

## **SUB2024-0007: List of Attachments**

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

- Attachment A Cluster preliminary plat application, including:
  - A1 Preliminary plat map
  - A2 Preliminary plat decision criteria responses
  - A3 January 24, 2024 application materials
  - A4 Transportation Concurrency
  
- Attachment B Type II consolidated permit (DR2024-0001/CAP2024-0010/  
ADU2024-0018, -0019 and -0020)
  
- Attachment C Meridian Neighborhood Zoning Map, Table and Area 20 description
  
- Attachment D Notices, including:
  - D1 Notice of Application
  - D2 Notice of Public Hearing
  
- Attachment E Public comment
  
- Attachment F WTA transit routes
  
- Attachment G Park and Trail facilities
  
- Attachment H Bellingham School District attendance areas

**CITY OF BELLINGHAM**

**PLANNING AND COMMUNITY DEVELOPMENT  
STAFF REPORT**

**HEARING EXAMINER**

**August 28, 2024**

**PROJECT NO.:** Diamond Deemer Preliminary Plat (SUB2024-0007)  
**APPLICANT:** Ali Taysi, AVT Consulting, 1708 F Street, Bellingham, WA 98225  
**OWNERS:** Ben Diamond and Priscillia Hunt, 5421 Selmaraine Drive, Culver City  
CA 90230

**I. OVERVIEW**

**A. PROPOSAL - Attachment A**

Application review of an 8-lot cluster preliminary plat that includes separate, fee simple lots for each of the proposed 4 townhouses units, 3 small lots, and the existing residence. The proposal includes a 1-lot/unit density bonus pursuant to Bellingham Municipal Code (BMC) 23.08.040(C) and Accessory Dwelling Units (ADU). Vehicular access for all units is provided from a single driveway off Deemer Road. Each lot will be served with public and private infrastructure compliant with code.

**B. APPLICATION REVIEW PROCEDURES**

The Proposal, inclusive of the preliminary plat, design review, ADUs and critical areas applications, requires approval of Type I, II and III land use decisions. As allowed per BMC 21.10.050, the applicant did not consolidate the review of these applications.

The cluster preliminary plat is a Type III application that requires approval by the Hearing Examiner and is the subject of this staff report.

The remaining Type I and II applications require administrative decisions and were reviewed concurrently through the Type II process. These applications were decided in a single Consolidated Permit (DR2024-0001/ADU2024-0018-0020/CAP2024-0010), granting approval for design review of the townhouses and small lots pursuant to Chapters 20.25 and 20.28 BMC, the ADUs pursuant to BMC 20.10.036 and critical areas pursuant to Chapter 16.55 BMC. The Consolidated Permit was issued on August 16, 2024. **Attachment B**

NOTE: The Proposal is exempt from having to obtain planned development approval per BMC 20.28.030(B) provided this cluster preliminary plat is approved. Since a planned development application was not submitted for this Proposal, approval of the Consolidated Permit was appropriately conditioned to require approval of this cluster preliminary plat and the Consolidated Permit is subject to the terms and conditions of the hearing examiner's decision for the preliminary plat.

### **C. LOCATION**

4056 Deemer Road / Area 20, Meridian Neighborhood. Lengthy legal description.

**Assessor's parcel number:** 380318 195488 0000.

**Land use and comprehensive plan designations:** Land Use: Residential-Single, Planned with 6,200 square-foot density; Comprehensive plan: Single Family Residential, Low Density. **Attachment C**

### **II. STAFF RECOMMENDATION**

Approve the cluster preliminary plat application and the requested density bonus (**Attachment A**) with the recommended conditions in Section XII of this report.

### **III. JURISDICTION**

BMC 2.56.050(A)

The decision of the hearing examiner on the following matters which shall be within the jurisdiction of the hearing examiner, notwithstanding any other provision of the Bellingham Municipal Code, shall be final unless such decision is appealed to the city council as provided in this chapter:

2. Applications regarding **five- to nine-lot cluster subdivisions** and two- to four-lot cluster subdivisions with density bonus under Chapters 23.12 and 23.16 BMC; (**emphasis added**)

### **IV. CONSOLIDATED PERMIT – Attachment B**

The Consolidated Permit approved the Type I and II land use applications for design review and critical area for 3 infill small lots with accessory dwelling units, 4 infill townhouses and the retention of the existing single-family residence.

