

SUB2022-0031: List of Attachments

EXHIBIT 1 Planning and Community Development Department Staff Report including the following Attachments:

- Attachment A Architectural and Civil Plans including Landscaping Plans dated 1/2/24 & 12/21/23
- Attachment B Consolidated Design Review & Critical Areas Permits and SEPA review (DR2022-0020/CAP2022-0033SEP2022-0029)
- Attachment C Vicinity Map
- Attachment D Zoning and Comprehensive Plan Designation Map
- Attachment E Land Use Application materials
 - E1 Land Use Application
 - E2 Response to Subdivision Performance & Decision Criteria
- Attachment F Request for Information (RFI) dated 9/27/22
- Attachment G Applicant's response to RFI dated 10/3/23
- Attachment H RFI dated 11/13/23
- Attachment I Notice of Application/Mailing list dated 11/13/23
- Attachment J Public Comment
- Attachment K Applicant's response to RFI dated 1/2/24
- Attachment L Notice of Public Hearing
- Attachment M SEPA Determination of Non-significance dated 1/17/24
- Attachment N Aerial Map
- Attachment O Critical Area Report prepared by Cantrell & Associates, Inc. dated 7/31/19
- Attachment P Preliminary Stormwater Plan prepared by Impact Design LLC dated 9/20/23
- Attachment Q Map of schools in the vicinity

CITY OF BELLINGHAM

PLANNING AND COMMUNITY DEVELOPMENT
STAFF REPORT

HEARING EXAMINER

January 24, 2024

PROJECT NO.: Northwest Village Preliminary Plat (SUB2022-0031)

APPLICANT: Sean Hegstad – Haven Design Workshop, 5828 2nd Ave. #101, Ferndale WA 98248

OWNER: Home Haven Properties Inc., 478 E Wiser Lake Rd., Lynden WA 98264-9454

I. OVERVIEW

A. PROPOSAL - Attachment A

Construction of 9 shared court units and 10 townhouse infill toolkit units for a total of 19 units. The proposal includes 38 garage parking stalls and 12 surface guest parking stalls. The proposal will include a combined access with the northern abutting property along Northwest Ave. for 10 townhouse units and a private lane extension from Dover St. providing access to 9 shared court units. The proposal will require construction of a public cul de sac turnaround at the end of Dover St. within the existing right of way. The proposal includes a preliminary subdivision to place each unit on a fee simple lot.

The proposed townhouses will be served by existing water, sewer and stormwater utilities located in Northwest Ave. and Dover St. abutting the site. All lots are proposed to be served by public infrastructure as required by code. Stormwater management is proposed onsite with multiple stormwater vaults and an easement with the northern property owner for stormwater dispersion compliant with code. Emergency access will be provided on site with approved emergency turnarounds. The proposal includes dedication of right of way along Northwest Ave. and construction of a public turnaround in the existing Dover St. right of way through a Public Facility Construction Agreement.

Development of the Proposal requires approval of an administrative decision for infill toolkit/multifamily design review & critical areas permits and State Environmental Policy Act (SEPA) review through the Type II review process and a Type III decision on the preliminary plat application. As allowed per BMC 21.10.050, the applicant did not consolidate the review of the Type II applications with the Type III application. The Consolidated Permit for the Type II applications was issued conditionally upon the Hearing Examiner's approval of the preliminary plat (**Attachment B**).

LOCATION

4185 Northwest Ave., Bellingham WA 98226. Area 2, Meridian Neighborhood, Residential Single, Planned Mixed with Infill Toolkit uses as an allowed use under a Low to Medium Density (**Attachment C**).

Assessor's parcel number: 380211-449108-0000

Land use and comprehensive plan designations: Land use: Single Family Residential; Comprehensive plan: Residential Low to Medium Density. (**Attachment D**)

II. STAFF RECOMMENDATION

Approve the Northwest Village Preliminary Plat (**Attachment E1 & E2**) with the recommended conditions in Section XI of this report.

III. JURISDICTION

The Hearing Examiner is granted authority to hold hearings and make decisions on preliminary plats and variances to the Land Division Ordinance pursuant BMC 23.08.040.

IV. BACKGROUND

A pre-application meeting with staff was held on 5/22/18.

A second pre-application meeting with staff was held on 7/30/19.

A neighborhood meeting was held on 12/22/20. There were no specific concerns raised by attendees and there seemed to be general support for the proposed design.

