
Council Meeting Date: June 10, 2002

Agenda Item: 7(c)

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adoption of Resolution No. 186, Approving the Final Plat for the Hageman Subdivision at 16326 Linden Avenue North
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Tim Stewart, Director of Planning and Development Services

PROBLEM/ISSUE STATEMENT:

The decision before your Council is the approval of the Hageman Subdivision (long subdivision) proposed by Doug Hageman, Hageman Homes, L.L.C. for the property located at 16326 Linden Avenue North. The proposal would create from one lot, totaling .68 acres, one stormwater/ drainage tract and six building lots. Two lots are intended for single family detached homes (8,649 and 5,239 sq. ft.) and four lots intended for single family attached homes (3,017-4,526 sq. ft.) See Attachment A for final plat drawings.

Your Council approved the subject preliminary plat on December 14, 1998. Your approval followed a public hearing held by the Planning Commission on September 17, 1998, and continued to October 1, 1998. The Planning Commission did not submit a formal recommendation for approval or denial. The Staff recommendation for approval was subject to nine conditions, which are listed later in this report.

The engineering plans have been reviewed and approved by staff. A site development permit has been issued. All required site development including, utility and drainage improvements, road and pedestrian improvements, and landscaping improvements have been constructed. The applicant has met the conditions of the preliminary subdivision approval.

The applicant complied with all requirements of the City of Shoreline Code and your Council is asked to approve the final plat by adopting Resolution No. 186 (see Attachment B) and authorize the Mayor, Director of Planning and Development Services, and the City Engineer 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. 186, which will approve the six (6) lot final plat of the Hageman Subdivision at 16326 Linden Avenue North and authorize the Mayor, City Engineer, and Planning and Development Services Director to sign the final plat.

Approved By: City Manager  City Attorney

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INTRODUCTION

Project Address: 16326 Linden Avenue North, Shoreline, WA 98133
Zoning: **Front Third of Property** (9,653 Square Feet): R-6 Residential (six (6) dwelling units per acre)
Rear Two Thirds of Property (19,806 Square Feet): R-12 Residential (twelve (12) dwelling units per acre)
Property Size: 29,459 Square Feet (.68 Acres)
Number of Proposed Lots: Six (6) residential lots, one drainage tract.
Proposed Lot Size: Lot 1: 8,649 Sq. Ft., Lot 2: 4,526 Sq. Ft., Lot 3: 3,017 Sq. Ft.
Lot 4: 3,017 Sq. Ft., Lot 5: 3,017 Sq. Ft., Lot 6: 5,239 Sq. Ft.,
Drainage Tract A: 2,002 Sq. Ft.
Comprehensive Plan Designation: **Front Third of Property** UM (Urban Medium, 4-12 units per acre)
Rear Two Thirds of Property AC (Activity Center, to 36 Units per acre)
Subdivision: Hageman Subdivision
Application No.: 2001-201117
Applicant: Doug Hageman
Property Owner: Hageman Homes, LLC

BACKGROUND

Action	Review Authority	Appeal Authority and Decision – Making Body
Preliminary Long Plat (Subdivision)	Planning Commission – Public hearing: September 17, 1998 continued to October 1, 1998. The Planning Commission did not submit a formal recommendation for approval or denial.	City Council – Public Meeting: December 14, 1998 Decision: Preliminary Subdivision Approval
Final Long Plat (Subdivision)	Director – Recommendation of approval to the City Council	City Council – Public Meeting: June 10, 2002 Decision: Final Plat Approval

The preliminary subdivision approval process required formal public notification of the proposal, followed by an open record formal public hearing in front of the Planning Commission. The Planning Commission did not submit a formal recommendation for approval or denial to the City Council. Staff forwarded a recommendation for approval subject to nine conditions to the City Council. After a public meeting, the City Council made a decision to approve the project.

The Hageman subdivision was reviewed under Title 18, the development code in place in 1998 at the time of complete application for preliminary approval of the plat. Title 18 provided that all areas of a site may be used in the calculation of base and maximum allowed residential density except for submerged lands. Easements across properties were included in the calculation of the density and minimum lot size. The King County Road Standards Manual, used by the City in 1998 allowed the use of private easements to serve long subdivisions of more than 4 lots under the provisions of Section 2.06. The Hageman Subdivision is served by a private road on a private easement across all six lots.

