

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

**AGENDA TITLE:** Adoption of Resolution No. 238, Approving the Final Plat for the Urban Trails Townhomes (Whitman Town Homes) Subdivision on N 145<sup>th</sup> Lane at Whitman Ave N.  
**DEPARTMENT:** Planning and Development Services  
**PRESENTED BY:** Paul Cohen, Planning and Development Services

**PROBLEM/ISSUE STATEMENT:**

The decision before the Council is the approval of the Urban Trails Townhomes subdivision (preliminary subdivision previously known as the Whitman Town Homes) proposed by Nolan Homes located on N 145th Lane at Whitman Ave N. The proposal would create from one lot, two open space tracts, one public right-of-way tract, and nineteen (19) single family residential building lots – totaling .54 acres. The lot sizes range from 527 to 662 square feet (See Attachment A for final plat drawings).

The City Council approved the subject preliminary plat on August 23, 2004 under Ordinance No. 360 (See Attachment B). The approval followed a public hearing held by the Planning Commission on July 1, 2004. The Planning Commission submitted a recommendation for approval after the public hearing. The Planning Commission recommendation for approval was subject to nine (9) conditions, which are listed later in this report.

The engineering plans have been reviewed and approved by staff. A site development permit has been approved. All required site development including, utility and drainage improvements, road and pedestrian improvements, and landscaping improvements have been guaranteed with a performance bond, with improvements to be completed within two years of final plat approval. The applicant has met the conditions of the preliminary subdivision approval.

The applicant complied with all requirements of the City of Shoreline Code and the Council is asked to approve the final plat by adopting Resolution No. 238 (see Attachment C) and authorize the Mayor to sign the final plat. After signing it will be recorded with King County Records and Elections Division.

**RECOMMENDATION**

Staff recommends the adoption of Resolution No. 238, which will approve the nineteen (19) lot final plat of the Urban Trails Townhomes subdivision along N 145<sup>th</sup> Lane at Whitman Ave N and authorize the Mayor to sign the final plat

Approved By:

City Manager 

City Attorney 

## INTRODUCTION

Project Address: N 145<sup>th</sup> Lane and Whitman Ave N, Shoreline, WA 98177  
 Zoning: R-48 Residential (48 dwelling units per acre)  
 Property Size: 23,522 Square Feet (.54 Acres)  
 Number of Proposed Lots: Nineteen (19) residential lots, two open space tracts, and one public right-of-way tract.  
 Proposed Lot Sizes: Range from 527 to 660 Sq. Ft  
 Comprehensive Plan  
 Designation: Mixed Use  
 Subdivision: Urban Trails Townhomes Subdivision  
 Application No.: 2002-201310  
 Applicant: Nolan Homes  
 Property Owner: Nolan Homes

## BACKGROUND

Action	Review Authority	Appeal Authority and Decision – Making Body
Preliminary Long Plat (Subdivision)	Planning Commission – Public hearing: July 1, 2004 The Planning Commission submitted a recommendation for approval.	City Council – Public Meeting: August 23, 2004 Decision: Preliminary Subdivision Approval
Final Long Plat (Subdivision)	Director – Recommendation of approval to the City Council	City Council – Public Meeting: November 28, 2005 Decision: Final Plat Approval

The preliminary subdivision approval process required public notification of the proposal, followed by an open record public hearing in front of the Planning Commission. The Planning Commission and staff forwarded a recommendation to Council for approval subject to nine (9) conditions to the City Council. The City Council made a decision to approve the project subject to nine (9) conditions.

Site development engineering plans were created to show how the subdivision will comply with the preliminary approval conditions and code requirements. The Planning and Development Services Department issued a Site Development Permit authorizing the developer to fulfill the preliminary approval requirements, such as the installation of site utilities and roads. Site development work that is not completed has been guaranteed by performance bond in the amount of \$50,810. This financial guarantee assures that the construction as shown on the site development plans will be constructed.

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

## **ANALYSIS**

On August 23, 2004 the Council reviewed and approved this preliminary subdivision subject to the following conditions.

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

1. Create a maximum of nineteen lots and three private land tracts, one for access (Joint Use Tract B) and two for open space (Joint Use Tracts A and C) according to the sizes and dimensions shown in Ordinance No. 360 Attachment B (Preliminary Plat Approval). The sizes and the assigned addresses for the lots shall be shown on the Final Plat. The delineation and sizes of all private land tracts shall be declared on all plans submitted for the Site Development Permit and also shown on the face of the Final Plat.

*Sheet # 2 of the Final Plat and Sheet # CD 1.2 of the Site Development Permit indicate the lots, tracts and their dimensions as shown on Attachment B 2.*

2. Owners shall include a covenant requiring the establishment and maintenance of a Homeowner's Association. The Association shall hold an undivided interest in the Private Land Tracts for open space (Joint Use Tracts A and C); and access (Joint Use Tract B). The Association shall be responsible for maintaining, repairing and/or rebuilding landscaping, infrastructure, and utilities in all common area tracts. The Homeowner's Association shall also be responsible for prevention of temporary or permanent encroachment of structures or personal property (e.g., boats, recreational vehicles) into the access and open space tracts.

*Sheet 1 of the Final Plat under Restrictions and Covenants # 1 through 8 creates the Homeowner's Association covenant as described by this condition.*

3. A maximum of nineteen zero lot line town homes are permitted as proposed by Attachment B.

*Sheet 1 under Restrictions and Covenants #2 restricts development to nineteen zero lot line homes.*

4. The following language shall be shown on the face of the Final Plat, "Any further proposed subdivision or adjustment to the lot lines within this plat must use all lots of this plat for calculation of the density and dimensional requirements of the Shoreline Municipal Code."