The subject property is a legal lot of record which was created prior to the adoption of the City's Subdivision Ordinance.

7/14/22: A Preliminary Plat Subdivision Application (SUB2022-0031), Infill Toolkit/Multifamily Design Review Permit (DR2022-0020), Critical Area Permit (CAP2022-0033), State Environmental Policy Act (SEPA) review (SEP2022-0029) and Planned Development Permit Applications were submitted. Following a preliminary review of the application materials staff determined a Planned Development Permit was not required under BMC 20.32.010.D.2 and a refund of the application fee was processed.

9/15/22: The City issued a Multimodal Transportation Concurrency Certificate.

10/13/22: Staff issued a Request for Information (RFI) (**Attachment F**). The RFI included revisions and/or minor modification requests to comply with infill toolkit and multifamily design review requirements. The RFI also included additional information documenting compliance with stormwater requirements under BMC 15.42 and utility and street infrastructure requirements. Finally, the RFI included revisions to the proposal to comply with Fire Department requirements.

4/10/23: The applicant requested a 120 day extension to the land use applications which was granted by staff with an expiration date of 9/22/23.

9/19/23: The applicant requested an additional extension to the land use applications which was granted by staff with an expiration date of 9/28/23.

9/28/23: The applicant responded to the information requested by staff which included revisions to the proposal to comply with development standards (**Exhibit G**). Additionally, the response to the RFI included documentation clarifying compliance with stormwater requirements under BMC 15.42 and utility and street infrastructure requirements. Finally, the proposal was revised to comply with Fire Department requirements. Following review of the applicant's response to the RFI, the City issued a second RFI (**Exhibit H**).

5/25/23: A Notice of Application was issued (**Attachment I**). As of 12/11/23 no comments have been received regarding the proposed development (**Exhibit J**).

1/2/24: The applicant responded to the request for information which was determined adequate by staff (**Exhibit K**).

1/9/24: The Public Hearing notice was issued by the Hearing Examiner's department staff and mailed in accordance with BMC 21.10.200(D) (**Attachment L**).

1/17/24: The city issued a SEPA threshold determination of non-significance (SEP2022-0029 **Attachment M**).

1/24/23: The hearing examiner is scheduled to hold a public hearing to consider the Preliminary Plat.

V. EXISTING SITE CHARACTERISTICS

A. LAND USE AND ZONING DESIGNATION

The property is located in Area 2 of the Meridian Neighborhood and zoned Residential Single with a Planned Mixed use qualifier with Infill Toolkit uses as an allowed use. The land use designation of the subject site is Residential Single, Low to Medium Density.

Area 2 of the Meridian Neighborhood (BMC 20.00.110) contains special conditions for access, spacing of curb cuts along Northwest Ave; drainage; wetlands; and buffers.

B. EXISTING CONDITIONS

The Proposal includes a request to subdivide an 87,693 sf lot into 19 lots for development of individual townhouses and shared court units on fee simple lots (**Attachment A**).

The property to the north, south and west is located within the same Residential Single, Planned Mixed zoning as the subject property. The property to the east is located within Area 19 of the Cordata Neighborhood and zoned Commercial Planned.

The Whatcom Transit Authority provides bus service in Northwest Ave. abutting the subject property.

Northwest Ave. is an arterial street constructed to full city standard, abutting the subject property with two travel lanes, a center turn lane, bicycle lane, curb and gutter stormwater and a sidewalk. Dover St. terminates into the subject property along the southwestern property corner. The Public Works Department has reviewed the proposal and determined a shared access driveway with the northern property owner along Northwest Ave. is required and an approved vehicle turnaround area is required to be constructed in the northern edge of the Dover St. right of way. Public water, sewer and stormwater mains are located in Northwest Ave and Dover St.

VI. CRITICAL AREAS

Based on the information provided by a qualified professional there are wetlands and associated buffers regulated under the critical areas ordinance to the north and west of the subject property (**Exhibit O**). Both abutting wetlands are Category III wetlands with a low score for wildlife and require an 80' buffer under BMC 16.55.340.B.3.

