abutting the site and those along the North 185<sup>th</sup> Street corridor are within the MUR-45' zone. The abutting parcels are developed with single-family residential units compatible with the City's previous low-density R-6 residential zone. *Exhibit 1, Staff Report, page 2.*

#### Existing Site and Proposed Development

10. The site encompasses approximately 13,602 square feet (0.31 acres) and is currently developed with a single-family residence and three accessory structures. The residential structures would be removed during development. The site gently slopes downward from north to south, with an approximately 10-foot change in elevation. The site also currently contains two deciduous trees, measuring approximately 10 inches and 16 inches in diameter at breast height, that would be removed during development. *Exhibit 1, Staff Report, pages 1, 8; Exhibit 2.*
11. As noted above, the Applicant would subdivide the residential parcel into 11 fee simple lots with a shared access and utilities tract for development of 11 individual townhome units in two buildings. The lots would 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 of the site. The lots would all front the shared access tract (Tract A). The lots would be separated from Meridian Avenue North and Meridian Court North by a landscaped perimeter. Parking would be limited to within each townhouse unit, which would contain a one-car garage. *Exhibit 1, Staff Report, pages 4, 6, and 7; Exhibit 9; Exhibit 19.*
12. SMC 20.50.020(2) provides site development standards applicable to development in the MUR-45' zone. SMC 20.50.020(2) requires a minimum density of 18 units per acre. The Applicant proposes a density of 11 units on the 13,602 square foot (0.31-acre) site, consistent with minimum density requirement. SMC 20.50.020(2) also provides for no minimum front yard setback on arterial streets (not including 185<sup>th</sup> Street), 10 feet on nonarterial streets, minimum back yard and side yard setbacks of 5 feet, and a maximum hardscape of 90 percent. SMC 20.50.020 provides an exception allowing zero lot line and unit lot developments. The exception applies only to internal lot lines, and the overall site must comply with setbacks, building coverage, and hardscape limitations. The Applicant's proposed overall site setbacks, when considering the proposed shared access and utilities tract, would be consistent with the minimum setback requirements. The Applicant proposes an overall site hardscape of 81 percent, within the 90 percent

*Findings, Conclusions, and Recommendation*  
*City of Shoreline Hearing Examiner*  
*Birchman Townhomes Preliminary Formal Subdivision, No. PLN19-0037*

hardscape requirement under SMC 20.50.020(2). City staff also determined that grading work for the future placement of the buildings and necessary infrastructure would be minimal because the site is generally flat. *Exhibit 1, Staff Report, pages 6 to 8; Exhibit 9; Exhibit 12.*

#### Critical Areas

13. The Growth Management Act, Chapter 36.70A RCW, requires the City to designate environmentally critical areas and adopt regulations to ensure conservation of such areas. The provisions of the City's Critical Areas Code establishes standards for the protection of critical areas, including geologic hazard areas, fish and wildlife habitat conservation areas, wetlands, flood hazard areas, and aquifer recharge areas, while maintaining a property owner's reasonable economic use of property and maintaining the provision of services necessary to support existing and planned development. City staff determined that no critical areas or natural hazardous conditions exist on the site. *Exhibit 1, Staff Report, page 3; SMC 20.20.014; SMC 20.80.010.*

#### Open Spaces and Parks

14. City staff determined that no dedication of park land is required by the proposed project. Two significant trees would be removed during development of the site, each measuring less than 30 inches in diameter at breast height. The removal of these two trees is exempt from tree retention and replacement requirements of Chapter 20.50 SMC: under SMC 20.50.310.B, three significant trees measuring less than 30 inches in diameter at breast height on lots up to 7,200 square feet, and one additional tree for every additional 7,200 square feet of area, are exempt from the tree retention and replacement requirements of Chapter 20.50 SMC. *Exhibit 1, Staff Report, pages 5 and 8; Exhibit 9.*

#### Stormwater Management

15. SMC 20.60.070 requires that all new development be served by a surface water management system approved by the Public Works Department. Stormwater for the project would be reviewed for consistency with the 2014 Department of Ecology Stormwater Manual, as adopted by the City, and that the Public Works Department would review the proposed subdivision and associated development prior to construction to determine whether the stormwater requirements have been satisfied. *Exhibit 1, Staff Report, pages 4, 8; Exhibit 11.*

#### Access and Traffic Impacts

16. The proposed subdivision would include a single vehicular access point from Meridian Avenue North leading to a shared driveway (Tract A) that would serve all 11 units in the subdivision. The Public Works Department and Shoreline Fire Department reviewed the proposed vehicular access and determined it would meet all municipal requirements. City staff determined that no vehicle turnaround is required for the subdivision under Section 12.9(B) of the Engineering Development Manual. The project provides for one parking space, in the form of a one-car garage, for each townhouse unit consistent with the minimum parking space requirements of SMC 20.50.390.A. City staff determined

*Findings, Conclusions, and Recommendation*

*City of Shoreline Hearing Examiner*

*Birchman Townhomes Preliminary Formal Subdivision, No. PLN19-0037*

that a 13-foot dedication (easement for public use) along the site's frontage on Meridian Avenue North would be required, including new sidewalks. The sidewalks would provide safe walk routes to schools and school bus stops. *Exhibit 1, Staff Report, pages 4-6, 8; Exhibit 4; Exhibit 9; Exhibit 11; Exhibit 14; Exhibit 15; Testimony of Holli Heavrin.*

#### Utilities and Services

17. Chapter 20.60 SMC requires that all development proposals requiring City approval be adequately served by public facilities prior to occupancy, plat recording, or other land use approval. Such public facilities include sewer and/or wastewater disposal, water supply, fire protection service, surface and stormwater management, and streets and access. Ronald Wastewater District reviewed the proposed subdivision and determined that sufficient sewer capacity is available. Seattle Public Utilities reviewed the proposed subdivision and issued a Water Availability Certificate. The Shoreline Fire Department reviewed the proposal for water pressure to the site and proximity to fire hydrants and determined that the proposal is satisfactory. Future development of the site with the townhome units would require the payment of fire impact fees under Chapter 3.75 SMC. The Public Works Department reviewed the proposed subdivision and associated development and determined that surface water standards would be satisfied. The Public Works Department also determined that the proposed shared driveway provides adequate access from Meridian Avenue North. *Exhibit 1, Staff Report, pages 8-9; Exhibit 11; Exhibit 14.*

#### Testimony

18. Applicant representative Holli Heavrin testified generally about the application review process, and how the proposal would comply with the City Comprehensive Plan, zoning regulations, the requirements of the 185th Street Subarea Planned Action, and all other applicable codes and policies. Ms. Heavrin testified that the Applicant generally agreed with the City's proposed conditions of approval but requested changes to the language of proposed conditions number 9 and number 11. These proposed changes were admitted as Exhibits 17 and 18. *Testimony of Ms. Heavrin.*
19. City Associate Planner Caleb Miller testified generally about the application review process, explaining that the City reviewed the application for consistency with the requirements of the Shoreline Municipal Code, specifically the preliminary subdivision decision criteria of SMC 20.30.410(B)(1)-(4). Mr. Miller testified that the proposal would meet these criteria; would make appropriate provisions for public health, safety, and welfare; and would serve the public use and interest. Mr. Miller testified that City staff recommends approval of the preliminary formal subdivision, subject to the City's proposed conditions. Mr. Miller agreed with the Applicant's proposed changes to the City's proposed conditions number 9 and number 11. *Testimony of Mr. Miller.*

Staff Recommendation

20. Recommending that the Hearing Examiner forward to the City Council a recommendation of approval, City staff determined that, with conditions, the proposal would meet the requirements of the City code and would be consistent with the City Comprehensive Plan. *Exhibit 1, Staff Report, pages 9-13, Exhibit 4, Testimony of Mr. Miller.*

**CONCLUSIONS**Jurisdiction

The Hearing Examiner is granted jurisdiction to hear and make recommendations to the City Council for preliminary formal subdivisions under Chapter 2.15 SMC and SMC 20.30.060, Table 20.30-060.

Criteria for Review

Under SMC 20.30.410.B, the criteria for preliminary subdivision approval are:

1. Environmental.
  - 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.
  - 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.
  - 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.
  - 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.
2. Lot and Street Layout.
  - 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.
  - 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.
  - c. Each lot shall meet the applicable dimensional requirements of the Code.
  - d. Pedestrian walks or bicycle paths shall be provided to serve schools, parks, public facilities, shorelines and streams where street access is not adequate.
3. Dedications and Improvements.
- a. The City may require dedication of land in the proposed subdivision for public use.
  - b. Only the City may approve a dedication of park land.
  - 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.
    - i. 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.
4. Unit Lot Development.
- a. The provisions of this subsection apply exclusively to unit lot developments for single-family attached dwelling units or zero lot line developments in all zones in which these uses are permitted.
  - 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.
  - c. As a result of the subdivision, development on individual unit lots may modify standards in SMC 20.50.020, Exception 2.
  - 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.

- 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.
- 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.
- 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."

*SMC 20.30.410.B.*

The state subdivision criteria, codified at Chapter 58.17 RCW, are as follows:

A proposed subdivision and dedication shall not be approved unless the city, town, or county legislature body makes written findings that: (a) [a]ppropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication.

*RCW 58.17.110(2).*

The criteria for review adopted by the City Council are designed to implement the requirement of Chapter 36.70B RCW to enact the Growth Management Act. In particular, RCW 36.70B.040 mandates that local jurisdictions review proposed development to ensure consistency with City development regulations, considering the type of land use, the level of development, infrastructure, and the characteristics of development. *RCW 36.70B.040.*

#### Conclusions Based on Findings

1. **With conditions, the preliminary formal subdivision would make appropriate provisions for the public health, safety, and general welfare and for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, and schools and school grounds, as required by RCW 58.17.110(2).** The property is designated Station Area 2 under the City Comprehensive Plan and is within the 185<sup>th</sup> Street Station Planned Action Area. Development of higher density residential units, including single-family

*Findings, Conclusions, and Recommendation*

*City of Shoreline Hearing Examiner*

*Birchman Townhomes Preliminary Formal Subdivision, No. PLN19-0037*



attached residential townhomes, is encouraged under this designation. City staff identified several Comprehensive Plan goals related to the proposal, including encouraging the creation of transit-oriented development to serve the location of future light rail stations, higher-density housing compatible with the Planned Action Area, supporting managed growth, and improving streets and pedestrian walkways. The property is zoned Mixed-Use Residential 45' and would be compatible with neighboring land uses. The Growth Management Act promotes higher densities within cities where infrastructure is available to serve the population.

The Public Works Department reviewed the proposal to determine that stormwater requirements would be satisfied. Access to the subdivision would be from a singular access point from Meridian Avenue North leading to a shared driveway serving all 11 units in the subdivision. Each individual townhouse unit would provide for one parking space in an attached garage. A 13-foot dedication along Meridian Avenue North and improvements to street frontage, including new sidewalks, would be required. The sidewalks would provide safe walking routes to schools and school bus stops. Ronald Wastewater District would provide sewer service to the site. Seattle Public Utilities would provide water service. The Shoreline Fire Department reviewed the proposal for water pressure to the site, emergency access, and proximity to fire hydrants and determined that the proposal would comply with municipal requirements. Additionally, future development of the site with the townhome units would require the Applicant to pay fire impact fees.

Grading of the site for the future placement of buildings and necessary infrastructure would be minimal because the site is generally flat. The site gently slopes downward from north to south, with an approximately 10-foot change in elevation. Two trees with breast height diameters of 10 and 16 inches would be removed from the site during development. Under the City Code, the removal of these trees is exempt from retention and replacement requirements. The proposed subdivision qualifies under the Planned Action Determination for the 185<sup>th</sup> Street Station Subarea. The City prepared a draft and final 185th Street Station Subarea Environmental Impact Statement, which determined that the EIS mitigation measures and the City's existing development regulations would adequately mitigate significant impacts from development within the Planned Action area. Accordingly, no additional SEPA review is required.