*Sheet 1 of the Final Plat under Restrictions and Covenants #3 carries this language.*

5. Developer shall have a Site Development Permit reviewed and approved by the City of Shoreline that includes (a) all onsite engineering and utility installation, (b) the delineation and sizes of all private land tracts, (c) all onsite landscaping, including the Type II landscaping requirement and specifications and (d) all required tree replacement and specifications for the tree retention exception. The completion of this work shall be secured by a plat performance financial guarantee.

*Site Development Permit # 106083 was issued June 27, 2005. A performance bond for \$50,810 was submitted.*

6. Developer shall dedicate the eastern most 6' of the existing lot to the City of Shoreline or the applicant will need to enter an easement agreement for the eastern most 6' of the existing lot with the City of Shoreline as described and depicted in Ordinance No. 360 Attachment B, which shall become effective upon recording of the Final Plat.

*Sheet 1 and 2 of the Final Plat describe and show a dedicated 6 feet to street right-of-Way.*

7. Developer shall have a Right-of-Way Use Permit for frontage improvements reviewed and approved by the City of Shoreline that includes (a) pedestrian sidewalk, (b) planting strip, (c) non-glare street lighting and (d) curb and gutters for installation on Whitman Avenue North adjacent to the project site. The completion of this work shall be secured by a plat performance financial guarantee.

*Right-of-Way Use Permit #106586 was issued July 20, 2005.*

8. Developer shall meet any required conditions established by the Seattle Public Utilities Water Availability Certificates.

*A water availability certificate has been obtained with no added conditions.*

9. Developer shall meet any required conditions established by the Ronald Wastewater District Sewer Availability Certificates.

*A sewer availability certificate has been obtained with no added conditions.*

### **SEPA**

A SEPA Determination of Non-Significance was issued January 14, 2004.

### **RECOMMENDATION**

Staff recommends the adoption of Resolution No. 238, approving the Final Plat of the Urban Trails Townhomes subdivision along N 145<sup>th</sup> Lane at Whitman Ave N and authorizing the Mayor to sign the plat.

### **ATTACHMENTS**

- |               |   |
|---------------|---|
| Attachment A: | Copies of the final plat drawings. (Copies of the approved site development permit drawings are available at the Planning and Development Services Department.) |
| Attachment B: | Preliminary Plat Ordinance No. 360  |
| Attachment C: | Resolution No. 238  |

RECORDED  
INDEXED  
CITY OF SHORELINE  
WASHINGTON

DEPARTMENT OF ASSESSMENTS  
EXAMINED AND APPROVED THIS DAY OF 2005.  
ASSESSOR

APPROVALS  
REVIEWED AND APPROVED THIS DAY OF 2005.  
REVIEWED AND APPROVED THIS DAY OF 2005.  
REVIEWED AND APPROVED THIS DAY OF 2005.

PLANNING & DEVELOPMENT SERVICES  
PLANNING AND DEVELOPMENT SERVICES DIRECTOR  
MAYOR, CITY OF SHORELINE  
CITY ENGINEER

RECORDING NO.  
VOL./PAGE

SCALE: 1 INCH = 30 FT.

**DEDICATION**  
KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERGROUND OWNERS OF INTEREST IN THE LAND HEREBY SHORT SUBDIVIDED, HEREBY DECLARE THIS SHORT PLAT TO BE MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND HEREBY DECLARE THE USE THEREOF FOR ALL PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO LAY ALL NECESSARY EASES FOR CUTS AND FILLS UPON THE LANDS SHOWN HEREON IN THE ORIGINAL RESUBDIVISION, DURING THE USE OF THE PUBLIC FOR ALL PUBLIC PURPOSES AS SHOWN ON THIS SHORT PLAT FOR ALL PUBLIC PURPOSES AS SHOWN ON THIS SHORT PLAT, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, RECREATION, AND OTHER PUBLIC USES. EXCEPT AS BEING SPECIALLY DESIGNATED ON THIS SHORT PLAT AS BEING DEDICATED TO A PERSON HEREBY SPECIFICALLY DESIGNATED ON THIS SHORT PLAT, THE PERSON OR ENTITY DEDICATED AND FOR THE PURPOSE STATED.

**ORIGINAL LEGAL DESCRIPTION**  
**PARCEL A**  
BEGINNING AT A POINT WHICH BEARS FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 4 EAST, 82°26'44" WEST 316 FEET AND NORTH 1°10'05" WEST 182 FEET; AND BEARING S89°50'30" EAST 100 FEET TO THE RIGHT HAVING A BEARING OF 211°33' FEET ALONG THE EXTERIOR LINE OF THE PLAT BEING A QUARTER SECTION 18, TOWNSHIP 28 NORTH, RANGE 4 EAST, THENCE NORTH 89°24'44" EAST 278.88 FEET TO THE POINT OF BEGINNING AND EXCEPT THE WEST 55 FEET THEREOF HEREBY ALONG THE SOUTH LINE THEREOF;