Critical areas include one on-site wetland (Wetland A) in the southeast corner of the parcel, and one off-site wetland (Wetland B) to the south, requiring critical area review under BMC 16.55. The proposed development will impact 2,900 square feet of Wetland A buffer. Proposed compensatory mitigation will be provided at a 3.5:1 ratio and includes 14,060 SF of buffer

enhancement through on-site native planting between the proposed development and Wetland A.

This staff report and recommendation was prepared in response to the approved Consolidated Permit. Staff believes compliance with the Consolidated Permit's condition should not impact staff's recommendation of the preliminary plat application nor result in any significant changes as to the number or location of lots or the infrastructure necessary to serve the lots.

## **V. BACKGROUND**

1. June 2023: Land use applications for the subject site were submitted for a similar project that included the same number of units in townhouse configurations and retention of the existing residence. The proposed designs for the townhouse units were determined unfeasible and the applications were withdrawn.
2. January 24, 2024: The City received land use applications for cluster preliminary plat, design review, critical areas and accessory dwelling units.
3. February 21, 2024: The City determined the applications sufficient to begin review and deemed the applications complete.
4. March 7, 2024: The city issued a Notice of Application establishing a comment period through March 21, 2024 compliant with BMC 21.10.200. In response to this notice, the city received one public comment concerning parking and the loss of vegetation, primarily trees on the northern property line.

Staff evaluated the public comment for consistency with adopted development standards in the municipal code and City policies to evaluate and determine if the concerns warrant mitigation. The Proposal meets the City's parking regulations for the townhouses, small lot units and the attached accessory dwelling units. No additional mitigation is necessary.

The Land Division Ordinance and the zoning of the subject site support development with infill townhouse units and the opportunity for a density bonus if appropriately conditioned. The Land Division Ordinance addresses the interface between infill housing and single family zoned properties by requiring a transition of similar housing forms of the abutting residential single zoning. At this location, the Proposal is subject not to the lot-size transition.

The onsite vegetation was evaluated for retention and as discussed below, the significant trees in the developable portion of the site will be removed with mitigation occurring on site.

5. March 12, 2024: The applicant informed the City that the public notice signs had been posted adjacent to Deemer Road.
6. August 13, 2024: The City issued a Notice of Hybrid Public Hearing. **Attachment D2**

7. August 16, 2024: The Consolidated Permit was issued, establishing a 14-day appeal period through August 30, 2024.

## **EXISTING SITE CHARACTERISTICS**

### **A. LAND USE AND ZONING DESIGNATION**

The subject site is in Area 20 of the Meridian Neighborhood and zoned Residential-Single, Planned with a minimum 10,000 square-foot detached lot size and a maximum density of 6,200 square feet per unit with a density bonus. (**Attachment C**)

This zoning designation allows residential uses including infill housing units pursuant to BMC 20.28.020. Development including infill housing may use the highest listed density in the zoning table. The highest listed density for Area 20 is 6,200 square feet per unit, which yields a 7 unit maximum.

Area 20 of the Meridian Neighborhood (BMC 20.00.180) contains special conditions for access, drainage, and wetlands and buffers. This zoning subarea also has prerequisite considerations for right of way dedication and contribution of land or fees for neighborhood park and trails. There are no special regulations.

### **B. EXISTING CONDITIONS**

The subject site consists of a one-acre parcel developed with a single-family residence accessed from Deemer Road. Vegetation consists of trees, shrubs and grasses that are typical of an established residential lot. There are significant trees on the site and pursuant to BMC 16.60.080(B)(4), a tree retention plan is required as discussed in the Consolidated Permit.

Multiple wetlands are located on the eastern and southern portions of the site. Buffers for these wetlands range from 50 to 80 feet. The site contains buildable area outside of the onsite critical areas and therefore, a critical area variance is not required.

The abutting properties to the north, south and east are in the same subarea as the Proposal and developed with single-family residences and a fire station, Bellingham Fire District Station #6. Properties to the west across Deemer Road are in Area 19 of the Meridian Neighborhood, zoned Residential-Multi, and developed with multifamily uses.

The subject property abuts Deemer Road, which is an arterial. Public water, sewer and stormwater mains abut the site. The city has determined this infrastructure has sufficient capacity to serve the Proposal.