The application was reviewed concurrently with the building site development and the right-of-way permits under the Consolidated Subdivision process in SMC 20.30.410.A.3.

Conditions are necessary to ensure that the proposal conforms to the preliminary plat plans and that the Applicant submits applicable construction plans and reports for review and approval by the City for stormwater, water, sewer, electrical, and streets; submits a final plat map; complies with the design review requirements; identifies, on the final plat, all existing and proposed restrictions, easements, and tracts, including all utility easements, the proposed shared access tract designated as a fire lane, and restrictions on

future development of individual lots in the subdivision; and meets all local, state, or federal code requirements. *Findings 1 – 20.*

2. **With conditions, the proposed preliminary formal subdivision would be consistent with environmental impact, lot and street layout, dedications and improvements, and unit lot development review criteria as required by SMC 20.30.410 regulations, considering land use type, development level, infrastructure, and development characteristics, such as development standards, as required by Chapter 58.17 RCW and Title 14 LSMC.** The City provided reasonable notice and opportunity to comment on the proposed preliminary plat. No comments were received. Environmental impacts of the proposed plat were considered, as required by SEPA. The City prepared an EIS on the 185th Street Station Subarea and a Planned Action Determination that determined that further SEPA review was not required. The preliminary plat would provide development consistent with applicable development regulations. City staff determined that, with conditions, the proposal would be consistent with all applicable City, county, and state requirements, including the applicable Comprehensive Plan, municipal code, and development standards. The public interest would be served by the platting of the subdivision. As detailed above in Conclusion 1, conditions are necessary to ensure that the proposal meets all criteria required for plat approval. *Findings 1 – 20.*

### DECISION

Based on the preceding findings and conclusions, the Hearing Examiner recommends that the City Council **APPROVE** the application for a preliminary formal subdivision to subdivide one residential parcel into 11 lots and one tract within the Mixed-Use Residential 45 zone at 18512 Meridian Court North, with the following conditions:<sup>4</sup>

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.

---

<sup>4</sup> Conditions include both legal requirements applicable to all developments and conditions to mitigate the specific impacts of this development.

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 set forth by Seattle Public Utilities for new water connections shall be met.
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.
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

*Findings, Conclusions, and Recommendation*  
*City of Shoreline Hearing Examiner*  
*Birchman Townhomes Preliminary Formal Subdivision, No. PLN19-0037*

- 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.”

**RECOMMENDED** this 20<sup>th</sup> day of January 2020.




---

ANDREW M. REEVES  
Hearing Examiner  
Sound Law Center

**PLN19-0037 Birchman Townhomes**  
**Preliminary Formal Subdivision**  
**List of Exhibits**

<b><i>EXHIBIT</i></b>	<b><i>DOCUMENT NAME</i></b>
<i>Exhibit 1</i>	Staff Report, prepared 30 December 2019
<i>Exhibit 2</i>	Boundary/Topographic Survey, prepared 19 June 2018
<i>Exhibit 3</i>	Vicinity Map, prepared 1 February 2019
<i>Exhibit 4</i>	Planned Action Determination of Consistency, issued 15 August 2019
<i>Exhibit 5</i>	Neighborhood Meeting Notice
<i>Exhibit 6</i>	Neighborhood Meeting Report, prepared November 2018
<i>Exhibit 7</i>	Notice of Application, dated 19 March 2019
<i>Exhibit 8</i>	Notice of Public Hearing, dated 31 December 2019
<i>Exhibit 9</i>	Site Plan, received 31 October 2019
<i>Exhibit 10</i>	Site Grading and Storm Drain Plan, received 31 October 2019
<i>Exhibit 11</i>	Project Reviews Report, generated 24 December 2019
<i>Exhibit 12</i>	Building Coverage and Hardscape Area Calculation Worksheet, received 8 July 2019
<i>Exhibit 13</i>	Right-of-Way Plan, received 31 October 2019
<i>Exhibit 14</i>	Water Availability Certificate, Seattle Public Utilities, prepared 6 March 2019
<i>Exhibit 15</i>	Slidedeck of Applicant Presentation
<i>Exhibit 16</i>	Slidedeck of City Presentation
<i>Exhibit 17</i>	Applicant Change Request – Condition #9
<i>Exhibit 18</i>	Applicant Change Request – Condition #11
<i>Exhibit 19</i>	Permit Application

---

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

---

## **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).

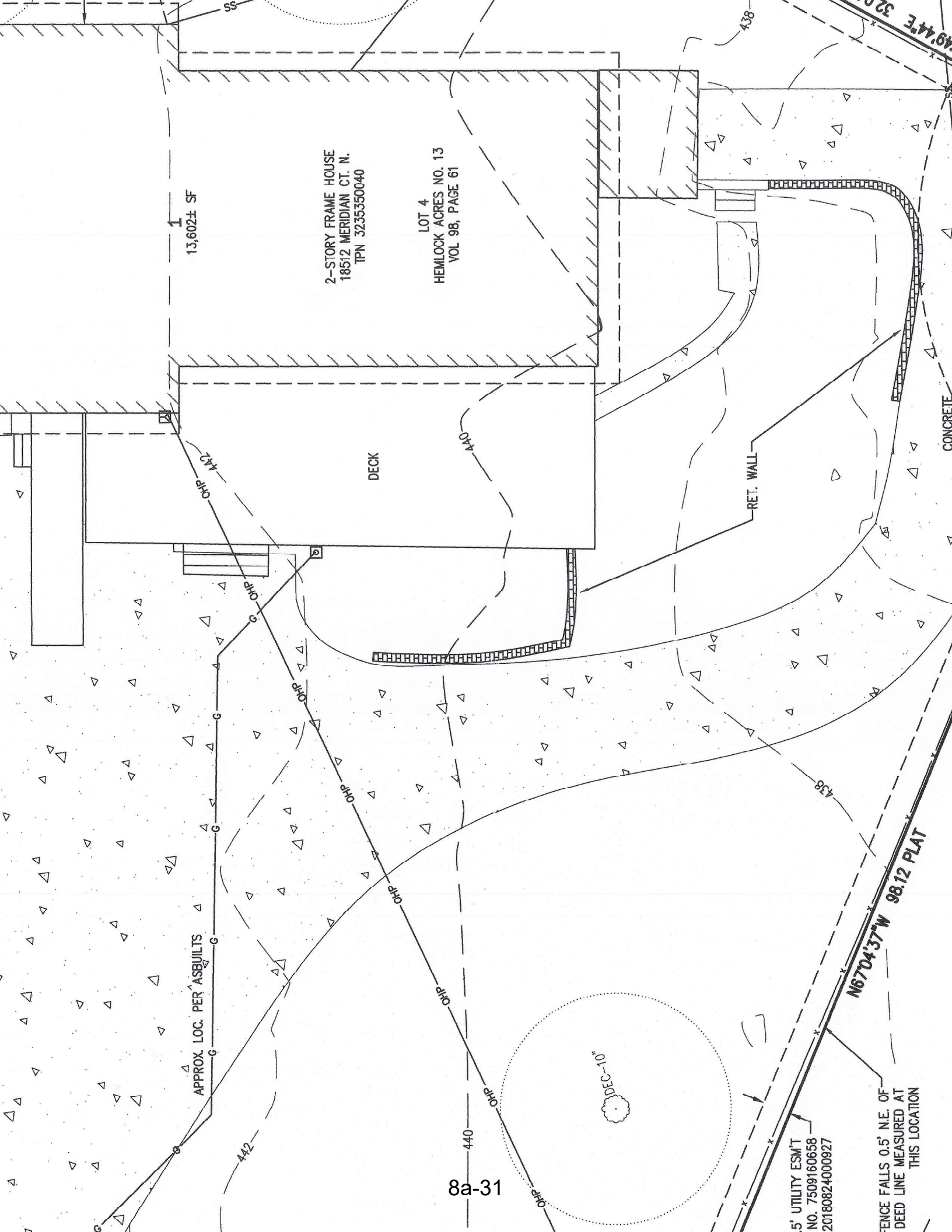


- ii. Please provide detailed plans of water services at the time of ordering new meter(s). Please realize that water requirements may change when desired water service is requested.
  - iii. If the proposed project changes after this review of Water Availability, or if the current plan submitted to 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 in single 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.”



1  
13,602± SF

2-STORY FRAME HOUSE  
18512 MERIDIAN CT. N.  
TPN 3235350040

LOT 4  
HEMLOCK ACRES NO. 13  
VOL 98, PAGE 61

DECK

RET. WALL

APPROX. LOC. PER ASBUILTS

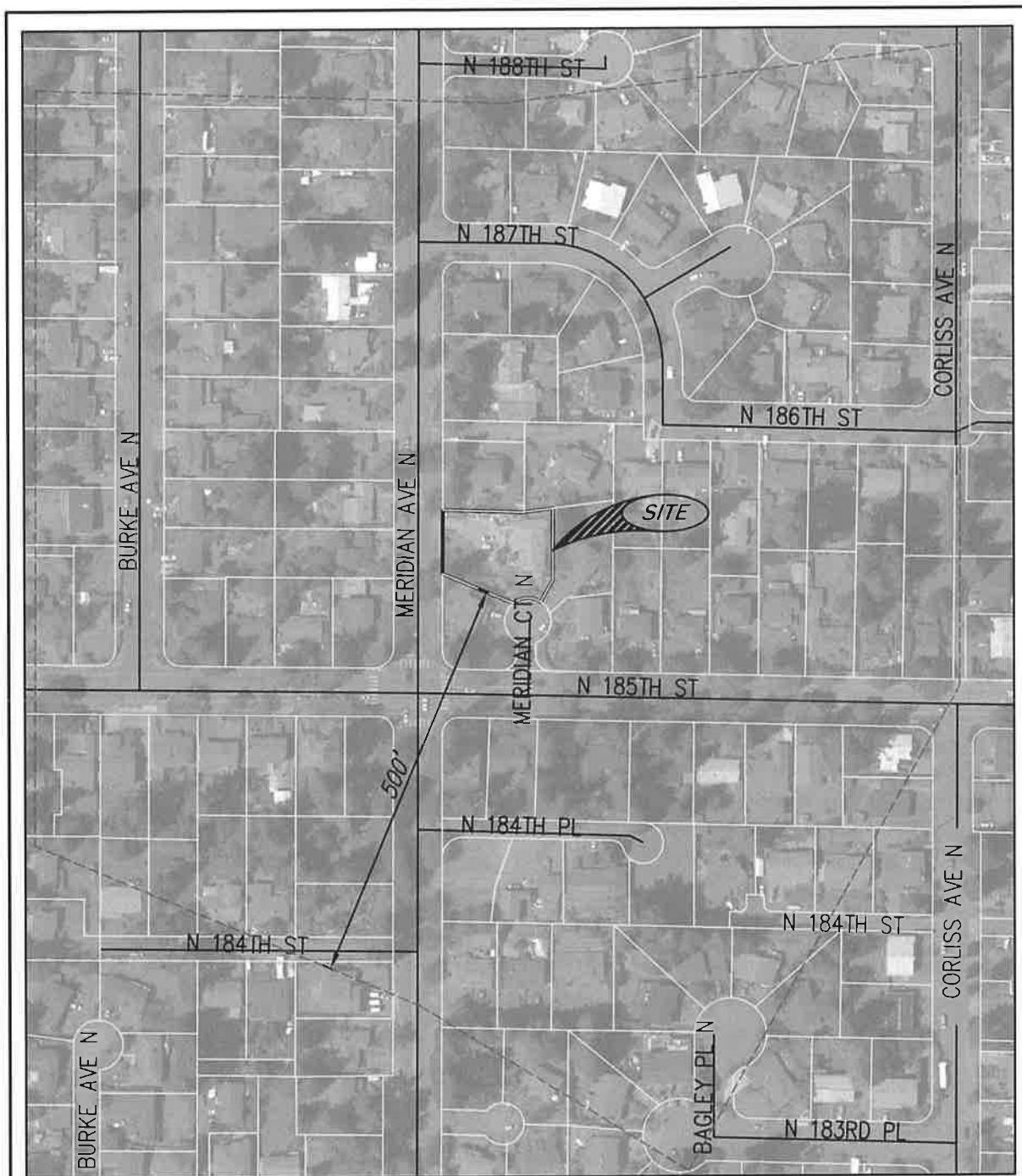
8a-31

5' UTILITY ESM'T  
NO. 7509160658  
20180824000927

FENCE FALLS 0.5' N.E. OF  
DEED LINE MEASURED AT  
THIS LOCATION

N67°04'37"W 98.12 PLAT

DEC-10"