**DECLARATION OF COVENANT ASSOCIATED WITH DEVELOPMENT OF DETENTION FACILITY**  
1. DRAINAGE EASEMENTS AS SHOWN ON FACE OF PLAT ARE GRANTED TO CITY OF SHORELINE FOR ACCESS TO CONFORMANCE WITH CITY OF SHORELINE CODE.  
2. IF CITY OF SHORELINE REMAINS THAT THE CITY OF SHORELINE IS TO BE DONE TO THE PRIVATE DETENTION FACILITY EXISTING ON THE ABOVE DESCRIBED PROPERTY, THE DIRECTOR OF THE CITY OF SHORELINE, OR THE PERSON RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR REQUIRED, THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS SHALL SET A REASONABLE TIME FRAME WITHIN WHICH SUCH WORK IS TO BE COMPLETED. IF THE WORK IS NOT COMPLETED WITHIN THE TIME SET BY THE DIRECTOR, THE CITY OF SHORELINE SHALL BE RESPONSIBLE TO PERFORM SUCH MAINTENANCE AND/OR REPAIR WORK SHALL NOT CONSTITUTE A WAIVER OF THE CITY OF SHORELINE'S RESPONSIBILITY TO PERFORM SUCH MAINTENANCE AND/OR REPAIR WORK.

**RESTRICTIONS AND COVENANTS**  
1. OWNER SHALL BE REQUIRED TO ESTABLISH AND MAINTAIN IN FORCE AND EFFECTIVE COVENANTS FOR A HOMEOWNERS ASSOCIATION. THE ASSOCIATION IS TO BE HEADED BY UNDIVIDED HOUSING UNITS (DESCRIBED AS LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20) IN THIS SUBDIVISION. THE HOMEOWNERS ASSOCIATION SHALL HAVE THE AUTHORITY TO ASSIGN OR SUCCEEDORS) IS TO BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND/OR REBUILDING OF (1) PRIVATE LAND TRACTS FOR OPEN SPACE COMMON AREAS; (2) PRIVATE LAND TRACT FOR ACCESS (COUNT USE TRACT B); (3) LANDSCAPING IN ALL COMMON AREAS; AND (4) INFRASTRUCTURE TO BE MAINTAINED AND REPAIRED IN ACCORDANCE TO THE CITY OF SHORELINE AND STATE LAWS AND ORDINANCES.  
2. ZERO LOT LINE ATTACHED TOWNHOME  
RESIDENCES SHALL BE THE ONLY TYPE OF RESIDENCES PERMITTED IN THIS PLAT. A MAXIMUM OF NINETEEN ZERO LOT LINE TOWNHOMES SHALL BE PERMITTED.  
3. ANY FURTHER PROPOSED SUBDIVISION OR AMENDMENT TO THE CITY OF SHORELINE MAPS, REQUIREMENTS OF THE DENSITY AND DIMENSIONAL CALCULATION OF THE SHORELINE MUNICIPAL CODE.

**SEATTLE PUBLIC UTILITIES WATER FACILITIES AND APPURTENANCES EASEMENT PROVISIONS**  
1. A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO CITY OF SEATTLE PUBLIC UTILITIES, ITS SUCCESSORS AND ASSIGNS, FOR THE RIGHT TO INSTALL, MAINTAIN, OPERATE, REPAIR AND REPLACE WATER, GAS, SEWER, AND RELATED APPURTENANCES THROUGHOUT THE PLAT. THE EASEMENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID FACILITIES AND APPURTENANCES AND HAVE THE AUTHORITY TO ENTER, OCCUPY AND HAVE ACCESS TO THE PLAT FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPAIRING AND/OR REPLACING SAID FACILITIES AND APPURTENANCES AND RELATED THEREOF. TOGETHER WITH THE RIGHT AT ALL TIMES TO ENTER, OCCUPY AND HAVE ACCESS TO THE PLAT FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPAIRING AND/OR REPLACING SAID FACILITIES AND APPURTENANCES AND RELATED THEREOF.  
2. THE CITY OR ITS AGENTS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDING AT LAW, AT SUCH TIMES AS MAY BE NECESSARY FOR THE PURPOSES HEREIN DESCRIBED, WITHOUT INFRINGING ANY LEGAL OBLIGATION OR LIABILITY INCURRED BY THE CITY, SHALL NOT BE LIABLE FOR ANY OF GRANTEE'S IMPROVEMENTS DESTROYED OR DAMAGED BY AGRICULTURAL WATER SERVICE FACILITIES PLACED THEREON. THE CITY SHALL BE RESPONSIBLE TO RESTORE THE AREA USING STANDARDS CITY/COUNTY PATCHING PROCEDURES. GRANTEE SHALL BE RESPONSIBLE FOR ALL OTHER ROAD RESTORATION.  
3. GRANTEE SHALL HAVE THE RIGHT TO USE SAID PROPERTY IN ANY WAY AND FOR ANY OTHER LEGAL PURPOSES CONSISTENT WITH THE ABOVE.

FURTHER, THE UNDERGROUND OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DEMANDING TITLE FROM AGAINST CITY OF SHORELINE, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF ROADS AND/OR OTHER PUBLIC UTILITIES, AND WAIVE ANY OTHER CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY CITY OF SHORELINE.