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

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

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

ANALYSIS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SEPA MITIGATIONS

1. Landscaping

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

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

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

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

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

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

2. Transportation

Sidewalks and Parking Lane

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

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

On-Site Parking

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

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

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

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

Trip Generation

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

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

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

3. Aesthetics

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

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

RECOMMENDATION

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

ATTACHMENTS

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

Attachment B: Resolution No. 186

Attachment A

Final Plat Drawings for the Hageman Subdivision

HAGEMAN SUBDIVISION
AN ALTERATION OF LOT 21, HIGHLAND ACRES,
VOLUME 24 OF PLATS, PAGE 46.
NE. 1/4, NW 1/4, SEC. 18 TWP. 26 N., RGE. 4 E., V.
CITY OF SHORELINE.
KING COUNTY, WASHINGTON

KING COUNTY, WASHINGTON

DECLARATION OF COVENANT ASSOCIATED WITH DEVELOPMENT OF DETENTION FACILITY

- IF CITY OF ANCHORAGE DETERMINES THAT MAINTENANCE OR REPAIR WORK IS REQUIRED TO THE DRAINAGE FACILITY EXISTING ON THE ABOVE DESCRIBED PROPERTY, THE DIRECTOR OF THE DRAINAGE FACILITY IS LOCATED AT THE PROPERTY WITHIN WHICH THE DRAINAGE FACILITY IS LOCATED. THE PERSON IN CHARGE OF THE FACILITY, OR OTHER PERSON OR AGENCY IN CONTROL OF SAID PROPERTY, NOTIFICATION OF THE FACILITY, OR OTHER PERSON OR AGENCY IN CONTROL OF SAID PROPERTY, MUST BE MADE BY THE DIRECTOR OF THE DRAINAGE FACILITY TO THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS SHALL SET A REASONABLE TIME WITHIN WHICH THE WORK IS TO BE COMPLETED. THE CITY MAY PERFORM THE REQUIRED MAINTENANCE AND REPAIR WORK WITHOUT NOTICE IF THE TITELHOLDERS WHO WERE GIVEN NOTICE, HAVE NOT COMPLETED THE WORK BY THE DATE SPECIFIED IN THE NOTICE. THE CITY MAY PERFORM THE REQUIRED MAINTENANCE AND REPAIR WORK WITHOUT NOTICE IF THE TITELHOLDERS STATING THE COUNTY'S INTENTION TO COMPLY WITH THE NOTICE, HAVE NOT COMPLETED THE WORK BY THE DATE SPECIFIED IN THE NOTICE. THE CITY MAY PERFORM THE REQUIRED MAINTENANCE AND REPAIR WORK WITHOUT NOTICE IF THE TITELHOLDERS STATING THE COUNTY'S INTENTION TO COMPLY WITH THE NOTICE, HAVE NOT COMPLETED THE WORK BY THE DATE SPECIFIED IN THE NOTICE.

3. IF AT ANY TIME CITY OF SHORELINE REASONABLY DETERMINES THAT RETENTION/DETENTION SYSTEM CREATES ANY OF THE CONDITIONS LISTED IN SHORELINE CODE AND HEREIN INCORPORATED BY REFERENCE, THE DIRECTOR MAY TAKE MEASURES SPECIFIED THEREIN.

4. THE TITLEHOLDERS SHALL ASSUME ALL RESPONSIBILITY FOR THE COST OF ANY MAINTENANCE AND FOR REPAIRS TO THE RETENTION/DETENTION FACILITY. SUCH RESPONSIBILITY SHALL INCLUDE REIMBURSEMENT TO THE CITY WITHIN 30 DAYS OF THE RECEIPT OF THE INVOICE FOR ANY SUCH WORK PERFORMED. OVERDUE PAYMENTS WILL REQUIRE PAYMENT OF INTEREST AT THE CURRENT LEGAL RATE FOR LIQUIDATED DAMAGES. IF LEGAL ACTION ENSUES, ANY COSTS OR FEES INCURRED BY THE CITY WILL BE BORNE BY THE PARTIES RESPONSIBLE FOR SAID REIMBURSEMENTS.

THIS COVENANT BENEFITS ALL CITIZENS OF CITY OF SHORELINE, TOUCHES AND CONCERNS THE LAND AND SHALL RUN WITH LAND AND SHALL BE BINDING ON ALL HEIRS, SUCCESSORS AND ASSIGNS.

THESE COVENANTS ARE INTENDED TO PROTECT THE VALUE AND DESIRABILITY OF THE REAL PROPERTY DESCRIBED ABOVE, AND TO BENEFIT ALL THE CITIZENS TO CITY OF MOBILE. THEY SHALL RUN WITH THE LAND AND BE BINDING ON ALL PARTIES, AND THEIR SUCCESSORS AS THOSE WHO TAKE ANY INTEREST IN THE PROPERTY OR ANY PART THEREOF, WHETHER AS TENANTS IN COMMON, JOINT TENANTS, SUCCESSIONS OR ANY OTHER MANNER. AS THESE HEIRS, SUCCESSORS AND ASSIGNS, THEY SHALL INURE TO THE BENEFIT OF EACH PARTY TAKING FUTURE SUCCESSION IN INTEREST OF SAID PROPERTY OR ANY PART THEREOF, ON INTEREST THEREIN, AND TO THE BENEFIT OF ALL CITIZENS OF CITY OF MOBILE.