## VI. APPLICATION

Please refer to **Attachment A** for the submitted cluster preliminary plat application and supporting information from the applicant.

## VII. CLUSTER PRELIMINARY PLAT – Chapter 23.16 BMC

Pursuant to BMC 23.16.010(A)(2), any action which will result in the division of any lot that utilizes the cluster subdivision provisions for five 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 23.16.010(C), the cluster provisions may be utilized for residential-single zoned areas containing a cluster use qualifier.

## VIII. CLUSTER PRELIMINARY PLAT CRITERIA AND ANALYSIS

Pursuant to BMC 23.16.030, preliminary plats shall be given approval, including preliminary plat approval subject to conditions, upon finding by the hearing examiner that all of the following have been satisfied:

1. It is consistent with the applicable provisions of this title (Title 23 Land Division), the Bellingham comprehensive plan and the Bellingham Municipal Code (BMC).

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

Staff analysis: The provisions in Title 23-Land Division are SEPA compliant regulations and through the adoption of these regulations they were determined to be consistent with the City's comprehensive plan. Additionally, approval of the Consolidate Permit demonstrates that development of the proposed lots will be compliant with the Bellingham comprehensive plan and the BMC.

The zoning's Special Conditions are applicable to this proposal and will be addressed through code compliance of access management on arterials (Chapter 13.52 BMC), stormwater management (Chapter 15.42 BMC) and the Critical Area Ordinance (Chapter 16.55 BMC). Staff determined the Prerequisite Considerations are not applicable to this proposal; applicable Park Impact Fees will be collected through the building permit review process.

The Proposal satisfies the intent of the land use, housing, capital facilities and utilities and environmental 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-2 Encourage mixed housing types for new development on greenfield sites, a benefit of which is the integration of people from various socio-economic backgrounds.
- 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.

#### Environment

- Policy EV-23 Protect habitat and habitat corridors used by wildlife, fish, and pollinators from the impacts of development, where feasible.
- Policy EV-26 Limit public and pet access and their impacts to the most sensitive and unique habitats and employ measures to minimize impacts from public access.
- Policy EV-27 Minimize light and noise impacts on fish and wildlife habitat.

2. It is consistent with the applicable provisions of Chapter 23.08 BMC.

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

Staff analysis: The following is staff's code compliance review of Chapter 23.08 BMC.

**23.08.020 Purpose.** The Proposal satisfies the general purpose statements of this code section by:

- a. Adding infill development opportunities to a neighborhood that contains a network of walkable facilities that connects the Proposal to commercial and recreational areas in the vicinity,
- b. Having an overall design that efficiently utilizes the land while maximizing the overall unit yield,
- c. Adding 'eyes on the street' through the development of small lots fronting Deemer Road with designs that provide natural surveillance of the abutting streets, and
- d. Proposes lot designs that integrate open space and outdoor, private usable areas into the design's development.

**23.08.030 Performance standards:** Staff concurs with the applicant's analysis. Additionally, the performance standard specific to natural features has been addressed through the issuance of the Consolidated Permit that recognizes the critical areas limit

the developable areas of the subject site. The onsite significant trees located outside of the wetland buffers may be removed and mitigation for these trees will be provided on site.

**23.08.040 Maximum number of lots/units:**

A total of 8 lots is proposed, including 3 small lots, 4 townhouse lots and one detached single-family lot.

Density is based on a gross land area calculation. Development including infill housing may use the highest listed density in the zoning table. The highest listed density for Area 20 is 6,200 square feet per unit. This density yields a 7 unit maximum. A density bonus for the one additional unit is proposed through the cluster preliminary plat. The approved ADUs do count toward the allowed density.

Pursuant to BMC 23.08.040(C)(1), a density bonus of up to 50% may be allowed when at least one-half of the total units/lots in the subdivision are developed with infill toolkit housing types. The application meets this density bonus criteria by providing 7 (87%) of the units as infill housing units.

Staff believes the proposal satisfies this code provision if the density bonus is approved and the preliminary plat is properly conditioned to require development of the infill housing small lot and townhouse units as proposed.

**23.08.050 Minimum lot size:**

(A)(3) Cluster Subdivisions. The proposed single-family lot exceeds the 4,000 square-foot minimum lot size requirement for detached units. This provision is met.