**PARCEL B**  
THE WEST 55 FEET MEASURED FROM THE SOUTH LINE OF THE FOLLOWING DESCRIBED PROPERTY:  
BEGINNING AT A POINT WHICH BEARS FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 4 EAST, 82°26'44" WEST 316 FEET AND NORTH 1°10'05" WEST 182 FEET; AND BEARING S89°50'30" EAST 100 FEET TO THE RIGHT HAVING A BEARING OF 211°33' FEET ALONG THE EXTERIOR LINE OF THE PLAT BEING A QUARTER SECTION 18, TOWNSHIP 28 NORTH, RANGE 4 EAST, THENCE NORTH 89°24'44" EAST 278.88 FEET TO THE POINT OF BEGINNING AND EXCEPT THE WEST 55 FEET THEREOF HEREBY ALONG THE SOUTH LINE THEREOF;

**NEW LEGAL DESCRIPTION**  
**PARCEL A**  
BEGINNING AT A POINT WHICH BEARS FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 4 EAST, 82°26'44" WEST 316 FEET AND NORTH 1°10'05" WEST 182 FEET; THENCE SOUTH 89°24'44" WEST 288.88 FEET TO A POINT BEARING S89°50'30" EAST 100 FEET TO THE RIGHT HAVING A BEARING OF 211°33' FEET ALONG THE EXTERIOR LINE OF THE PLAT BEING A QUARTER SECTION 18, TOWNSHIP 28 NORTH, RANGE 4 EAST, THENCE NORTH 89°24'44" EAST 278.88 FEET TO THE POINT OF BEGINNING AND EXCEPT THE WEST 55 FEET THEREOF HEREBY ALONG THE SOUTH LINE THEREOF;

**PARCEL B**  
THE WEST 55 FEET MEASURED FROM THE SOUTH LINE OF THE FOLLOWING DESCRIBED PROPERTY:  
BEGINNING AT A POINT WHICH BEARS FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 4 EAST, 82°26'44" WEST 316 FEET AND NORTH 1°10'05" WEST 182 FEET; AND BEARING S89°50'30" EAST 100 FEET TO THE RIGHT HAVING A BEARING OF 211°33' FEET ALONG THE EXTERIOR LINE OF THE PLAT BEING A QUARTER SECTION 18, TOWNSHIP 28 NORTH, RANGE 4 EAST, THENCE NORTH 89°24'44" EAST 278.88 FEET TO THE POINT OF BEGINNING AND EXCEPT THE WEST 55 FEET THEREOF HEREBY ALONG THE SOUTH LINE THEREOF;

**CONVEYANCE**  
THE SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND ASSIGNMENT OF INTEREST IN THE LAND HEREBY SHORT SUBDIVIDED AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS(S),  
IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS  
BY  
MANAGER, H&B LINDEN LLC, AS TO PARCEL A  
MANAGER, H&B LINDEN LLC, AS TO PARCEL B  
COUNTY OF KING } SS  
ON THIS DAY PERSONALLY APPEARED BEFORE ME  
TO BE THE  
OR  
THE CORPORATION DESCRIBED IN THE FOREGOING INSTRUMENT, AND VOLUNTARILY AND BEING OF SOUND MIND AND SOUND MEMORY, AND THE USES AND PURPOSES THEREON MENTIONED, AND ON THIS DAY HEREBY CONFIRMED AND APPROVED TO BECOME THE SAID INSTRUMENT AND PART OF THE CONVEYANCE.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY  
2005.  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, WA  
COMMISSION EXPIRES

**RECORDING CERTIFICATE**  
FILED FOR RECORD BY  
OF 2005, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M.  
AND RECORDED IN VOLUME \_\_\_\_\_ OF SURVEYS ON PAGE \_\_\_\_\_ RECORD OF KING COUNTY, WASHINGTON.  
SURT. OF RECORD

**SUBJECT'S CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AS THE RESULT OF THIS DAY OF 2005.  
U.S. NO. 23710

**EASEMENT PROVISIONS**  
AN EASEMENT IS HEREBY GRANTED TO PUGET SOUND ENERGY, L.P., WEST AND A COBLE T.V. COMPANY AND THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, MAINTAIN, OPERATE, REPAIR AND REPLACE WATER, GAS, SEWER, AND RELATED APPURTENANCES THROUGHOUT THE PLAT. THE EASEMENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID FACILITIES AND APPURTENANCES AND HAVE THE AUTHORITY TO ENTER, OCCUPY AND HAVE ACCESS TO THE PLAT FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPAIRING AND/OR REPLACING SAID FACILITIES AND APPURTENANCES AND RELATED THEREOF. TOGETHER WITH THE RIGHT AT ALL TIMES TO ENTER, OCCUPY AND HAVE ACCESS TO THE PLAT FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPAIRING AND/OR REPLACING SAID FACILITIES AND APPURTENANCES AND RELATED THEREOF.  
2. THE CITY OR ITS AGENTS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDING AT LAW, AT SUCH TIMES AS MAY BE NECESSARY FOR THE PURPOSES HEREIN DESCRIBED, WITHOUT INFRINGING ANY LEGAL OBLIGATION OR LIABILITY INCURRED BY THE CITY, SHALL NOT BE LIABLE FOR ANY OF GRANTEE'S IMPROVEMENTS DESTROYED OR DAMAGED BY AGRICULTURAL WATER SERVICE FACILITIES PLACED THEREON. THE CITY SHALL BE RESPONSIBLE TO RESTORE THE AREA USING STANDARDS CITY/COUNTY PATCHING PROCEDURES. GRANTEE SHALL BE RESPONSIBLE FOR ALL OTHER ROAD RESTORATION.  
3. GRANTEE SHALL HAVE THE RIGHT TO USE SAID PROPERTY IN ANY WAY AND FOR ANY OTHER LEGAL PURPOSES CONSISTENT WITH THE ABOVE.