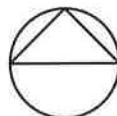
18512 MERIDIAN CT. N TOWNHOMES 02/01/2019



12100 NE 195th St, Suite 300  
Bothell, Washington 98011  
425.885.7877 Fax 425.885.7963

ENGINEERING • PLANNING • SURVEYING

JOB NO. 18125



### VICINITY MAP

Scale 1:200

### ADJACENT LANDUSE

NORTH:	MUR-45
EAST:	MUR-45
SOUTH:	MUR-45
WEST:	MUR-45

FEB 21 2019



**City of Shoreline**  
**Planning & Community Development**  
 17500 Midvale Avenue North Shoreline, WA 98133-4905  
 Phone: (206) 801-2500 Fax: (206) 801-2788  
 Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov

To Be Completed by Staff:

Date Received:

7/8/19

Permit Number:

PLN 19-0038

**Planned Action Determination of Consistency Review Checklist**

185<sup>th</sup> Street Station Subarea ☒ 145<sup>th</sup> Street Station Subarea ☐  
 Town Center ☐ Shoreline Place ☐

Part One: Project Information (Applicant to Complete)			
Property Information	Site Address: 18512 Meridian Ct. N.		
	Parcel #: 3233535-0040	Sq. feet: 13,602	Acres: 0.31
	Land Use Designation: Residential		Zoning: MUR-45'
	Number of Buildings on site: 1		Number to be Retained: 0
	Existing Impervious Surface Area: 6,970		Proposed Impervious Surface Area: 10,454
Applicant / Contact	Name/ Company: Blue Fern Development, LLC		
	Address: 11232 120th Ave NE #204		City/ State/ Zip: Kirkland, WA 98033
	Phone: 425-629-3854		Applicants Relationship to owner:
	Fax:		Email: michelle@bluefern.com
Property Owner	Name/ Company: Same as Applicant		
	Address: 18512 Meridian Ct. N.		City/ State/ Zip: Shoreline, WA 98133
	Phone:		Email:
	Fax:		
Project Description	Existing Land Use (describe): Single Family Home - Residential		
	Proposed Land use (check all that apply):		
	<input type="checkbox"/>	<b>Retail &amp; Services:</b> those uses including but not limited to department, drug & grocery stores; eating & drinking establishments; specialty goods/foods; entertainment & recreation; convenience stores; services; and commercial goods.	<input type="checkbox"/> <b>Office &amp; Employment</b> – Those uses including but not limited to business & professional offices such as medical or dental, educational & institutional offices, research & development, light manufacturing, high tech, and associated uses.
	<input type="checkbox"/>	<b>Civic &amp; Cultural:</b> those uses including but not limited to libraries, museums, community center, stadium, performing arts facility, City Hall and other public facilities, which are not essential public facilities.	<input type="checkbox"/> <b>Lodging:</b> Those uses including hotels, motels, and other similar facilities offering temporary accommodation.
	<input type="checkbox"/>	<b>Mixed Use:</b> Those uses that combine two or more land uses on a single site or within a single building.	<input checked="" type="checkbox"/> <b>Residential:</b> Those uses including but not limited to single family attached and detached units, multifamily units, residential care facilities, nursing homes and senior housing.
Other (Describe):			






<b>Development Information</b>	<b>Residential (Dwelling Units):</b>			
	<b>Existing Dwellings</b>		<b>Proposed Dwellings</b>	<b>Proposed Density (dwellings per acre)</b>
	# Single Family: 1		# Single Family: 11	# Single Family: 35.48 DU/AC
	# Multifamily:		# Multifamily:	# Multifamily:
	<b>Office / Employment (Square Feet):</b>			
	Existing Office / Employment:		Proposed Office / Employment:	
	<b>Retail &amp; Services (Square Feet):</b>			
	Existing Retail & Services:		Proposed Retail & Services:	
	<b>PM Peak Hour Weekday vehicle Trips:</b>			
	Existing Estimated Trips: 1 trip		Future Estimated Trips: 6.16 trips	Net New Trips: 5.16 trips
<b>Source of Trip Rate:</b>			<b>Transportation Impacts Consistent with Chapter 20.60.140:</b>	
IIE Manual <input checked="" type="checkbox"/>		Other	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<b>Signature (Applicant)</b>		<i>Muhello Branly, Authorized Agent</i>		
<b>Date:</b>		<i>6-13-19</i>		

<b>Part Two: Review Criteria (City to Complete)</b>			
The City's SEPA Responsible Official may designate conforming projects as "planned actions," pursuant to RCW 43.21C.030, that meet the following conditions (Ordinance 707-185 <sup>th</sup> SSSP & Ordinance 752 - 145 <sup>th</sup> SSSP)			
<b>Criteria (SMC)</b>		<b>Complies (if not explain on separate sheet and attach):</b>	
The proposal is located within a planned action area as identified on the official zoning map.		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The proposal is consistent with the City of Shoreline Comprehensive Plan and the applicable subarea plan.		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The proposed uses & activities are consistent with those described in the planned action EIS & zoning requirements of Title 20.		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The proposal is consistent with the cumulative planned action thresholds identified in Ordinances 609 (Town Center), 705 (Shoreline Place), 707 (185 <sup>th</sup> SSSP) & 752 (145 <sup>th</sup> SSSP).		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Dwelling Threshold: (2,214 units in 145 <sup>th</sup> ) (2,190 units in 185 <sup>th</sup> ) (1,000 units in Shoreline Place) (1,200 units in Town Center)	2,190 units  (2,046 units remaining)	Dwellings Remaining:	2,036 units

Employment Threshold: (1,083 jobs in 145 <sup>th</sup> ) (928 jobs in 185 <sup>th</sup> ) (250,000 sqft office and 250,000 sqft retail in Shoreline Place) (200,000 sqft office and 200,000 sqft retail in Town Center)	928 jobs	Employment Remaining:	928 jobs
Vehicle Trips Threshold: (18,061 trips in 145 <sup>th</sup> ) (8,289 trips in 185 <sup>th</sup> ) (Maximum Average Daily Trips on 185 <sup>th</sup> Street = 20,000) (2,894 total trips; 1,605 net trips for Shoreline Place)	8,289 trips (8,228 trips remaining)	Vehicle Trips Remaining:	8,223.75 trips
Utility Thresholds (145 <sup>th</sup> ): NCWD – 1,043,000 gpd SPU – 2,048,000 gpd Ronald Wastewater – 3,609,000 gpd Utility Thresholds (185 <sup>th</sup> ): NCWD = 771,281 gpd SPU = 1,171,165 gpd Ronald Wastewater = 1,516,803 gpd	SPU: 1,171,165 gpd (1,164,565 gpd remaining) Ronald: 1,516,803 gpd (1,504,563 gpd remaining)	Utility Capacity Remaining:	SPU: 1,163,365 gpd Ronald: 1,503,713 gpd
The proposal's significant impacts have been identified in the planned action EIS.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

The proposal's significant impacts have been mitigated by application of the measures identified in Ordinances 609, 705, 707 & 752 and other applicable City regulations together with any modifications, variances or special permits that may be required.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The proposal complies with all applicable local, state & or federal laws and regulations.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The proposal is not an essential public facility as defined by RCW 36.70a.200(1) and except as permitted by Chapter 43.21C.RCW.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Part Three: Planned Action Determination (City to Complete):			
Requirement:	Complies (If no, explain on a separate sheet and attach):		
Applications for planned actions were made on forms provided by the City including a SEPA checklist.	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	No
The application is complete as provided in SMC 20.30.100.	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	No
The application is consistent with the criteria of the Planned Action Ordinance.	Yes <input checked="" type="checkbox"/>	<input type="checkbox"/>	No

<b>Qualifying Project</b> (if no, explain on a separate sheet and attach)	
Yes <input checked="checked" type="checkbox"/>	<b>Qualifies as a Planned Action</b> - The application is consistent with the Planned Action Ordinance and thereby qualifies as a Planned Action project. All development activities shall proceed in accordance with the applicable permit review procedure specified in Shoreline Municipal Code Title 20, except that no SEPA threshold determination, EIS or additional SEPA review shall be required. Public notice of the determination shall be pursuant to chapter 43.21 CRW.
No <input type="checkbox"/>	<b>Does not Qualify as Planned Action</b> – The application is not consistent with the Planned Action Ordinance and does not qualify as a Planned Action project for the following reasons:
<input type="checkbox"/>	<b>Additional SEPA Review Required</b> - Projects that fail to qualify as Planned Actions may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet their SEPA requirements. The SEPA responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.
<b>Signature:</b> (Director or Designee)	
<b>Date:</b>	8/15/19





## Exhibit 5

- 14711 NE 29Th Place, Suite 101
- Bellevue, Washington 98007
- Ph 425.885.7877
- [www.coredesigninc.com](http://www.coredesigninc.com)

# NEIGHBORHOOD MEETING

**Date:** Wednesday, November 14, 2018

**From:** 6:00PM – 7:30PM

**Location:** Shoreline Library  
Large Meeting Room  
345 NE 175<sup>th</sup> Street  
Shoreline, WA 98155

**RE:** 11-Unit Subdivision located at 18512 Meridian Court North (Parcel #3235350040)

**Purpose:** You are cordially invited to a Neighborhood Meeting. The purpose of the meeting is to provide an opportunity to inform the neighborhood of the proposed project in its early planning stages. Please feel free to join us at the Shoreline Library on November 14th at 6:00P.

**Project Description:** The applicant is proposing an 11-unit townhome development on 13,602 square feet (0.312 acres), in accordance with the MUR 45-zoning designation of the site. The development will be comprised of two buildings, one building containing six units and the other containing five units. Vehicular access to the site shall be provided off Meridian Avenue North. All townhomes will be three story structures, of Type V-B Construction and sprinklered.

**Development Code:** The following requirements are relevant to the site:

Minimum Density = 18 dwelling units per acre, (13,602 / 43,560 x 18 = 5.6, or 6 unit minimum)

Maximum Density = N/A

Minimum Lot Size = N/A

Minimum Lot Width = N/A

Minimum Front Setback = 0 Feet (Meridian Ave N – Minor Arterial)

Minimum Front Setback = 10 Feet (Meridian Court – Non-Arterial)

Minimum Rear Yard Setback = 5 feet

Minimum Side Yard Setback = 5 feet

Maximum Building Height = 45 feet

Maximum Building Coverage = N/A

Maximum Hardscape + 90%

**Applications:** The project will pursue the following applications from the City of Shoreline:

- Site Development Permit
- Demolition Permit
- Right-of-Way Permit
- Building Permit (Townhouse and Single-Family Attached)
- Preliminary Formal Plat
- Final Formal Plat



*City of Shoreline*  
*Planning & Community Development*

17500 Midvale Avenue North  
Shoreline, WA 98133  
(206) 801-2500 ♦ Fax (206) 801-2788

March 15, 2019

To: Shoreline Neighbor

**RE: Neighborhood Meeting Report, Submitted by Blue Fern Development**

Dear Shoreline Neighbor;

Please find enclosed a copy of the Neighborhood Meeting Report for a Preliminary Formal Subdivision application for an 11-unit townhome development, submitted on February 21, 2019. We are sending you this report because you attended the Neighborhood Meeting held on November 14, 2018.

Also enclosed is a handout answering frequently asked questions regarding the Neighborhood Meeting process.

The City will also mail you a Notice of Application, which will notify you of the public comment period for another opportunity to comment.