The City issued a Critical Area Permit under CAP2017-0035 for the property located at 4179 Dover St. which allowed the wetland buffer to be reduced/averaged to a 60' buffer which effectively removed the wetland buffer from encroaching onto the subject property located at 4185 Northwest Ave. CAP2017-0035 was effective until 10/2/22. The subject land use applications were submitted on 7/14/22 which relied upon the information and proposed development anticipated for 4179 Dover St. Staff held a pre-application meeting on 1/17/23 for a proposal to redevelop the property located at 4179 Dover St. with six infill toolkit townhouses (PRE2022-0133). Based on the information provided by the applicant the buffer for the wetland located on 4179 Dover St. does not encroach onto the property located at 4185 Northwest Ave. Additionally, based on the information provided by the qualified professional in **Exhibit O**, wetland critical area buffers do not encroach onto the subject property.

The proposed stormwater dispersion infrastructure on the northern abutting property is located within a wetland buffer and will require a Critical Area Permit to address temporary impacts. Pursuant to BMC 16.55.330, stormwater conveyance systems may be located in wetland buffers if deemed necessary and approved by the Public Works and Planning Directors. Staff anticipates the Critical Area Permit for redevelopment of the northern abutting property will include the proposed stormwater dispersion within the wetland buffer. In the event a utility easement is not granted by the northern abutting property owner or a Critical Area Permit is not approved for the proposed stormwater conveyance system, the applicant will be required to revise the proposal to comply with BMC 15.42 and 16.55.

VII. APPLICATION

Please refer to **Attachment E1 & E2** for the submitted land use application.

VIII. PRELIMINARY PLAT – Chapter 23.16 BMC

Pursuant to BMC 23.16.010(A), any action which will result in the division of any lot that utilizes creation of 10 or more lots shall require preliminary plat approval based on the criteria and procedures pursuant to BMC 23.16.030 and be subject to approval by the City Hearing Examiner.

Pursuant to BMC 23.48.010, any action which will result in the subdivision of any lot, tract, parcel, or plot of land including a request to modify a requirement of Title 23 shall be processed as an administrative departure or variance under BMC 23.48 subject to a Type IIIA process.

Pursuant to BMC 23.08, preliminary plats shall be given approval, upon finding by the Hearing Examiner that all of the following have been satisfied:

23.08.030 Performance standards

Staff analysis: Staff concurs with the applicant's analysis and would like to add the following information to the record. The following is staff's code compliance review of Chapter 23.08 BMC.

The proposed design incorporates 19 infill toolkit townhouse units, private lanes, surface parking, landscaping and both common and private open space areas on land underutilized with an existing single family residence. The proposal orients approximately half of the units towards Northwest Ave. and the other half towards Dover St. in accordance with Infill Toolkit and Multifamily Design requirements.

The subject property is developed with an existing single family residence on the east side of the property and a mixture of deciduous trees towards the west. Based on the green factor calculations required by the infill housing regulations, the proposal includes 18 small trees, 25 small/medium trees, 6 large trees and preservation of exceptional trees.

The zoning of the property supports low and medium density residential development while the zoning across Northwest Ave. is commercial. Area 2 of the Meridian Neighborhood is an island of residential zoning surrounded by commercial and mixed commercial/industrial zoning which has experienced significant redevelopment including the relocation of Costco. The subject property along with many neighboring properties in the vicinity are developed with existing single family residences in a low density pattern more rural in character. The subject and northern properties are all proposed to be redeveloped and the existing developed character in the vicinity is not well defined. The proposal includes a variety of architectural styles which will help inform redevelopment and establish the neighborhood character.

Northwest Ave. is a designated arterial street which has access spacing limitations under Title 13 of the BMC. The proposal includes a shared access driveway with the northern abutting property along Northwest Ave.

23.08.040 Maximum number of lots:

Area 2 of the Meridian Neighborhood is zoned Residential Single with a Planned/Mixed use qualifier. Residential single density of 4 units per acre which can be increased to 7 units per acre provided compliance with Attachment 2 Minimum Performance Criteria under the Table of Zoning and Purchase of Development Rights from the Lake Whatcom watershed land owner or use "fee-in-lieu-of" option can be used to allow 10 units per acre. Residential multiple density of one unit per 3,600 sf which can be increased to 1,800 sf provided compliance with Attachment 2 Minimum Performance Criteria under the Table of Zoning and Purchase of Development Rights from the Lake Whatcom watershed land owner or use "fee-in-lieu-of" option for increased density. Pursuant to

BMC 20.28.050.B, density shall be as specified in the associated area in the zoning table. If there is more than one density listed, the highest listed density for any housing type specified in the applicable neighborhood subarea pursuant to zoning tables in Chapter 20.00 BMC shall be considered the maximum possible density. Pursuant to the zoning the project is eligible for a maximum of 48 infill toolkit units without Purchasing Development Rights or documenting compliance with the Minimum Performance Criteria under Attachment 2 of the Table of Zoning.