**CONVEYANCE**  
THE SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND ASSIGNMENT OF INTEREST IN THE LAND HEREBY SHORT SUBDIVIDED AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS(S),  
IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS  
BY  
MANAGER, H&B LINDEN LLC, AS TO PARCEL A  
MANAGER, H&B LINDEN LLC, AS TO PARCEL B  
COUNTY OF KING } SS  
ON THIS DAY PERSONALLY APPEARED BEFORE ME  
TO BE THE  
OR  
THE CORPORATION DESCRIBED IN THE FOREGOING INSTRUMENT, AND VOLUNTARILY AND BEING OF SOUND MIND AND SOUND MEMORY, AND THE USES AND PURPOSES THEREON MENTIONED, AND ON THIS DAY HEREBY CONFIRMED AND APPROVED TO BECOME THE SAID INSTRUMENT AND PART OF THE CONVEYANCE.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY  
2005.  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, WA  
COMMISSION EXPIRES

**CONVEYANCE**  
THE SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND ASSIGNMENT OF INTEREST IN THE LAND HEREBY SHORT SUBDIVIDED AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS(S),  
IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS  
BY  
MANAGER, H&B LINDEN LLC, AS TO PARCEL A  
MANAGER, H&B LINDEN LLC, AS TO PARCEL B  
COUNTY OF KING } SS  
ON THIS DAY PERSONALLY APPEARED BEFORE ME  
TO BE THE  
OR  
THE CORPORATION DESCRIBED IN THE FOREGOING INSTRUMENT, AND VOLUNTARILY AND BEING OF SOUND MIND AND SOUND MEMORY, AND THE USES AND PURPOSES THEREON MENTIONED, AND ON THIS DAY HEREBY CONFIRMED AND APPROVED TO BECOME THE SAID INSTRUMENT AND PART OF THE CONVEYANCE.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY  
2005.  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, WA  
COMMISSION EXPIRES

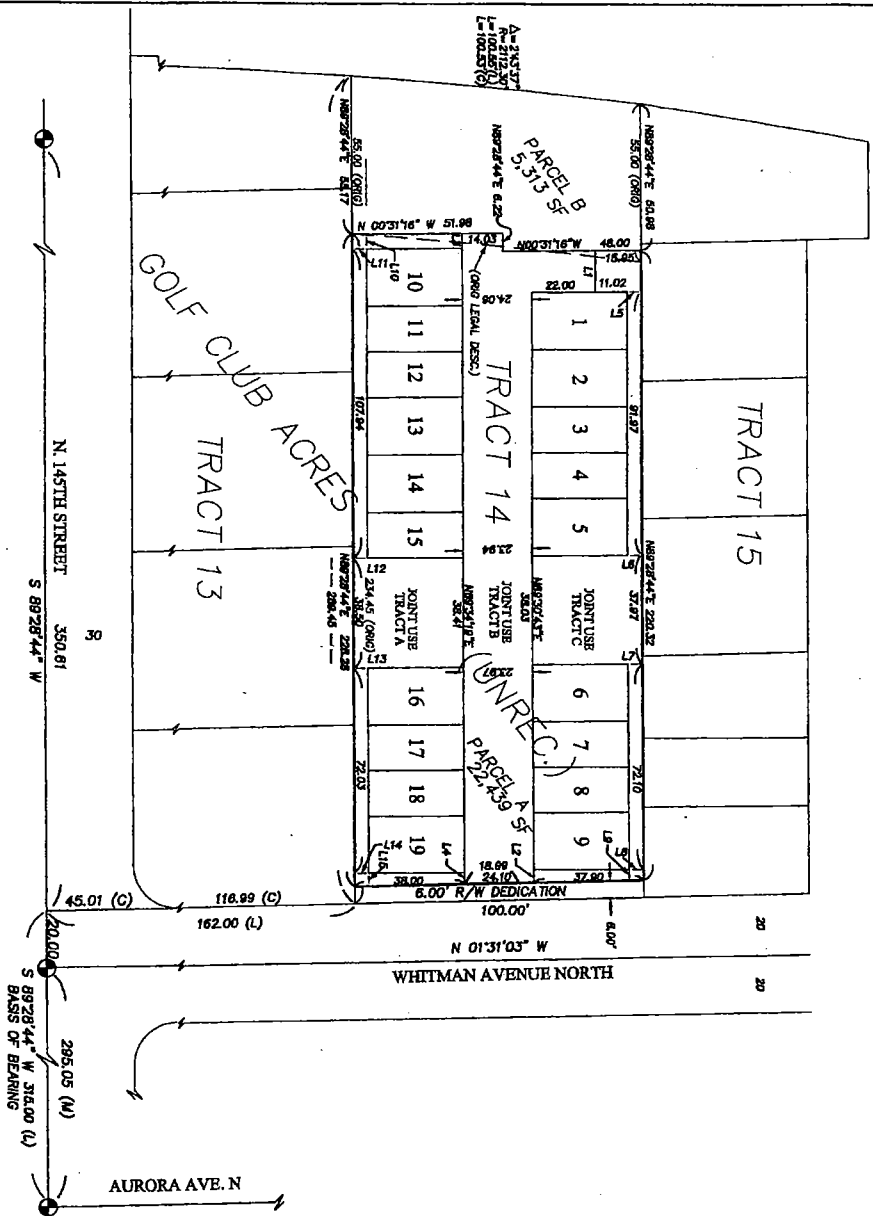
SHORT PLAT NO.  
SHP-  
CITY OF SHORELINE,  
WASHINGTON

# URBAN TRAIL TOWNHOMES

RECORDING NO.