If you have any questions, please call me at (206)801-2552 or e-mail to [cmiller@shorelinewa.gov](mailto:cmiller@shorelinewa.gov). Written comments can also be mailed to my attention to: City of Shoreline, Planning & Development Services, 17500 Midvale Ave. N., Shoreline, WA 98133.

Sincerely,

Caleb Miller, Associate Planner  
Project Manager

Enclosures: Neighborhood Meeting Report  
Frequently Asked Questions

## Neighborhood Meeting for: 18512 Meridian Court North Townhomes

Location: Shoreline Library, Large Meeting Room  
345 NE 175<sup>th</sup> St, Shoreline, WA 98155

Time: 6:00 PM-7:30 PM Wednesday, November 14, 2018

### Summary of Meeting

#### **Introduction and Overview**

Evan Mann, Blue Fern Development, LLC

#### **Additional Design Team in Attendance**

Stacia Bloom – Core Design Inc.

Alexander Clohesy – Milbrandt Architects Inc., P.S.

#### **Community Questions/Concerns and Discussion**

- Is there a Home Owner's Association (HOA) for this project?
  - Design Team Response: These will be fee-simple townhomes, meaning that each owner will own the land, unit, and air above their plat, just as a single family detached homeowner. However, there will be an HOA established for management of communal site features such as the trash enclosure and landscape buffers.
- Are there going to be garages provided? Lack of parking was expressed as a concern in the neighborhood, with many homeowners indicating that cars are parked on the street instead of garages among the existing housing stock. Will there be any parking provided exterior of the unit?
  - Design Team Response: A 1-car garage will be provided internal to each unit on site, meeting the zoning code requirement of 1 parking stall per unit. The applicant believes the intent of the MUR zones, in which this project is located, is to encourage use of alternative forms of transit, including the new public transit options around which these zones are clustered. The zoning requirements for parking reflect this vision. In addition, the applicant recognizes the market's desire for garages, and is therefore providing parking within a garage as opposed to alternative solutions on site. One guest gave a testimonial about how she and a neighbor met on the bus 20 years ago. Back then one car per household was normal for the community, because that was all that they could afford. Design Team suggested that we've come full circle, suggesting that one car households would go hand-in-hand with the future of mass transit.
- What is the average square footage of each unit? Will there be other uses at ground level besides the garage?
  - Design Team Response: Units will average between 1600-1700 square feet, exclusive of the garage space. All units also provide an additional bedroom/bonus room at ground level behind or adjacent to the garage.
- Will the site ingress/egress off Meridian Ave. N or off the frontage along N 185<sup>th</sup> St via Meridian Ct. N?



PLN 19-0037

- Design Team Response: All ingress/egress will be off Meridian Ave. N. No access will be provided off the Meridian Ct. N cul-de-sac.
- What will the traffic impacts of the development be? Concerns were expressed over already high traffic volume along Meridian Ave. N at peak times. Would traffic exiting the site be forced to turn right through preventative measures in the R.O.W.?  
  - Design Team Response: A traffic analysis will be performed as part of the submittal requirements, with anticipated volumes calculated per the City's requirements. No restrictions will be placed on turning direction out of the site; that decision would be up to the resident's discretion based on traffic at the time.
- How long is the construction timeline and when is the anticipated start date for construction?  
  - Design Team Response: The applicant anticipates approximately a year for the project to complete permitting, meaning construction would begin a year from anticipated permit submittal in December. Construction itself would take another year, meaning these homes would not hit the market until 2020/2021.
- Will the house on the corner of Meridian Ave. and 185<sup>th</sup> St. remain?  
  - Design Team Response: Yes, this project does not affect that house. The applicant has no current plans to expand upon the current project.
- What will the sale price for these homes be?  
  - Design Team Response: The homes will sell for market rate at the time they hit the market, whatever that may be.
- How does the garbage truck access the site? Concerns about potential 'slippage' of earth into neighboring sites due to the load of the garbage truck and the location of the trash collection were expressed, based on an attendee's experience with a prior development.  
  - Design Team Response: The applicant has coordinated with Recology (service provider), who have indicated that they prefer a central location for all trash/recycling pickup, rather than individual bins per unit. The truck will drive into the site and back out. The site matches grade with the neighboring property behind the pick-up location, eliminating potential slippage from higher grade to lower grade. Additionally, the drive aisle will be constructed in accordance with City engineering requirements designed to ensure firm bearing capacity for such instances.



## FREQUENTLY ASKED QUESTIONS NEIGHBORHOOD MEETINGS

### Planning & Community Development

**Q: What is the purpose of a neighborhood meeting?**

A: Neighborhood meetings are designed to provide citizens with early notification that a project may be proposed in their neighborhood and to allow citizens to provide initial comments on the project at an early stage of the application process.

**Q: Who is notified of the meeting?**

A: All property owners within 500 feet of the project site are required to be notified via mail of the neighborhood meeting. Neighborhood Association representatives for the area are also notified.

**Q: Will attendees get to approve or deny the project?**

A: No. Attendees will be able to provide comments to the applicant which the applicant can then choose whether or not to incorporate those comments into his/her proposal.

**Q: How does the neighborhood meeting fit into the permit process?**

A: The neighborhood meeting is one of the initial steps in the process towards making an application with the City. Neighborhood meetings are held prior to applicants submitting their project with the City. Applicants are required to provide documentation from the neighborhood meeting as part of their application submittal.

**Q: Will I be notified when a project is applied for?**

A: All property owners within 500 feet of the project site will be notified once an application is submitted with the City.

**Q: Will the neighborhood meeting be my only opportunity to comment on the project?**

A: No. When the application is submitted to the City a "Notice of Application" will be sent out to all property owners within 500 feet. This notice will also indicate the beginning of the public comment period which typically lasts 14 days. Anyone who wishes to submit written comments regarding the project may do so at that time. All comments will be included with the file for review.

**Q: Will I be able to view the project file and where can I view it at?**

A: Once an application has been filed with the city any interested citizens may come in, view the file and discuss the application with the project manager. All files can be found at the Planning & Community Development department located at: 17500 Midvale Ave. N., 3<sup>rd</sup> floor, Permitting.



## Notice of Preliminary Formal Subdivision Application

March 19, 2019

**Name of Applicant and Application No.:** Evan Mann – Blue Fern Development; PLN19-0037

**Location:** 18512 Meridian Ct. N; Parcel #323535-0040

**Description of Project:** Preliminary Formal Subdivision application to divide one (1) parcel into eleven (11) townhome unit lots.

**Application Submitted & Complete:** Submitted 2/21/2019; Complete 3/14/2019

**Project Manager Name & Phone #:** Caleb Miller, Associate Planner – (206)801-2552

**Project Information:** Total Lot Area: 13,460 sf                      Height (Maximum): 45 feet  
Zone: MUR-45'    Lot Size (Minimum): N/A

**Public Comment:** The public comment period ends April 2, 2019 at 5:00 p.m. Interested persons are encouraged to mail, fax (206) 801-2788 or deliver comments to City of Shoreline, Attn. Caleb Miller, 17500 Midvale Avenue N, Shoreline, WA 98133 or email to [cmiller@shorelinewa.gov](mailto:cmiller@shorelinewa.gov). You may also request a copy of the decision once it has been made.

**Open Record Public Hearing:** Interested parties are also encouraged to participate in a public hearing tentatively scheduled before the Planning Commission Hearing Examiner in June 2019 in the Council Chamber at City Hall, 17500 Midvale Avenue N, Shoreline, WA. A Notice of Public Hearing will be distributed no later than 15 days prior to the hearing.

**Development Regulations Used and Environmental Documents submitted:**

Current editions of Shoreline Municipal Code and Comprehensive Plan, Stormwater Manual, Engineering Development Manual, Transportation Master Plan, International Building Codes. Documents received include SEPA Checklist and Technical Information Report (TIR). All documents are available for review at City Hall, 17500 Midvale Avenue N.

**Other Required Permits:** Planned Action Determination of Consistency, Site Development Permit, Building Permits, Wastewater Permits

**Notice of Disclosure:**

The City of Shoreline will enter all comments received into the public record and may make these comments, and any attachments or other supporting materials, available unchanged, including any business or personal information (name, email address, phone, etc.) that you provide available for public review. This information may be released on the City's website. Comments received are part of the public record and subject to disclosure under the Public Records Act, RCW 42.56. Do not include any information in your comment or supporting materials that you do not wish to be made public, including name and contact information.



## Notice of Public Hearing of the Hearing Examiner

**Applicant, Application No., & Permit Requested:** Blue Fern Development, LLC.; PLN19-0037; Preliminary Formal Subdivision

**Location & Description of Project:** 18512 Meridian Ave N (Parcel # 323535-0040). Division of an existing parcel of land into eleven (11) lots.

Interested persons are encouraged to provide oral and/or written comments regarding the above project at an open record public hearing. The hearing is scheduled for **Wednesday, January 15, 2020 at 6:00 PM** in the Council Chambers at City Hall 17500 Midvale Avenue N, Shoreline, WA. Any questions or comments prior to the hearing date should be addressed to the Hearing Examiner Clerk at [hearingex@shorelinewa.gov](mailto:hearingex@shorelinewa.gov).

Copies of the Notice of Application, Planned Action Determination, application materials and applicable codes are available for review at City Hall, 17500 Midvale Avenue N.

Any person requiring a disability accommodation should contact the Hearing Examiner Clerk at [hearingex@shorelinewa.gov](mailto:hearingex@shorelinewa.gov) in advance for more information. For TTY telephone service call (206) 546-0457. Each request will be considered individually according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.

### NOTICE OF DISCLOSURE

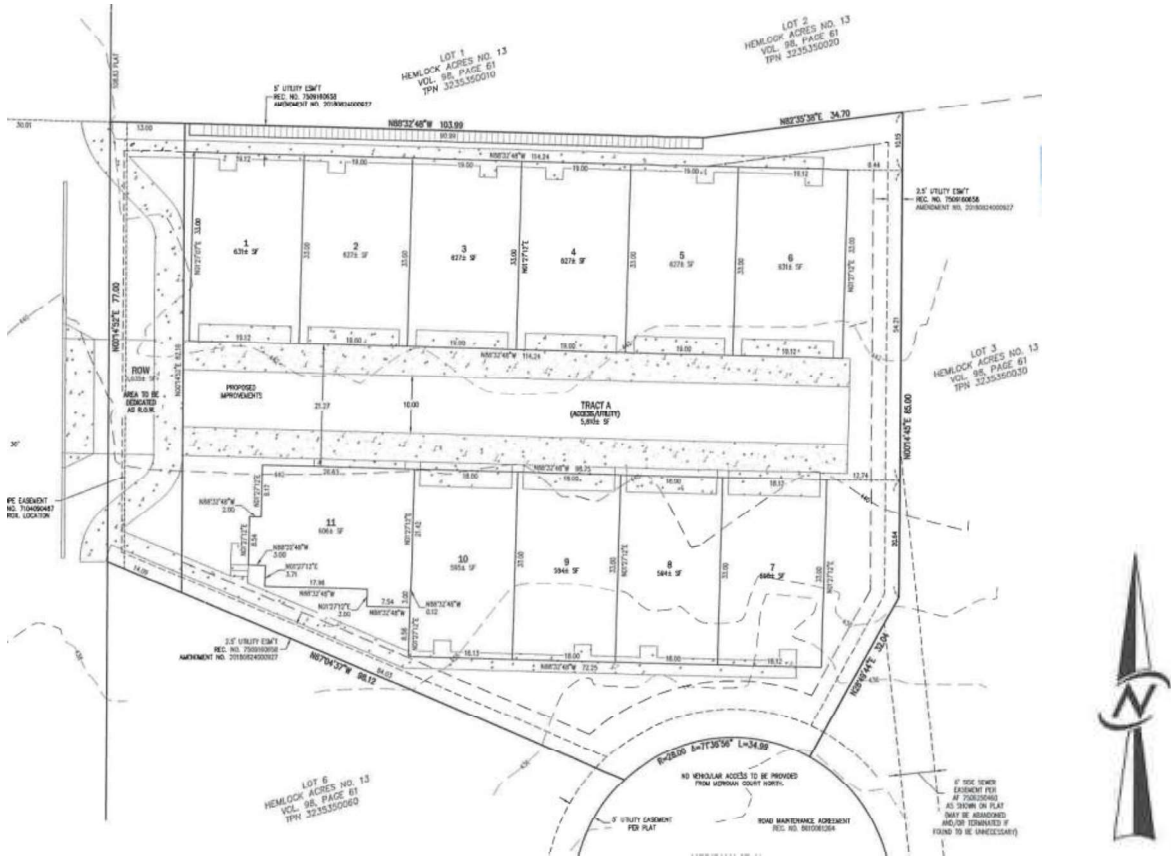
The City of Shoreline will enter all comments received into the public record and may make these comments, and any attachments or other supporting materials, available unchanged, including any business or personal information (name, email address, phone, etc.) that you provide available for public review. This information may be released on the City's website. Comments received are part of the public record and subject to disclosure under the Public Records Act, RCW 42.56. Do not include any information in your comment or supporting materials that you do not wish to be made public, including name and contact information.