(A)(4) Infill Toolkit. Pursuant to BMC 20.28.050(C), There are no minimum lot dimensions, lot sizes or minimum street frontage requirements unless otherwise specified in this chapter. Townhouses do not have a prescribed minimum lots size. Small lots have a maximum allowed lot size of 5,000 square feet. Each small lot is less than 5,000 square feet.

The preliminary plat is compliant with this provision and will be further verified at final plat.

**23.08.060 Lot design standards:**

(A) and (B) Logical Boundaries and Reasonable Use. The proposed single-family lot meets this provision. This provision does not apply to the infill housing lots. These provisions are met.

(C) Alley Access. This provision is not applicable.



(D) Building Envelope. The lots within this plat are exempt from providing a building envelope with the exception of the single-family lot. The proposed single-family lot provides the required 40'X40' building envelope.

BMC 20.28.050(C) provides the authority exempting the infill housing from minimum lot design requirements.

This code provision is met.

(E) Abutment – Public Infrastructure. All lots are proposed to provide abutment on public infrastructure either through direct abutment on Deemer Road or via abutment by a general 'blanket' easement. For those lots providing abutment by easement, the City should review the necessary legal documents as to form and content as determined necessary to provide each lot with abutment on and access to public infrastructure, including street, water, sewer and stormwater.

This provision is met if the preliminary plat is appropriately conditioned to require the filing of separate private easement documents granting such access.

(F) Cluster Short and Cluster Preliminary Plats. The Proposal does not abut nor is it located across the street from a developed single-family zoned neighborhood. The abutting parcel to the south and east is an underdeveloped parcel within the same zoning subarea and therefore, has a similar opportunity to develop with infill housing and single-family uses. The parcel to the north is developed with a fire station. Therefore, this provision is not applicable to the site a transition is not needed to separate like uses. The Proposal has set aside at least 15% of the site as open space. This provision is met.

### **23.08.070 Public infrastructure, dedications and improvement requirements:**

(A) Dedication. No additional dedication of land for public rights of way is needed but staff anticipates that the dedication of public and private easements for water, sewer and stormwater will be necessary. These dedications should be required as needed to service the individual lots and compliance with this provision should occur through the final subdivision approval process.

(B) Street standards. Deemer Road is constructed to full, city-arterials standards. No additional improvements are required.

(C) Access. Chapter 13.52 BMC limits access to arterials. The single, shared vehicular access from Deemer Road meets this code provision.

(D) Water, Sewer and Stormwater management. Public water and sewer mains are proposed to be extended, as necessary, in accordance with City code to serve the individual lots. No additional extensions are required to provide for the orderly extension of public infrastructure to adjacent properties.

The application materials provide sufficient information to evaluate the preliminary plat for general compliance with these provisions. The public facilities construction

agreement will review for compliance after submittal of final engineered drawings to determine full compliance with this provision. The preliminary plat should be appropriately conditioned to require compliance with this provision as a condition of final subdivision approval.

(E) Street Naming and Addressing. The City will assign a new street name and addresses as determined necessary. 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 of final subdivision approval.

(F) 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.

(G) Parks and Recreation. The Parks, Recreation & Open Space (PRO) Plan does not identify any public recreation facilities on the subject site. As shown on **Attachment G**, the City owns 29 acres of land east of the subject site that will be developed as a neighborhood park. Access to this park is proposed from E Bakerview Road, Woodbury Way and Telegraph Road. The most direct route from the subject site to this park is from the network of sidewalks on Deemer Road and Woodbury Way. **Attachment G**

### **23.08.080 Landscaping and design of infrastructure:**

This subsection is applicable to the Proposal only as it relates to street trees. A landscape plan for the street trees was submitted for review with the Consolidated Permit. City staff anticipates that these provisions can be met with the proposed plat design and the preliminary plat should be appropriately conditioned to require approval of a street tree permit pursuant to this provision.

The developed portion of the site is relatively flat and the application materials provide sufficient detail to conclude that the detention vault will be completely below grade and site development does not include the construction of any retaining walls.

The decision should be appropriately conditioned to require compliance with this provision as a condition of final subdivision approval in the event the overall utility design changes requiring compliance with these provisions.

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 A.**

Staff analysis: City staff determined the subject site is not required to share access with adjacent parcels and the extension of public infrastructure is not needed for the coordinated development of abutting parcels.