VOL./PAGE

SCALE: 1 INCH = 30 FT.



- ### LEGEND
- FOUND STREET MONUMENT
  - SET 5/8" REB. & CAP  
LS23710, SET 8/25/98.
  - FOUND REBAR AND CAP
  - CENTERLINE
  - FENCE
  - (M) MEASURED BRG. & DIST.
  - (C) CALCULATED BRG. & DIST.
  - (L) BEARING & DISTANCE FROM  
LEGAL DESCRIPTION

### LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S89°28'44"W	14.44	L9	S89°28'57"E	3.91
L2	S89°28'57"W	4.34	L10	S00°31'16"E	5.00
L3	S89°25'59"W	5.19	L11	S00°31'16"E	5.00
L4	S89°28'57"W	4.00	L12	S00°31'16"E	5.00
L5	S89°28'57"E	5.00	L13	S00°31'16"E	5.00
L6	N00°31'16"W	5.12	L14	S00°31'16"E	4.52
L7	S89°28'44"W	5.00	L15	N89°28'57"E	4.52
L8	N00°31'16"W	5.00	L16	N89°28'57"E	5.00
L9	N89°28'57"E	3.91	L17	S00°31'16"E	5.00

LOT #	NORTH	WEST	SOUTH	EAST	SQ. FT. (S)	AREA (AC)
LOT 1	20.02'	32.98'	20.03'	32.94'	659.7 SF	0.015 AC
LOT 2	18.96'	32.84'	20.02'	32.94'	658.3 SF	0.015 AC
LOT 3	18.01'	32.94'	16.00'	32.89'	526.7 SF	0.015 AC
LOT 4	16.01'	32.89'	16.01'	32.80'	526.6 SF	0.012 AC
LOT 5	19.97'	32.80'	20.00'	32.88'	657.3 SF	0.015 AC
LOT 6	20.07'	33.02'	18.99'	33.01'	661.4 SF	0.015 AC
LOT 7	16.03'	33.01'	16.00'	32.99'	526.6 SF	0.012 AC
LOT 8	15.92'	32.99'	16.00'	32.99'	526.6 SF	0.012 AC
LOT 9	20.08'	32.99'	18.97'	32.99'	660.4 SF	0.015 AC
LOT 10	20.00'	32.97'	20.02'	32.98'	659.8 SF	0.015 AC
LOT 11	16.01'	32.98'	15.97'	32.99'	527.5 SF	0.012 AC
LOT 12	15.95'	32.99'	16.00'	33.00'	527.2 SF	0.012 AC
LOT 13	19.95'	33.00'	19.97'	33.02'	658.8 SF	0.015 AC
LOT 14	20.10'	33.02'	20.05'	33.04'	662.9 SF	0.015 AC
LOT 15	18.03'	33.04'	15.93'	33.03'	526.0 SF	0.012 AC
LOT 16	20.01'	32.99'	19.99'	33.00'	658.8 SF	0.015 AC
LOT 17	15.98'	33.00'	15.99'	33.01'	527.6 SF	0.012 AC
LOT 18	16.01'	33.01'	16.00'	33.00'	528.2 SF	0.012 AC
LOT 19	20.00'	33.00'	20.05'	33.00'	660.8 SF	0.015 AC

BASES OF BEARINGS: N 145TH ST BETWEEN AURORA AVE. N AND WHITMAN AVE. N PER LEGAL DESC.  
FIELD MEASUREMENTS MADE WITH A ZEISS RSO TOTAL STATION HAVING 5" STANDARD DEVIATION. DISTANCES MEASURED WITH EDM. TRAVERSE AND RADIAL SURVEY METHODS USED.  
CLOSURE MEETS OR EXCEEDS ACCURACY STANDARDS AS PER W.A.C. 332-130-090, PARA. 1b AND 2b.



PORTIONS OF: SE 1/4, SW 1/4, SEC. 18, T 26N, R 4E, W.M.  
CITY OF SHORELINE  
KING COUNTY, WASHINGTON



KDD & ASSOCIATES, PLLC  
1000 1st Avenue, Suite 1000, Shoreline, WA 98148  
Tel./Fax: (206) 369-1070/76-4488  
www.kddpllc.com



DATE	REVISION	BY	DATE	REVISION	BY
10/17/08	1	WAC	10/17/08	1	WAC

2 OF 3

SHORT PLAN NO.  
SHEET -  
CITY OF SHORELINE,  
WASHINGTON

# URBAN TRAIL TOWNHOMES

RECORDING NO.

VOL./PAGE

SCALE: 1 INCH = 30 FT.



### WATER EASEMENT LEGAL DESCRIPTION

A 10-FOOT WIDE EASEMENT, THE CENTRELINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 4 EAST, COUNTY OF KING COUNTY, WASHINGTON, SOUTH 89°28'44" WEST 182 FEET, THENCE SOUTH 89°28'44" WEST 600 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A, A 48 SHOWN ON CITY OF SHORELINE SHORT SUBDIVISION NO. 3000, THENCE NORTH 1°13'03" WEST 64.99 FEET ALONG THE EAST LINE OF SAID PARCEL A TO THE POINT OF BEGINNING, THENCE SOUTH 89°28'44" WEST 274.20 FEET TO THE POINT OF BEGINNING OF SAID PARCEL A, AND THE TERMINUS OF SAID CENTRELINE.