23.08.050 Minimum lot size:

There are no minimum lot dimensions, lot sizes or minimum street frontage requirements for infill toolkit projects in accordance with BMC 20.28.050.C.

23.08.060 Lot design standards:

(A & B) Logical Boundaries/Reasonable Use. The proposal provides logical boundaries and accommodates reasonable use of the property.

(C) Alley Access. The Proposal is developed with an existing single family residence and does not contain platted rights-of-way.

(D) Building Envelope. Infill toolkit housing forms are exempt from building envelope requirements.

(E) Abutment – Public Infrastructure. Infill toolkit uses shall provide access to a public right of way whether directly or by easement or other means acceptable to the Planning Director in accordance with BMC 20.28.050.C.

The subject property abuts water, sewer and stormwater mains in Northwest Ave. and Dover St.

23.08.070 Public infrastructure, dedications and improvement requirements:

(A) Dedication. The Proposal is located adjacent to the existing platted right-of-way in Northwest Ave which is 60' wide and is developed with two travel lanes going each way, a center turn lane, bicycle lanes and a sidewalks and curb and gutter stormwater abutting the subject property. In order to provide the required right of way for an arterial street as a condition of approval the applicant is required to dedicate 10' of additional right of way abutting Northwest Ave. to accommodate future transportation and associated infrastructure improvements in alignment with the southern abutting property.

(B) Dover St. terminates at the subject property and following review of the proposed development and northern/western abutting properties redevelopment proposals, staff including Planning, Public Works and Fire have determined extension of Dover St. as a public street is not required and access can be provided through private lanes/driveways in accordance with infill toolkit requirements under BMC 20.28.050. The subject property and north and west abutting properties all abut arterial streets and are surrounded by wetland buffers which create unique challenges to balancing development of housing units with transportation infrastructure needed to service the units. Additionally, there are topographical challenges associated with extending Dover St. to serve the northern abutting property. Pursuant to BMC 20.28.050, infill

- toolkit units may be served by private lanes. Pursuant to BMC 23.08.070, the City Engineer has determined additional right of way for Dover St. will not be necessary for the future traffic circulation of the City or to accommodate future road widening to accommodate anticipated development in the vicinity.
- (C) Street standards. The proposed development will be served by Northwest Ave. which is developed to an arterial street standard. The proposal will also be served by Dover St. which provides access to approximately half of the units. As conditioned below the application shall be required to install a City approved turnaround in the existing Dover St. right of way in order to allow the western portion of the site to be served by a private lane.
 - (D) Access. The BMC limits access points on an arterial street and encourages use of combined access points where appropriate to ensure safety. The proposal includes a shared access driveway with the northern abutting property along Northwest Ave. and development of a City approved turnaround in the existing Dover St. right of way abutting the subject property.
 - (E) Water, Sewer and Stormwater management. Public water, sewer and stormwater mains are located within Northwest Ave. and Dover St. The applicant provided a Preliminary Stormwater Report from Impact Design LLC dated 9/20/23 (**Attachment P**) for the proposed development which was reviewed by City staff. The applicant is required to provide a Final Stormwater Report identifying compliance with BMC 15.42 for Public Works' review and approval prior to final plat approval.
 - (F) Street Naming and Addressing. This provision will be met with the recording of the final plat and this decision should be appropriately conditioned to require compliance with this provision as a condition of final subdivision approval.
 - (G) Electrical and Communication Facilities. This provision will be met with the recording of the final plat. The decision should be appropriately conditioned to require compliance with this provision as a condition.
 - (H) Parks and Recreation. There is an existing newly constructed park (Cordata Park) located approximately 5,000 feet away from the proposal. Staff anticipates there will be a small public neighborhood park constructed within the residential development abutting Talus Way northwest of the subject site by approximately 1,150 feet. There are no proposed public amenities on or adjacent to the subject property in the adopted Bellingham Parks, Recreation and Open Space Plan.

23.08.080 Landscaping and design of infrastructure:

The proposed development includes stormwater management with multiple stormwater vaults and an easement with the northern property owner for stormwater dispersion. The stormwater vaults will be below grade and will be paved for surface parking or landscaped as an open space amenity.

23.16.30 Preliminary Plat Decision Criteria

Staff analysis: The following is staff's code compliance review of Chapter 23.16 BMC.