EASEMENT PROVISIONS

[illegible]

COMMUNITY RECREATIONAL SPACE PARTNERSHIP

AN EASEMENT OVER THE EAST 10 FEET OF LOT 1 AND THE WEST 10 FEET OF LOT 2 IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 1 THROUGH 6, INCLUSIVE FOR THE PURPOSE OF COMMUNITY RECREATIONAL SPACE. THE COST OF MAINTENANCE OF THIS FACILITY SHALL BE BORNE IN EQUAL SHARES BY THE OWNERS, THEIR SUCCESSORS AND ASSIGNS OF LOTS 1 THROUGH 6 INCLUSIVE.

[illegible]

ALL OF THE SEATTLE CITY LIGHT EASEMENTS AS SHOWN ON THE
FACE OF THE CITY OF SEATTLE FIRE FUEL SUBDIVISION KNOWN AS
MAGADAM SUBDIVISION, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THE RIGHTS AT ALL TIMES TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS ABUTTING THE DESCRIBED EASEMENT AREA FOR THE PURPOSES OF INSTALLING, CHANGING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, ALTERING, CHANGING, PATROLLING, ENERGIZING AND OPERATING SAID ELECTRIC SYSTEM, AND THE RIGHT AT ANY TIME TO REMOVE ALL OR ANY PART OF SAID ELECTRIC SYSTEM FROM SAID LANDS.

ALSO THE RIGHT TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AT ALL TIMES TO CUT AND TRIM BRUSH, TREES OR OTHER PLANTS STANDING OR GROWING UPON SAID LANDS OR ADJACENT LANDS WHICH, IN THE OPINION OF THE GRANTEE, INTERFERE WITH THE MAINTENANCE OR OPERATION OF THE SYSTEM, OR CONSTITUTE A MENACE OR DANGER TO SAID ELECTRIC SYSTEM.

IT IS FURTHER COVENANTED AND AGREED THAT NO STRUCTURE OR FIRE HAZARDS WILL BE ERRECTED OR PERMITTED WITHIN THE ABOVE DESCRIBED EASEMENT AREA WITHOUT THE WRITTEN APPROVAL FROM THE GRANTEE, ITS SUCCESSORS AND ASSIGNEES. THERE WILL BE NO CONSTRUCTION OF ANY BUILDING OR STRUCTURE IN ANY PORTION OF THE EASEMENT AREA WHICH WILL IN ANY MANNER INTERFERE WITH THE EXERCISE OF OR WEARTH ANY PORTION THEREOF. THERE SHALL BE NO DUMPING OR DISCHARGE OF ANY EXPLOSIVES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF SAID LINES AND APPURTENANCES.

THE CITY OF SEATTLE, ITS SUCCESSORS AND ASSIGNS ARE TO BE RESPONSIBLE, AS PROVIDED BY LAW, FOR ANY DAMAGE THROUGH ITS NEGLIGENCE IN THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SAID ELECTRIC SYSTEM ACROSS, OVER, UPON AND UNDER THE PROPERTY GRANTED IN THIS EASEMENT OR ADJACENT LAND THEREO.

THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL SUCH TIME AS THE GRANTEE, HIS SUCCESSORS AND ASSIGNS SHALL PERMANENTLY REMOVE SAID POLES, WIRES AND APPURTENANCES FROM SAID LANDS OR SHALL OTHERWISE PERMANENTLY ABANDON SAID ELECTRIC SYSTEM, AT WHICH TIME ALL SUCH RIGHTS, TITLE PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.



G4 GROUP FOUR, Inc.
16030 JUANITA-WOODINVILLE WAY NE.
BOTHELL WASHINGTON 98011
(206) 775-4531 • (206) 393-4544 • FAX (206) 563-5819

JOB NO.:97-8045 DATE:12/03/01 SHEET:2 OF 3

HAGEMAN SUBDIVISION

AN ALTERATION OF LOT 21, HIGHLAND ACRES,

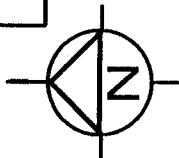
VOLUME 24 OF PLATS, PAGE 48.

NE. 1/4, NW 1/4, SEC. 18 TWP. 28 N., RGE. 4 E., W.M.

CITY OF SHORELINE.

KING COUNTY, WASHINGTON

105TH STREET (MCCALL STREET)



SCALE: 1"=30'



SURVEY DATA

LEGAL DESCRIPTION: TRACT 21, PLAT OF
HIGHLAND ACRES, VOLUME 24 OF PLATS, PAGE 48.