THE SPACES OF THIS EASEMENT SHALL BE SO DIMENSIONED OR SHORTEST SO AS TO TERMINATE AT THE EAST AND WEST LINES OF SAID PARCEL A, CITY OF SHORELINE SHORT SUBDIVISION NO. 3000.

### SEWER EASEMENT LEGAL DESCRIPTION

PARCEL A DESCRIPTION:

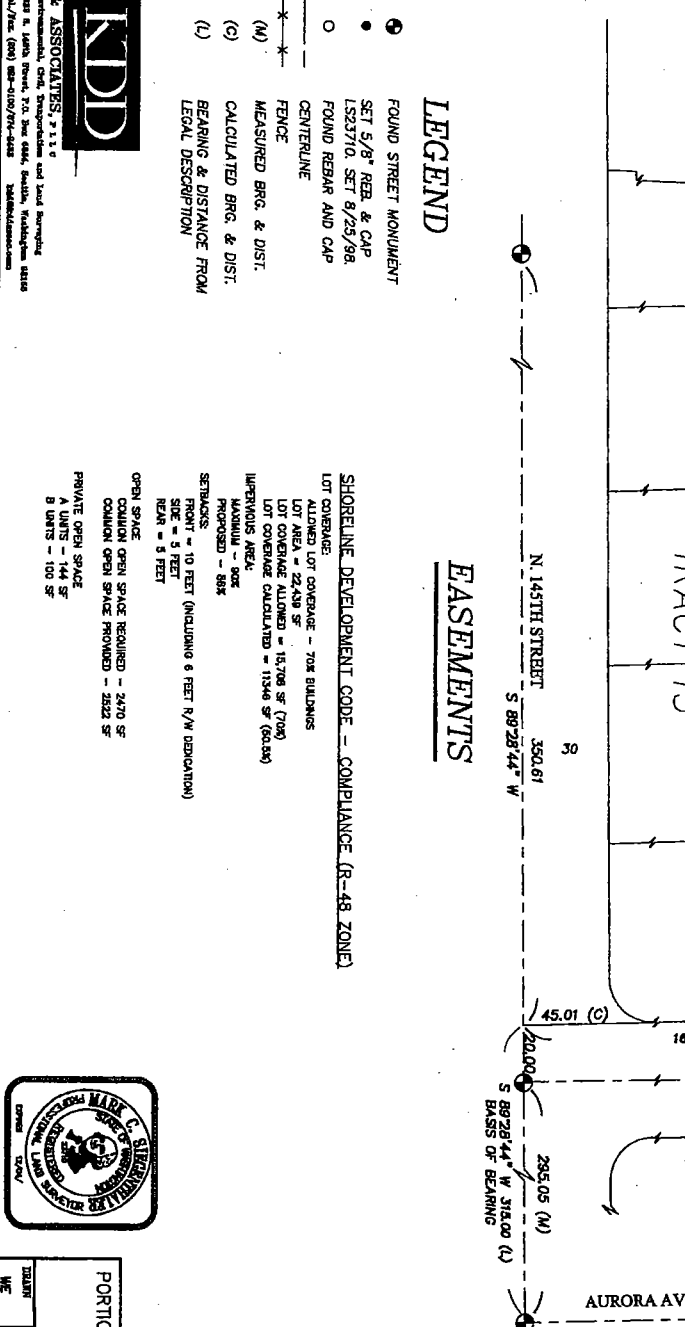
BEGINNING AT A POINT WHICH BEARS FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 4 EAST, COUNTY OF KING COUNTY, WASHINGTON, SOUTH 89°28'44" WEST 182 FEET, THENCE SOUTH 89°28'44" WEST 600 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A, A 48 SHOWN ON CITY OF SHORELINE SHORT SUBDIVISION NO. 3000, HENCE SOUTHWESTER REFERRED TO AS "POINT A", THENCE NORTH 04° HENCE SOUTHWESTER REFERRED TO AS "POINT B", THENCE SOUTH 89°28'44" WEST 274.20 FEET TO THE POINT OF BEGINNING OF SAID PARCEL A, AND EXCEPT THAT PORTION LYING WESTERNLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTH LINE THEREOF LYING NORTH 89°28'44" EAST 64.99 FEET FROM POINT A, THENCE NORTH 00°31'03" EAST 61.99 FEET, THENCE NORTH 89°28'44" EAST 6.22 FEET, THENCE NORTH 00°31'03" WEST 48.00 FEET TO THE NORTHERLY LINE THEREOF, (BEING KNOWN AS A PORTION OF TRACT 14, GOLF CLUB LAKES, ACCORDING TO THE UNRECORDED PLAT THEREOF).

EASEMENT DESCRIPTION:

A SEWER EASEMENT 10 FEET WIDE, THE CENTRELINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID PARCEL, THENCE SOUTH 89°28'44" WEST 182 FEET TO THE POINT OF BEGINNING OF SAID PARCEL A, AND THE TERMINUS OF SAID CENTRELINE.