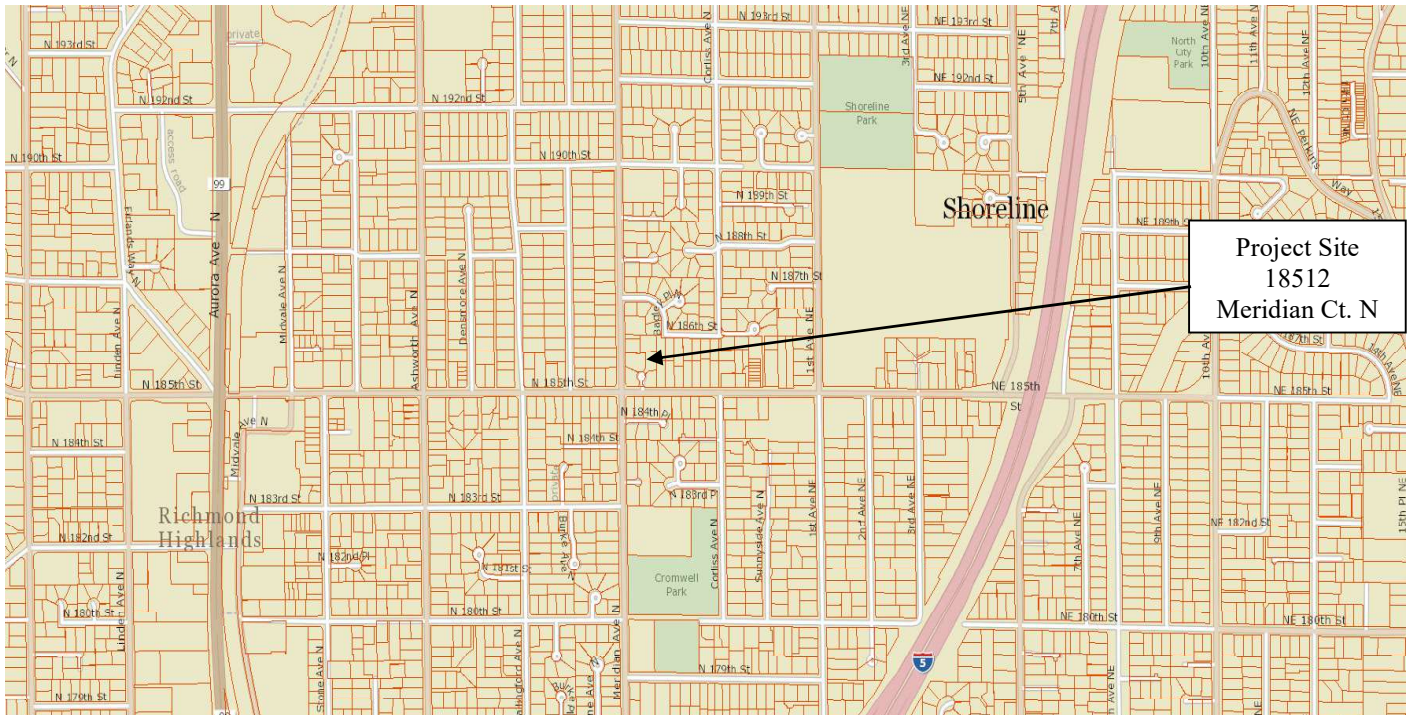
# Site Plan

## 18512 Meridian Ct. N

Exhibit 8



## Vicinity Map

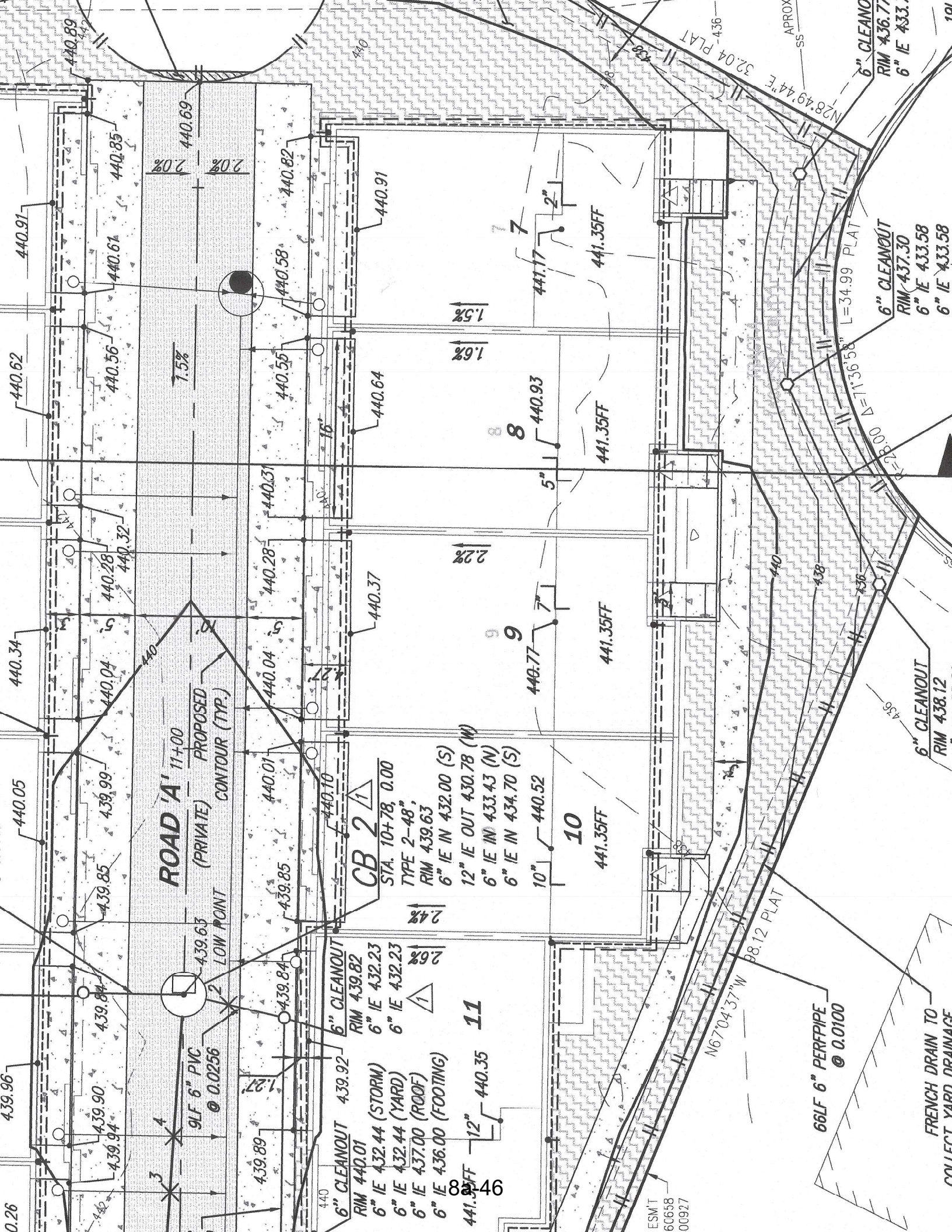


To see the aerial map, go to [maps.shorelinewa.gov](https://maps.shorelinewa.gov) and enter the address.













# Project Reviews City of Shoreline

Exhibit 11

**Project Number: PLN19-0037**

**Description: 11 LOT SUBDIVISION OF 11 TOWNHOME UNITS IN 2 BUILDINGS**

Applied: **2/21/2019**

Approved:

Site Address: **18512 Meridian Ct N**

Closed:

Expired:

City, State Zip Code: **Shoreline, WA 98133-4259**

Status: **UNDER REVIEW**

Applicant: **BLUE FERN DEVELOPMENT**

Parent Project:

Owner: **BIRCHMAN JARETT A & MOLLY M**

Contractor: **<NONE>**

Details:

## LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
2/21/2019	3/1/2019	2/21/2019	INTAKE REVIEW	Lucinda Clark	APPROVED	
Notes:						
2/21/2019	3/14/2019	3/21/2019	COMPLETENESS REVIEW	Caleb Miller	APPROVED	
Notes:						
3/14/2019	5/23/2019	4/18/2019	CIVIL	Alisa Nguyen	APPROVED	SEE NOTES
Notes:						
Provide the Right-of-Way dedication recording number on the final plat document.						
If Declaration of Covenant is recorded prior to final plat recording, the recorded covenant should be shown on the final plat document.						
3/14/2019	3/27/2019	4/18/2019	FIRE	Devon Wesenberg	APPROVED	
Notes:						
this project has roads that are 20 feet wide and approximately 130 feet long. No fire dept turn around is needed.						
3/14/2019	4/8/2019	4/18/2019	PLANNING - SUBDIVISION	Caleb Miller	RESUBMITTAL REQUIRED	
Notes:						
3/14/2019	3/19/2019	3/19/2019	PROCEDURAL/SEPA/NOTICES	Caleb Miller	APPROVED	
Notes:						



# Project Reviews City of Shoreline

Exhibit 11

3/14/2019	3/14/2019	4/18/2019	TREE TRACKING	Caleb Miller	WAIVED	See DEV19-0376
Notes:						
7/3/2019	7/3/2019	7/3/2019	WASTEWATER	Brent Proffitt	APPROVED	SEE CONDITIONS
Notes:						
7/10/2019	8/15/2019	8/21/2019	PLANNING SUBDIVISION RESUBMITTAL	Caleb Miller	APPROVED	
Notes:						
12/24/2019		1/29/2020	DECISION**	Caleb Miller		
Notes:						



**City of Shoreline**  
**Planning & Community Development**  
 17500 Midvale Avenue North Shoreline, WA 98133-4905  
 Phone: (206) 801-2500 Fax: (206) 801-2788  
 Email: [pcd@shorelinewa.gov](mailto:pcd@shorelinewa.gov) Web: [www.shorelinewa.gov](http://www.shorelinewa.gov)

**REVISION**  
 JUL 08 2019  
 P&DS  
 190376

## Building Coverage and Hardscape Area Calculation Worksheet

Project Address: 18512 Meridian Ct. N. Townhomes Lot Area (Square Footage) 13,602

*Please further itemize these calculations if the site has multiple buildings, types of hardscape note listed.*

<b>Building Coverage = Footprint</b>	Existing Square Footage	+	Proposed Square Footage	=	Total Square Footage
House (plus Garage, if attached)	<u>                                </u>		<u>6,088</u>		<u>6,088</u>
Garage (if detached)	<u>                                </u>		<u>                                </u>		<u>                                </u>
Carport	<u>                                </u>		<u>                                </u>		<u>                                </u>
Shed	<u>                                </u>		<u>                                </u>		<u>                                </u>
Covered Deck	<u>                                </u>		<u>                                </u>		<u>                                </u>
Covered Porch	<u>                                </u>		<u>                                </u>		<u>                                </u>
Other Accessory Structure	<u>                                </u>		<u>                                </u>		<u>                                </u>
			<b>Total Building Coverage (SF)</b>		<u>6,088</u>
			<b>Building Coverage Percentage (Total/Lot Area *100)</b>		<u>45%</u>