BASES OF BEARINGS; HIGHLAND ACRES, VOLUME 24,

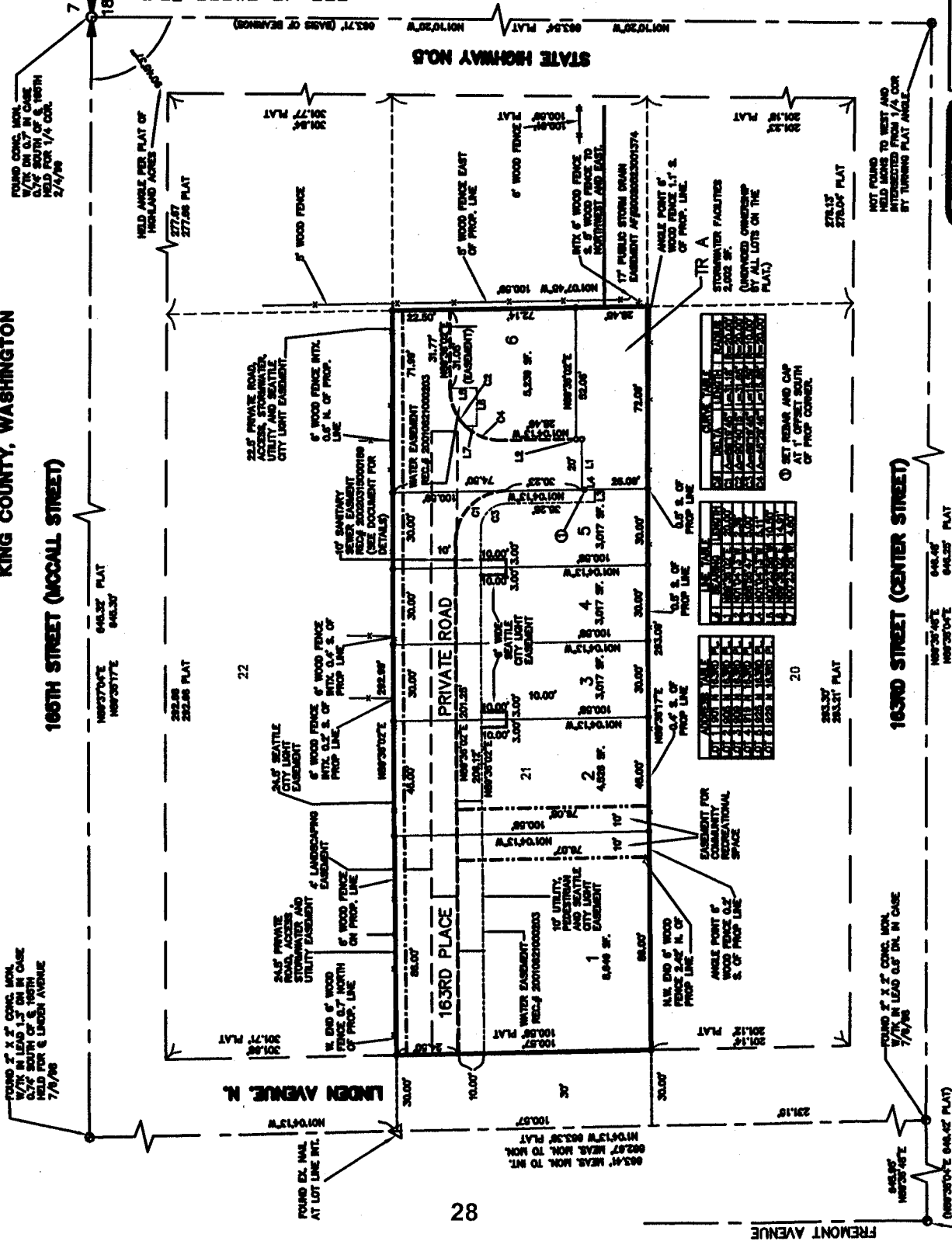
PAGE 48. LINE FROM MONUMENT AT CENTERLINE INTERSECTION OF STATE HIGHWAY NO.5 AND 163RD STREET TO MONUMENT AT INTERSECTION OF STATE HIGHWAY NO.5 AND 165TH STREET.

**INSTRUMENT DATA: LETZ 48 (5" DIRECT READING
THEODOLITE WITH E.D.M.)**

PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC. 332-130-090.

QUEST

- [illegible]



G4 GROUP FOUR, Inc.
16030 JUANITA - WOODRIVILLE WAY
BOTHELL, WASHINGTON 98011
(425) 776-4881 • (206) 308-4844 • FAX (206) 308-3511

CITY FILE NO.: 1998-00368

JOB NO:97-8045 DATE:12/03/01 SHEET:3 OF 3

Attachment B

Resolution No. 186

RESOLUTION NO. 186

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

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

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

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

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

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

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

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

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

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

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

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

ADOPTED BY THE CITY COUNCIL ON June 10, 2002.

Mayor Scott Jepsen

ATTEST:

Sharon Mattioli, CMC
City Clerk

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