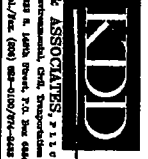


### LEGEND

- FOUND STREET MONUMENT
- SET 5/8" REB. & CAP
- FOUND REBAR AND CAP
- CENTERLINE
- FENCE
- MEASURED BRG. & DIST.
- CALCULATED BRG. & DIST.
- (L) BEARING & DISTANCE FROM LEGAL DESCRIPTION

### EASEMENTS

- SHORELINE DEVELOPMENT CODE - COMPLIANCE (R-48 ZONE)
- LOT COVERAGE: LOT COVERAGE - 70% BUILDNSS
- LOT AREA: LOT AREA - 22,438 SF
- LOT COVERAGE ALLOUED = 15,706 SF (70%)
- LOT COVERAGE CALCULATED = 13,946 SF (62.15%)
- UPPERMANS AREA:
- MAXIMUM - 80%
- PROPOSED - 88%
- SETBACKS:
- FRONT = 10 FEET (INCLUDING 6 FEET R/W DEVIATION)
- SIDE = 5 FEET
- REAR = 5 FEET
- OPEN SPACE:
- COMMON OPEN SPACE REQUIRED - 2,470 SF
- COMMON OPEN SPACE PROVIDED - 2,522 SF
- PRIVATE OPEN SPACE:
- A UNITS - 144 SF
- B UNITS - 100 SF



KDD ASSOCIATES, PLLC  
2801 S. Lacey Road, P.O. Box 4644, Seattle, Washington, USA  
Tel./Fax: (206) 991-0107/91-4444



DATE	REVISION	BY
10/17/05	URBAN-PLAT-07	3 OF 3

PORTIONS OF: SE 1/4, SW 1/4, SEC. 18, T. 26N, R. 4E., W.M.  
CITY OF SHORELINE  
KING COUNTY, WASHINGTON

# ATTACHMENT B

## ORDINANCE NO. 360

### AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON APPROVING A PRELIMINARY FORMAL SUBDIVISION FOR NINETEEN LOTS AND THREE PRIVATE LAND TRACTS LOCATED AT 14515 WHITMAN AVENUE NORTH.

WHEREAS, owners of certain properties, with parcel number 2827100076, have filed a preliminary long plat application for nineteen building lots and two open space tracts and one access tract located at 14515 Whitman Avenue North; and

WHEREAS, on July 1, 2004, a public hearing on the application for the preliminary long plat was held before the Planning Commission for the City of Shoreline pursuant to notice as required by law; and

WHEREAS, on July 1 2004, the Planning Commission recommended approval of the preliminary long plat and entered findings of fact and conclusions based thereon in support of that recommendation; and

WHEREAS, the City Council does concur with the Findings and Recommendation of the Planning Commission, specifically that the preliminary long plat of certain properties, located at 14515 Whitman Avenue North (with parcel number 2827100076) is consistent with both the City of Shoreline Comprehensive Plan and Development Code and is appropriate for this site;

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

**Section 1.** Findings. The Findings and Conclusion on Project No. 201310, as set forth in Part I, Planning Commission Findings, Conclusion and Recommendation dated July 29, 2004, attached hereto as Exhibit A are hereby adopted.

**Section 2.** Preliminary Formal Subdivision Adoption. The Whitman Avenue Townhomes Preliminary Long Plat, Project No. 201310, as further described and depicted in Exhibit B attached hereto is hereby adopted subject to the conditions set forth in Part II, Planning Commission Findings, Conclusion and Recommendation dated July 29, 2004 and attached hereto as Exhibit A.

**Section 3.** Severability. If any provision of this ordinance or the application of a provision to any person or circumstance, is declared invalid, then the remainder of this ordinance, or the application of such provision to other persons or circumstances, shall not be affected.

**Section 4.** Effective Date. This ordinance shall go into effect five days after passage



and publication of the title as a summary of this ordinance.

**PASSED BY THE CITY COUNCIL ON AUGUST 23, 2004.**

---

Mayor Ronald B. Hansen

**ATTEST:**

**APPROVED AS TO FORM:**

---

Sharon Mattioli, MMC  
City Clerk

---

Ian Sievers  
City Attorney

Date of Publication: August 28, 2004  
Effective Date: September 2, 2004

**RESOLUTION NO. 238**

**A RESOLUTION OF THE CITY OF SHORELINE, WASHINGTON,  
APPROVING THE FINAL PLAT OF URBAN TRAILS TOWNHOMES  
SUBDIVISION.**

WHEREAS, the applicant has made application for final plat of the Urban Trails Townhomes subdivision, a nineteen lot subdivision; and

WHEREAS, the City Council approved the preliminary plat of Whitman Townhomes (now known as Urban Trails Townhomes) Subdivision on August 23, 2004, and

WHEREAS, a public hearing was held by the Planning Commission on July 1, 2004, and

WHEREAS, engineering and site development plans have been approved to construct all required plat improvements, which will satisfy all requirements for final plat; and

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

WHEREAS, the final plat has been executed by the Director of Planning and Development Services as complying with the Shoreline Development Code, and the City Engineer as complying with City and utility district standards for private roads and utility systems.

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

**Section 1.** The Council finds that the final plat of Urban Trails Townhomes 1) complies with the City's zoning and land use regulations, 2) that the public interest will be served by the subdivision, and 3) satisfies conditions of preliminary plat approval and recording the final plat have been satisfied.

**Section 2.** The final plat of the Urban Trails Townhomes subdivision is approved, and the City Manager is authorized to sign the plat and record with the King County Records and Elections Division.

**ADOPTED BY THE CITY COUNCIL ON November 28, 2005.**

\_\_\_\_\_  
Mayor Ronald B. Hansen

**ATTEST:**

\_\_\_\_\_  
Scott Passey, City Clerk