1. The Proposal satisfies the intent of the land use, housing, capital facilities and utilities, environmental and economic development chapters of the comprehensive plan by furthering the following goals and policies:

Land Use

GOAL LU-5 Support the Growth Management Act's goal to encourage growth in urban

areas.

Policy LU-66 Encourage design flexibility (e.g. clustering and low impact development) to preserve existing site features, including trees, wetlands, streams, natural topography, and similar features.

Housing

Policy H-3 Encourage well-designed infill development on vacant or underutilized properties.

Capital Facilities and Utilities

GOAL CF-8 Promote the delivery of adequate utilities and encourage the design and siting of private utility facilities in a manner that minimizes impacts on adjacent land uses and the environment.

Policy CF-3 Encourage and support development in areas where adequate public facilities and services exist or can be provided in an efficient manner.

Policy CF-4 Protect public health, enhance environmental quality, and promote conservation of natural resources through appropriate design and installation of new public facilities.

Policy CF-17 New development should pay its proportional share of the cost of new public facilities that serve the subject development.

Economic Development

Policy ED-40 Identify and remove barriers to redeveloping underutilized and/or vacant land and buildings.

Environment

Policy EV-34 Encourage the preservation and planting of street trees and trees on private property using the “right tree, right place” concept.

2. The proposal is consistent with the applicable provisions of BMC 23.08 as identified above.
3. The division of land provides for coordinated development with adjoining properties or future development of adjoining properties through, where appropriate, the extension of public infrastructure, shared vehicular and pedestrian access, and abutment of utilities.

Applicant’s response: **See Attachment E2.**

Staff analysis: Based on staff’s review of the proposal, the project will provide a loop in the water main to meet fire flow requirements and provide individual water service connections. The proposed design provides multiple pedestrian connections throughout the site from Northwest to Dover through common open space amenities. Given the preliminary designs of the development proposals for the western and northern abutting properties in combination with wetlands and associated buffers and topography,

extending Dover St. as a public street is not warranted by Planning, Public Works and Fire staff as allowed under BMC 23.08.070.A.

4. Each lot in the proposal can reasonably be developed in conformance with applicable provisions of the BMC, including but not limited to critical areas, setbacks, and parking, without requiring a variance that is not processed concurrently with the subdivision application pursuant to Chapter 23.48 BMC.

Applicant's response: **See Attachment E2.**

Staff analysis: The application materials provide sufficient information to conclude this provision is met and development of the proposed lots will not require approval of future variances not already included in the subject application.

5. There are adequate provisions for open spaces, drainage ways, rights-of-way, sidewalks, and other planning features that assure safe walking conditions for pedestrians, including students who walk to and from school, easements, water supplies, sanitary waste, fire protection, power service, parks, playgrounds, and schools; and

Applicant's response: **See Attachment E2.**

Staff analysis: The proposal is located adjacent to an improved arterial street and water/sewer/stormwater mains. Based on the Bellingham School District website the subject site will be served by Alderwood Elementary School, Shuksan Middle School and Squalicum High School (**Attachment T**).

6. It will serve the public use and interest and is consistent with the public health, safety, and welfare. The director shall be guided by the policy and standards and may exercise the powers and authority set forth in Chapter 58.17 RCW, as amended.

Applicant's response: **See Attachment E2.**

Staff analysis: Compliance with the current zoning and the City's subdivision regulations for preliminary plats ensures that appropriate provisions are made for open spaces, drainage ways, streets and alleys, potable water supplies, and sanitary wastes.

Staff finds that the provisions of RCW 58.17 are met and the public's use and interest will be served by the proposal with the recommended conditions through the addition of 19 infill housing units.

IX. ENVIRONMENTAL REVIEW AND EVALUATION

The city reviewed the Proposal for compliance with Chapter 16.20. The threshold determination was issued based on the environmental checklist prepared by the applicant, submitted technical documents and the revised project description.

A SEPA threshold determination of non-significance was issued on 1/17/24 (**Attachment M**).

X. CONCLUSION

Based upon staff's analysis of the subdivision application and all supporting materials referenced in this staff report, staff finds the subdivision application compliant with the municipal code if properly conditioned and recommends the Hearing Examiner issue an approval, with conditions.