<b>Hardscape Area = Roof Area + Uncovered Surfaces</b>	Existing Square Footage	+	Proposed Square Footage	=	Total Square Footage
<u>Roof Area</u>					
House (plus Garage, if attached)	<u>                                </u>		<u>7,113</u>		<u>7,113</u>
Garage (if detached)	<u>                                </u>		<u>                                </u>		<u>                                </u>
Carport	<u>                                </u>		<u>                                </u>		<u>                                </u>
Shed	<u>                                </u>		<u>                                </u>		<u>                                </u>
Covered Deck	<u>                                </u>		<u>                                </u>		<u>                                </u>
Covered Porch	<u>                                </u>		<u>                                </u>		<u>                                </u>
Other Accessory Structure	<u>                                </u>		<u>                                </u>		<u>                                </u>
<u>Uncovered Areas</u>					
Deck	<u>                                </u>		<u>                                </u>		<u>                                </u>
Driveway and Parking Areas	<u>                                </u>		<u>1,488</u>		<u>1,488</u>
Patios and Pools	<u>                                </u>		<u>                                </u>		<u>                                </u>
Walkways (including pavers)	<u>                                </u>		<u>2,474</u>		<u>2,474</u>
Gravel Landscaping	<u>                                </u>		<u>                                </u>		<u>                                </u>
Other Hardscape Areas	<u>                                </u>		<u>                                </u>		<u>                                </u>
			<b>Total Hardscape Coverage (SF)</b>		<u>11,075</u>
			<b>Hardscape Area Percentage (Total/Lot Area *100)</b>		<u>81%</u>

**Hardscape** includes any structure or other covering on or above the ground that includes materials commonly used in building construction such as wood, asphalt and concrete, and also includes, but is not limited to, all structures, decks, and patios, and paving, including gravel, pervious or impervious concrete and asphalt. Include the square footages for all existing and proposed hardscape.

NOTE: This worksheet is provided as an aid and is for informational use only. It is not a substitute for the Shoreline Municipal Code or the Shoreline Development Code.



**Attachment to Building Coverage and Hardscape Area Worksheet – Itemized by building.**

**Building Coverage = Footprint, Proposed Square Footage:**

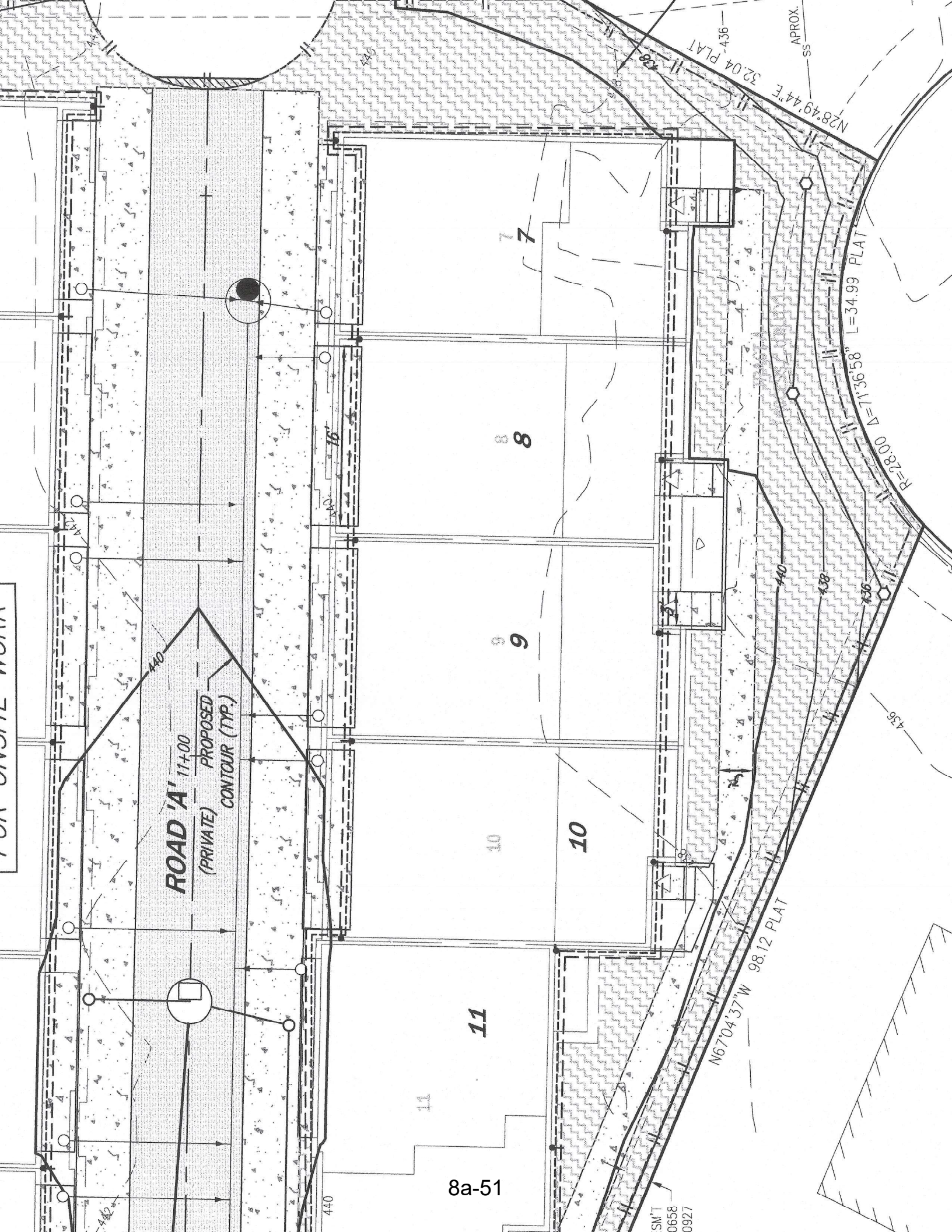
Building 1 =	3,258 SF
<u>Building 2 =</u>	<u>2,830 SF</u>
Total =	6,088 SF

**Hardscape Area = Roof Area + Uncovered Surfaces, Proposed Square Footage:**

Building 1 Roof Area =	3,929 SF
<u>Building 2 Roof Area =</u>	<u>3,184 SF</u>
Total =	7,113 SF



FOR SINGLE WORK



ROAD 'A' 11+00  
(PRIVATE) PROPOSED  
CONTOUR (TYP.)

8a-51

11

10

10

9

8

7

SM'T  
0658  
0927

N67°04'37"W 98.12 PLAT

L=34.99 PLAT

N28°49'44"E 32.04 PLAT

APPROX. SS

436

440

438

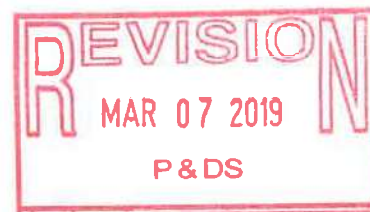
436

440

440

436

Core Design, Inc.  
12100 NE 195th St  
Suite 300  
Bothell, WA 98011



---

## WATER AVAILABILITY CERTIFICATE Building Permit

For Property: 18512 Meridian Court N In: Shoreline Map No: 203

Parcel ID: 3235350040

Requested for: Building Permit Rec'd by SPU: 02/22/2019

Developer:

Project Description: Project already has an APPROVED WAC # 20180824. Site has since increase unit count. Project Description: Now An 11-unit townhome development within 2 buildings. Parcel; 3235350040.

**This Certificate is:**

**Approved; Building Permit may be approved at this time.** Property owner may order water service after meeting all service requirements. No change to the water distribution system is required. (see Water Service Requirements.)

Certificate Prepared by: A K

Certified by: Abdi Kenan

Date: 03/06/2019

This Water Availability Certificate ID No. 20190329 shall be valid for no more than 18 months from the date of certification. Changes after certification date may alter requirements.

**Fireflow or other Seattle Fire Department requirements may alter water availability at any time.**  
**Water availability requirements will change if existing system cannot support desired water service.**

### EXISTING WATER SYSTEM INFORMATION

**Water Service(s):**

Size: 1" Type: Domestic Material: Copper Meter: Active

**Pressure Zone:** 590 **Elevation:** 432 **Static Pressure:** 68 psi  
Recommended design pressure is 20 psi less than static pressure.

Proximity of nearest fire hydrant is: 236 feet S of Property. Rate of flow at nearest hydrant is approximately: 2300 gpm at 20psi for 4 or more hours, based on: Flow Simulation

**Comment:**

Modeled hydrant location: In Corliss Ave N +/- 70 feet south of N 185th St. Static pressure: 63 PSI. Flow: 2300 GPM. Modeled Date: 5/10/2004 If more current data is required for design purposes, please contact Seattle Public Utilities Development Services Office at 206 684 3333 or spu\_dso@seattle.gov to request a hydrant flow test.



**Water Main:**Size: 8 inches      Material: Cast Iron      Class: 150      Year: 1964

- Standard
- Abutting

Water Main is available to serve in: Meridian Ave NDistance of main to N margin of street is 21 feet.Public ROW width is 60 feet.**New Meter Location:** Meridian Court N

The water system is in conformance with a County approved water comprehensive plan, and has water right claims sufficient to provide service.

The proposed project is within Seattle's water utility's direct service area.

**Water Service Requirements:**

- The maximum allowable size for 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.
- 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.
- 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.
- 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 5th Ave., 27th 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 the current projected wait time.
- 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 or 30 ft. in height above the meter (measured to the highest water fixture), and may be required for other water services. SPU and KCHD (King County Health Dept) 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 specific cross-connection control questions or to request an inspection, please call (206) 684-3536.
- 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.
- 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.

**Required Payments:**

- A calculated Connection Charge may apply when any new water service is ordered.
- When required by the Fire Department, or when requested by the developer, standard charges for hydraulic modeling or a hydrant flow test are due.
- Standard charges are due when any new water service is ordered, or when any existing water service is retired or re-established.
- For questions regarding standard charges or other fees for water service, please contact Seattle Public Utilities Development Services Office at 206-684-3333.

**General Comments:****8a-53**

- 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).

for more information.

For a single 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 185th St, near the east margin of Burke Ave N. If individual taps are required east of Burke, then a second 30" valve is required in N 185th St east of Meridian.