The Proposal furthers the goals and policies of the Comprehensive Plan by providing an infill development opportunity in an area where existing infrastructure and services can be adequately provided to service the proposal. The Proposal is consistent with the current zoning and applicable regulations, as such preliminary plat approval should be granted. An approval would not excuse the applicant from complying with any other federal, state or local statutes, ordinances or regulations that may be applicable to this project.

XI. CONDITIONS

Based upon staff's analysis above, staff recommends the Hearing Examiner approve the subdivision application for the Proposal as described herein and as provided in **Attachments A, B, E, G, K, M, O & P** subject to the following conditions:

A. GENERAL REQUIREMENTS

1. The plat shall be developed generally consistent with the lot layout on **Attachment A** as conditioned.
2. Preliminary plat approval is contingent upon the approval of a Consolidated Permit for Type II land use decisions for infill toolkit/multifamily design review, critical areas permit and SEPA review in accordance with Chapters 20.25, 16.55 and 16.20 BMC and all conditions of that permit shall be deemed conditions of approval of this preliminary plat approval.
3. Modifications to this decision shall be processed in accordance with BMC 23.16.090.
4. A clearing and grading plan for the property, including rights-of-way, shall be submitted for review and approval by the Planning and Public Works Departments concurrent with review of civil drawings for the infrastructure.
5. Development of the property shall be consistent with the provisions of BMC Title 23, and with the description of the Proposal contained in the Determination of Non-significance, except as otherwise provided herein.
6. Impact fees for transportation, schools and parks shall be paid in accordance with applicable BMC requirements.
7. Preliminary plat approval shall expire as provided in BMC 23.16.070.

B. CONDITIONS FOR FINAL PLAT APPROVAL

The applicant shall obtain all necessary permits and/or approvals from the City necessary to satisfy the following conditions prior to final plat approval pursuant to Chapter 23.16 BMC.

1. Access to the site shall be provided through a shared access easement with the northern abutting property to Northwest Ave. as shown on **Attachment A**. The applicant shall be required to submit a shared access easement for City review and approval which shall be recorded with the Whatcom County Auditor prior to final plat approval.
2. The applicant shall be required to obtain a Public Facilities Construction Agreement and obtain final approval from the City for the construction of an approved public turnaround in the existing Dover St. right of way abutting the subject property and 4179 Dover St. prior to

final plat approval.

3. The applicant shall be required to dedicate 10' of additional right of way abutting Northwest Ave. to the City for potential future public infrastructure improvements prior to final plat approval.
4. The applicant shall be required to extend water/sewer/stormwater mains in accordance with Public Works Department requirements within the subject property. The public utility main extensions shall require public utility easements reviewed and approved by the City and recorded with the Whatcom County Auditor prior to final plat approval. The required public infrastructure construction shall be completed and accepted by the City prior to final plat approval.
5. The applicant shall be required to submit private covenants, conditions and restrictions (CC&Rs) for vehicular/pedestrian access, parking, utilities, open space amenities, waste/recycling, mail service, etc. for City review and approval prior to final plat approval. The private CC&Rs shall be recorded with the Whatcom County Auditor with the recording of the final preliminary plat.
6. Private covenants shall be recorded with the plat to specifically define the common, limited common, and private elements of the proposal. The covenants shall also include maintenance obligation of these elements and a cost sharing mechanism for each.
7. Mailboxes shall be installed as approved by the United States Postal Service.
8. The applicant shall be responsible to obtain any and all necessary Federal and/or State approvals associated with the proposal.
9. The following shall be shown on the face of the plat, as applicable:
 - a. All existing, required, and proposed easements.
 - b. A note stating that all lots are subject to those conditions set forth in this Order, and as may be amended in accordance with the municipal code.
 - c. A note referencing any existing private covenants and any covenants specific to the proposed lots.
 - d. The applicant shall be required to provide a final stormwater report prepared by a qualified professional identifying compliance with BMC 15.42 for Public Works Department review and approval prior to final plat approval.
 - e. The proposal is required to provide street trees for every 50' of street frontage.
10. Pursuant to BMC 16.60.080.A.1, no clearing is permitted on an undeveloped lot without a valid Building Permit or Public Facility Construction Agreement.
11. The applicant shall be required to take reasonable efforts to preserve existing significant trees on site particularly along the perimeter boundaries of the site and within open space areas not impacted by utilities. Prior to the issuance of a building permit and/or any site disturbance, the applicant shall schedule a site visit with the planning project manager to inspect the clearing limits and tree/critical root zone protection.

Prepared By:



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Approved By:



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