# 18512 Meridian Ct. N. Townhomes

- Applicant – Blue Fern Development, LLC
- Project Number - PLN19-0037
- Associate Permits – PLN19-0038, PRE18-0050, DEV19-0376, ROW19-0377
- Vicinity Map
- Application History
- Project Details
- Infrastructure
- Public Comments
- Summary / Applicant's Burden of Proof

## Vicinity

the intersection of N 185<sup>th</sup> St and Meridian Ave N,  
in the City of Shoreline

Address: 18512 Meridian Court N

Description:  
LOCK ACRES # 13 TGW UND INT IN TRACT A

ssed from Meridian Ave N.

ng MUR-45

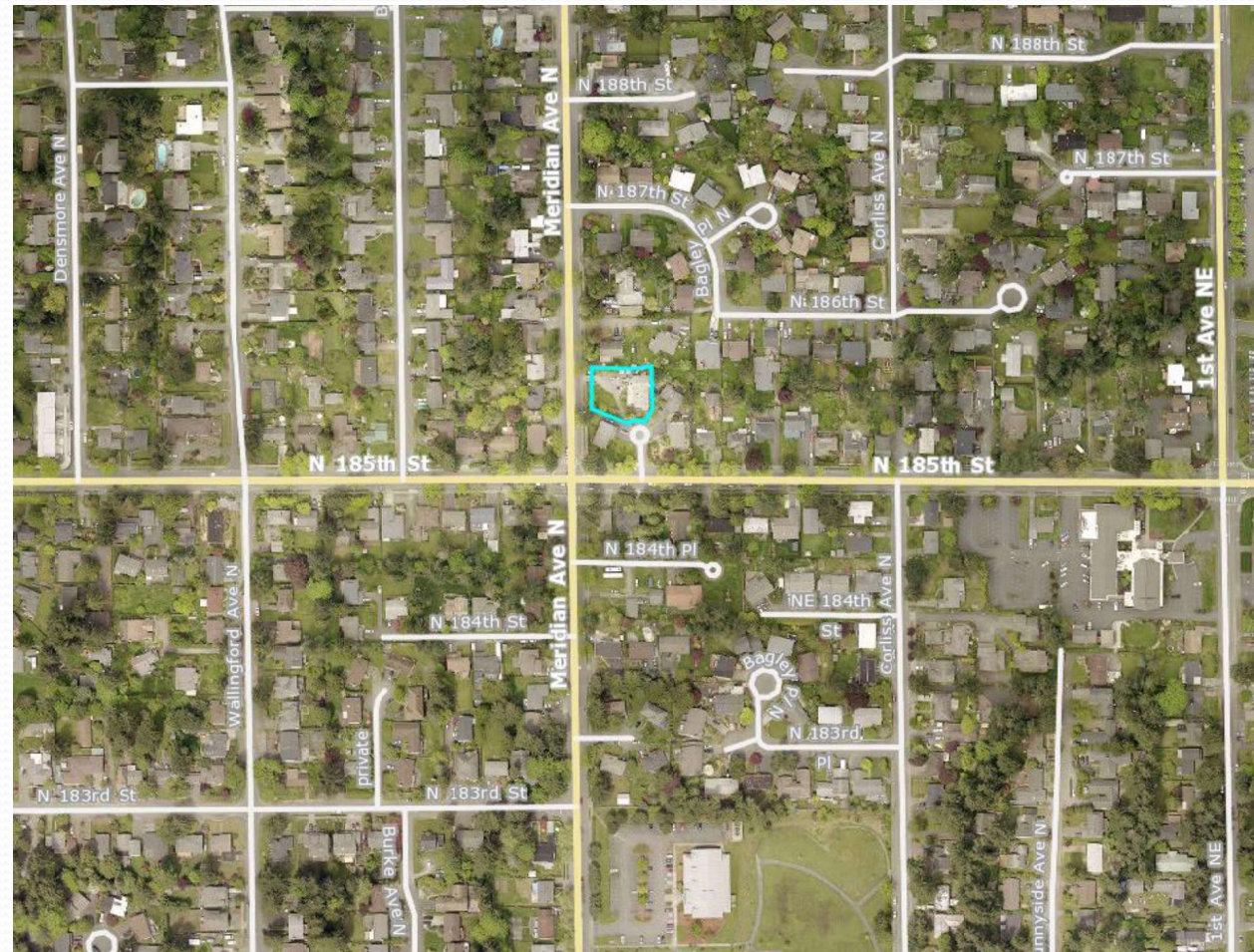
### Percent land Uses

North MUR-45

East MUR -45

## South MUR-45

West Meridian Ave N.





## Application History

- **Application Submitted:** February 21, 2019
- **Determined Complete:** March 14, 2019
- **Notice of Application:** March 19, 2019
- **Current Land Plan:** Subdivide one parcel into 11 townhome unit lots.



# Project Details

## Project Site:

Parcel

Acres (13,602 S.F.)  
Townhome unit lots

## Location:

East of Meridian Ave N.  
South of N 185<sup>th</sup> St.

## Map:

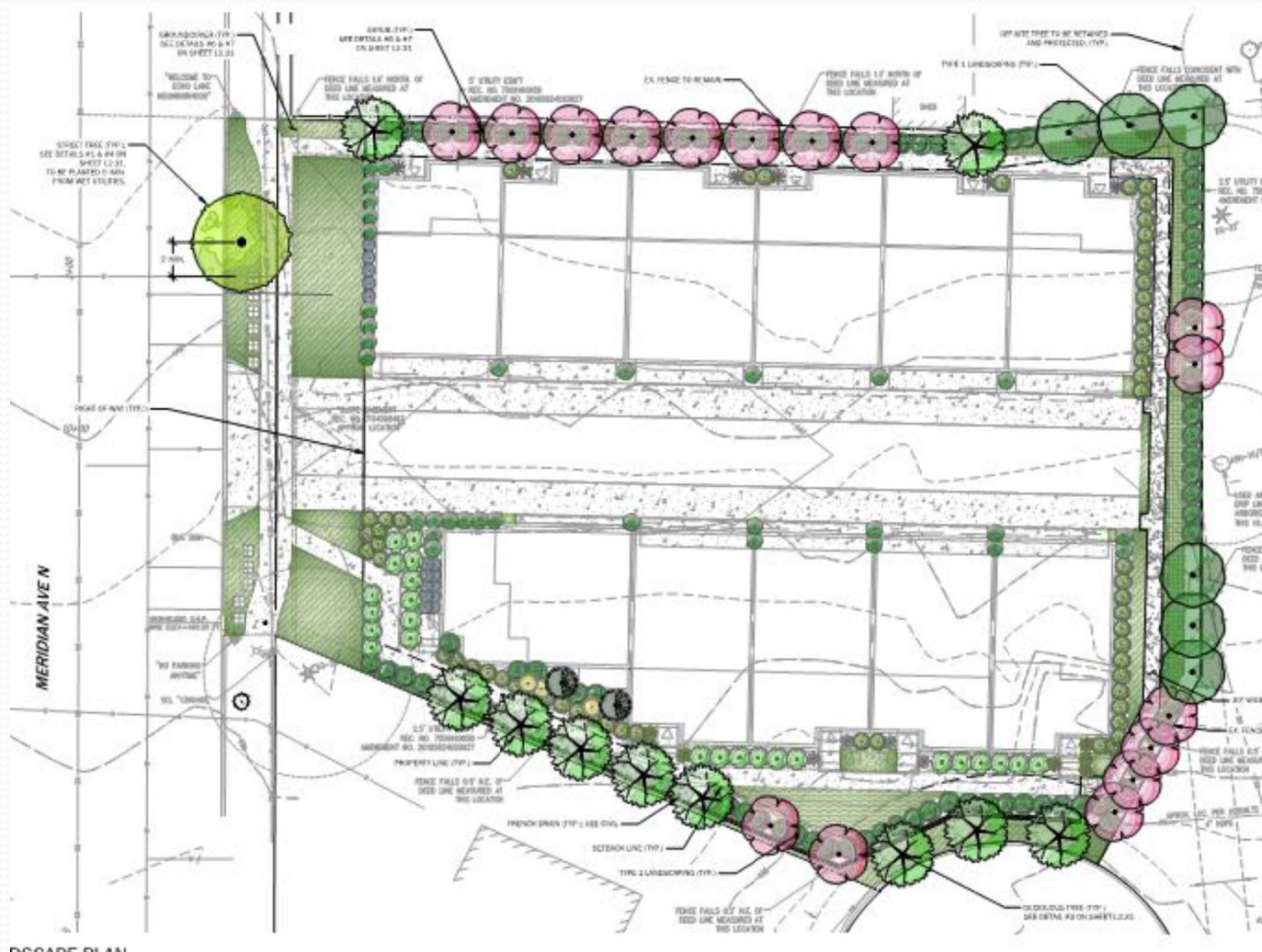
MUR-45

## Walk:

Safe walk routes are provided via existing sidewalks throughout the site. The existing sidewalk along the frontage of Meridian Ave N will be removed and reconstructed to include an amenity strip.

## Design:

One oversized space is provided within each unit, meeting code requirement.



# Project Details

**ht:** 45 feet (Max.)  
**ed)**

**ng:** Land Dev. - Spring 2020  
Home Constr. – Summer 2020

**acteristics:**  
Topography, gentle slope toward the south  
(+/-5%)  
Access, via Meridian Ave N.  
Critical Areas, none





# Infrastructure

## Structure:

Access road, water, sewer, stormwater, gas, power, communication

## Access Road

provide access to all 11 lots

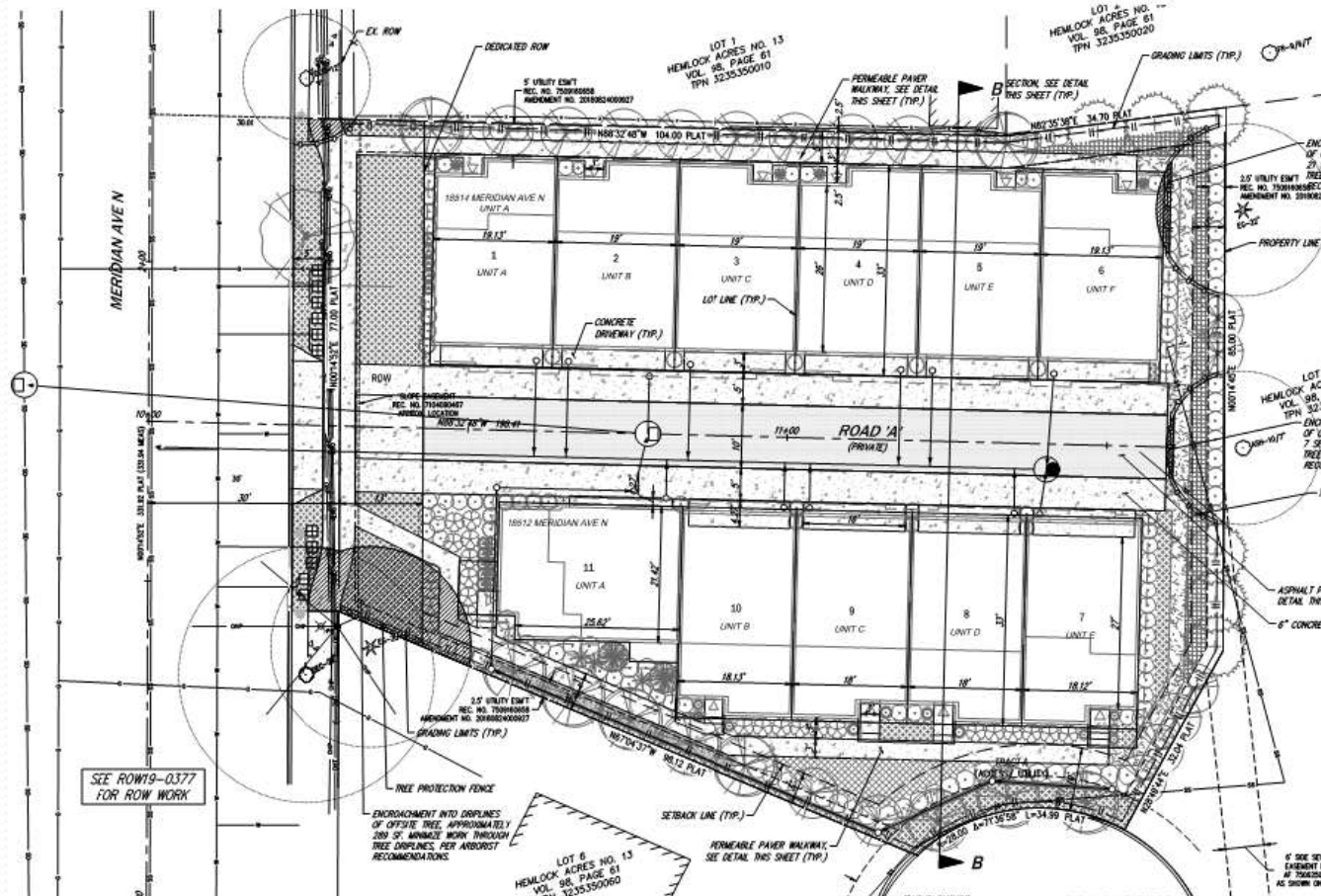
es

Public sewer will be extended into the private access tract

Stormwater will be collected and conveyed into an existing conveyance system within Meridian Ave N

Water will be provided by an existing main located within Meridian Ave N

Dry utilities will be extended as needed to serve the new homes







# Public Comment

## Public Comments Received



## In Summary.....

**The Applicant has met its burden of proof. The Preliminary plat makes appropriate provisions for public health, safety and general welfare by providing:**

- Housing consistent with the City's Comprehensive Plan and current zoning regulations.
- A proposal that is consist with the applicable codes & policies;
- All necessary infrastructure.

The applicant generally concurs with the Staff Report and proposed Conditions of Approval.

Thank you.

# Birchman Townhomes Preliminary Formal Subdivision PLN19-0037

Hearing Examiner Public Hearing  
January 15, 2020

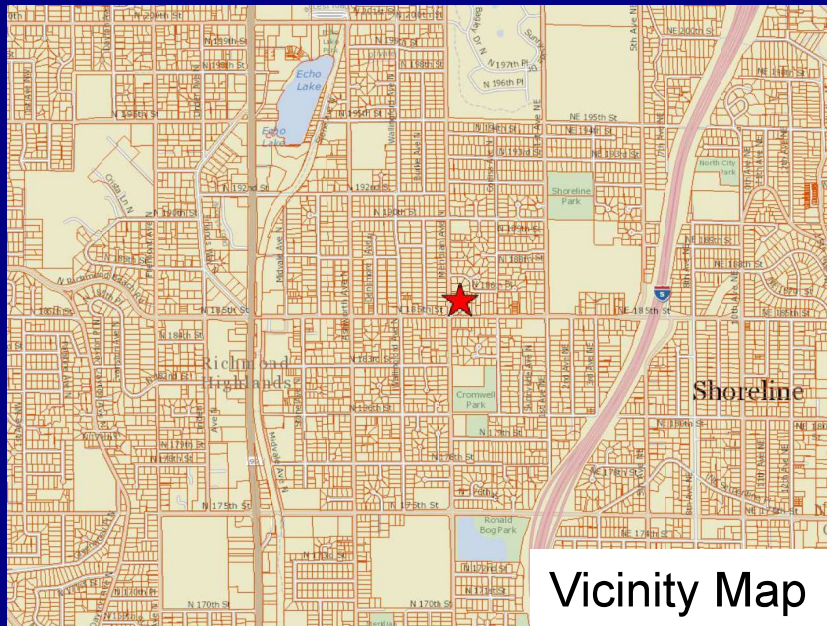


# Property Information

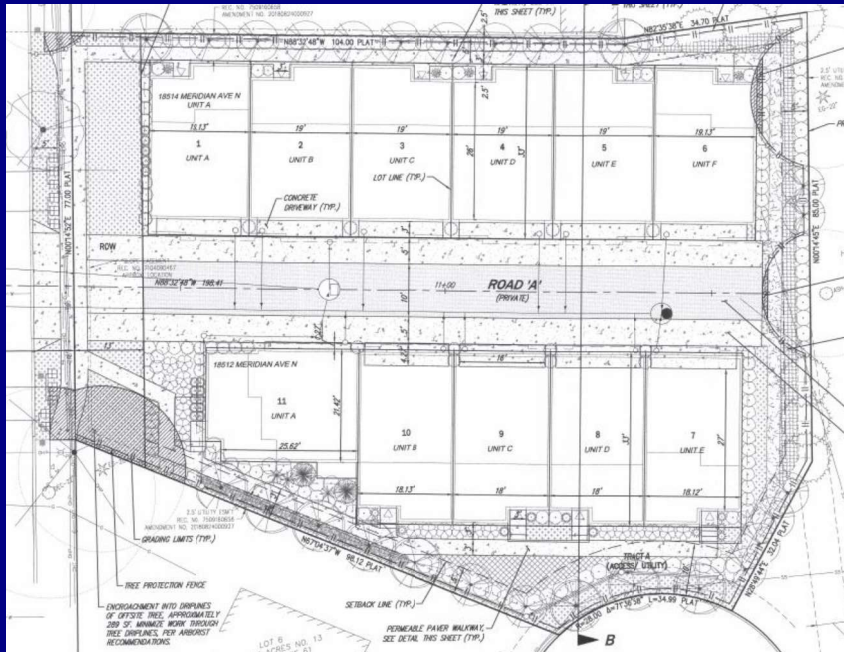
- Address: 18512 Meridian Ct. N
- Parcel # 323535-0040
- Lot Size: 13,460 sq. ft.
- Zone: Mixed-Use Residential 45' (MUR-45')
- Comprehensive Plan Designation: Station Area 2
- Neighborhood: Echo Lake



# Property



# Proposal



Subdivide the existing parcel into eleven (11) unit lots and one (1) access and utilities tract (Tract A).

Lot lines correspond with the unit footprints. Tract A contains the remainder of the site outside unit footprints.

This is a consolidated subdivision with building, site development, and right-of-way permits submitted/reviewed concurrently.





# Process History

- Pre-Application Meeting: May 8, 2018
- Neighborhood Meeting: November 14, 2018
- Application Submitted: February 21, 2019
- Complete Application: March 14, 2019
- Notice of Application: March 19, 2019
- SEPA Planned Action Determination: August 15, 2019
- Notice of Jan. 15 Public Hearing: December 31, 2019



# Decision Criteria

## Environmental (20.30.410(B)(1))

- a) The property does not contain critical areas. Subdivision will comply with tree clearing/site development standards.*
- b) Minimal grading work proposed for construction. All lots will share access drive.*
- c) No hazardous conditions on site or in vicinity.*
- d) LID techniques employed, as required under 2014 Dept. of Ecology Manual and 2019 Engineering Development Manual.*





# Decision Criteria

## Lot and Street Layout (20.30.410(B)(2))

- a) Unit lot boundaries will correspond to unit footprint.*
- b) None of the lots directly front a street. Fire/Public Works approved access configuration.*
- c) No lot width/area standards in MUR-45. Footnote 2 allows for modifications for unit lot subdivisions.*
- d) Frontage improvements required along Meridian Ave N, including new 5-foot sidewalks. Internal walkways on site will connect to public sidewalks on Meridian Ave N.*



# Decision Criteria

## **Dedications and Improvements (20.30.410(B)(3))**

- a) A 13-foot-wide dedication is required along Meridian Ave N.*
- b) No dedication of park land is required.*
- c) Frontage improvements required along Meridian. The 13-foot dedication exceeds the minimum needed for improvements. Remainder of the land will be used for a future City project to improve intersection at 185<sup>th</sup>/Meridian.*



# Decision Criteria

## Unit Lot Subdivision (20.30.410(B)(4))

- b) *All applicable standards at time of vesting (2/21/19) are being met as proposed.*
- c) *Individual unit lots have modified hardscape coverage and setback requirements - lot lines will be drawn around unit footprint (100% hardscape and 0' setbacks).*
  - *Site overall meeting development standards for MUR-45.*
- d) *Tract A will contain common driveway, utility lines, shared walkway.*
  - *All covenants, restrictions, responsibilities shall be recorded prior to final plat OR noted on face of plat*
- e) *All parking located within each unit lot (proposed townhome garages).*
- f) *A note on the final plat will indicate development limitations of unit lot subdivision.*
- g) *Declaration of Binding Covenant for ULS shall be recorded prior to final plat.*



# Conclusions

- The proposed subdivision:
  - Has met applicable requirements of the SMC, specifically Title 20 (Development Code).
  - Will make appropriate provisions for public health, safety, and welfare.
  - Will serve the public use and interest.



# Recommendation

The Shoreline Planning & Community Development Department recommends **APPROVAL** of the Preliminary Formal Subdivision application PLN19-0037, subject to conditions.





PLN19-0037  
DATE 1-15  
EXHIBIT # 17

01/09/2020

City of Shoreline Hearing Examiner

**Re: PLN19-0037 Conditions of Approval – change request**

Dear City of Shoreline Hearing Examiner:

Regarding condition #9, we request the entirety of the condition be stricken and replaced with:

*"All conditions set forth by Seattle Public Utilities for new water connections shall be met"*

Sincerely,

**CORE DESIGN, INC.**

A handwritten signature in black ink, appearing to read "Holli Heavrin".

Holli Heavrin, P.E.  
Project Manager





PLN19-0037  
DATE 1-15  
EXHIBIT # 15

01/09/2020

City of Shoreline Hearing Examiner

**Re: PLN19-0037 Conditions of Approval – change request**

Dear City of Shoreline Hearing Examiner:

Regarding condition #11, we request the entirety of the condition be stricken and replaced with:

*"All conditions set forth by Ronald Wastewater District for new sewer connections shall be met"*

Sincerely,

**CORE DESIGN, INC.**

A handwritten signature in black ink, appearing to read "Holli Heavrin".

Holli Heavrin, P.E.  
Project Manager



## City of Shoreline

### Planning & Community Development

17500 Midvale Avenue North Shoreline, WA 98133-4905

Phone: (206) 801-2500 Fax: (206) 801-2788

Email: [pcd@shorelinewa.gov](mailto:pcd@shorelinewa.gov) Web: [www.shorelinewa.gov](http://www.shorelinewa.gov)

Permit hours – M, T, Th, F: 8:00 a.m. to 4:00 p.m. | W: 1:00 to 4:00 p.m.

## PERMIT APPLICATION

RECEIVED  
FEB 21 2019  
PCD

### PARCEL INFORMATION (Include all parcel(s) information. Attach additional sheets, if necessary.)

Project Address 18512 Meridian Court North, 98133

(Leave blank if address is not assigned)

Parcel Number (Property Tax Account Number) 323535-0040

Legal Description HEMLOCK ACRES # 13 TGW UND INT IN TRACT A

Attach separate sheet for Legal Description

### PROPERTY OWNER INFORMATION

Name Jarett & Molly Birchman Email

Company Name Phone

Address 18512 Meridian Court North City Shoreline State WA Zip 98133

### OWNER'S AUTHORIZED AGENT

Name Evan Mann Email [Evan@BlueFern.com](mailto:Evan@BlueFern.com)

Company Name Blue Fern Development, LLC Phone ~~425-629-3854~~ 253-820-7835

Address 11232 120th Ave NE, Suite 204 City Kirkland State WA Zip 98033

### PROJECT INFORMATION

Type of Application: ☐ Single Family ☒ Multi-Family ☐ Non-Residential ☐ Legislative

Building/Construction: ☒ New Construction ☐ Change of Use ☐ Mechanical ☐ Fire Sprinkler  
☒ Addition/Remodel ☒ Demolition ☐ Plumbing ☐ Fire Alarm  
☒ Clearing & Grading ☒ Site Development ☐ Investigation Inspection ☐ Other

Land Use: ☐ Subdivision ☐ Zoning Variance ☐ Use - Home Occupation ☐ Conditional Use  
☐ Short Plat ☐ Engineering Deviation ☐ Use - Bed & Breakfast ☐ Code Interpretation  
☐ Floodplain ☐ Use - Temporary Use ☐ Rezone  
☐ Administrative Design Review

### PROJECT DESCRIPTION

We are proposing 11 units of single-family attached within two buildings. We will demolish an existing structure, install required infrastructure and utilities, construct necessary frontage improvements, and landscape ground cover. This is for an 11 lot subdivision.

Construction Value \$ 2,200,000.00

### CONTRACTOR INFORMATION

Company Name Teak Construction, LLC Email [Michelle@BlueFern.com](mailto:Michelle@BlueFern.com)

Contact Person Michelle Branley Phone 425-629-3854

Address 11232 120th Ave NE, Suite 204 City Kirkland State WA Zip 98033

L&I Contractor's License # TEAKCCL8040L Expiration Date 09-13-2019

I am the property owner or authorized agent of the property owner. I certify to that, to the best of my knowledge, the information submitted in support of this permit application is true and correct. I certify that I will comply with all applicable City of Shoreline regulations pertaining to the work authorized by the issuance of a permit. I understand that issuance of this permit does not remove the owner's responsibility for compliance with state or federal laws regulating construction or environmental laws. I grant permission for City staff and agents to enter areas covered by this permit for the sole purpose of inspecting these areas in order to process this application and to enforce code provisions related to the issued permit(s).

Signature of **PROPERTY OWNER**

OR

Signature of **AUTHORIZED AGENT**

Evan Mann

2019.02.18 08:21:37 -08'00'

Date 2/18/19

Print Name

Print Name Evan Mann

8a-76

9/2018

PLN 19-0037