Access with Fire State #6 should not be shared to avoid the risk of access conflicts in the event of an emergency. The abutting parcel located along the Proposal's southern and eastern boundary has access to public infrastructure in Deemer Road and Harman Way. Fire Station #6 is fully developed and does not require any additional infrastructure to operate.

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 A.**

Staff analysis: The application materials provide sufficient information to conclude this provision is met. Retention of the single-family residence complies with applicable development regulations in Chapter 20.23 BMC. The ADUs, as demonstrated in the Consolidated Permit, meet the applicable provisions of BMC 20.10.036. The Consolidated Permit also demonstrates the small lots and townhouses can be developed consistent with applicable code provisions in Chapters 20.25 and 20.28 BMC.

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.

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

Staff analysis: See combined response to Criteria 5 and 6 below.

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 A.**

Staff analysis Criteria 5 and 6: Compliance with the current zoning, land division regulations for preliminary plats and critical areas regulations ensures that appropriate provisions are made for open spaces, drainage ways, streets and alleys, potable water supplies, and sanitary wastes.

Transit serves the site with a route on Deemer Road and East Bellis Fair Parkway. The nearest transit stops associated with this route are located south and west of the subject site, less than a 1/4 of a mile from the subject site. There is an additional route within 1/3 mile from the site located on E Bakerview Road. See **Attachment F**. Adequate pedestrian facilities are provided from the subject site to these transit stops.

The residential developments in the vicinity of the site are not immediately served by public parks or trails for recreational purposes. The recent residential developments in

the vicinity of the subject site have resulted in the City's ability to warrant the acquisition of land for park, trail and open space purposes. **Attachment G** shows the overall plan for neighborhood parks (E Bakerview Park and Van Wyck Park) and the network of connecting trails. The master planning process for E Bakerview Park is currently in a feasibility analysis with an unknown date of construction. The sidewalks on Deemer Road and Woodbury Way provide adequate walking conditions for the subject site to the future E Bakerview Park and trail network.

Appropriate provisions for schools and schoolgrounds exist. School aged residents in the plat would attend Cordata Elementary, Whatcom Middle School, and Squalicum High School as shown on **Attachment H**. The City has been working with the Bellingham School District (District) on capital development and can testify that the District is aware of the development potential of the vicinity. The school aged residents in the plat will rely on school district transportation and therefore, the provision to provide safe school routes is not applicable.

Staff finds that the provisions of RCW 58.17 are met and the public's use and interest will be met if the preliminary plat is properly conditioned as recommended in this staff report.

#### BMC 23.12.030(B)

Notwithstanding the approval criteria set forth in subsection (A) of this section, in accordance with RCW 58.17.120, as amended, a proposed subdivision may be denied because of flood, inundation or presence of environmentally sensitive areas as regulated by Chapter 16.55 BMC. Where any portion of the proposed subdivision lies within both a flood control zone, as established pursuant to Chapter 86.15 RCW, and the area of special flood hazard, as defined in Chapter 17.76 BMC, the city shall not approve the preliminary plat unless it imposes a condition requiring the applicant to comply with the applicable regulations in Chapters 16.55 and 17.76 BMC and any written recommendations from the Washington Department of Ecology. In such cases, no development permit associated with the proposed subdivision shall be issued by the city until flood control problems have been resolved.

**Staff analysis:** This provision is not applicable to the Proposal.

### **IX. ENVIRONMENTAL THRESHOLD EVALUATION**

The Proposal is an exempt activity pursuant to BMC 16.20.090 A and WAC 197-11.

### **X. CONCLUSION**

Based upon application materials and staff's analysis of the cluster short subdivision application and all supporting materials referenced in this staff report, staff finds the decision criteria pursuant to BMC 23.16.030 has been met if properly conditioned and recommends the hearing examiner issue preliminary approval with conditions.

Specifically, the proposed density bonus may be approved only if the preliminary plat is adequately conditioned to require development of the proposed lots with infill housing units pursuant to the approved Consolidated Permit (DR2024-0001/CAP2024-0010/ADU2024-0018-0020).

The Proposal furthers the goals and policies of the Comprehensive Plan by allowing urban infill development in an area already served by municipal utilities. An approval should 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. RECOMMENDED CONDITIONS**

Based upon staff's analysis above, staff recommends the hearing examiner approve the Diamond Deemer Cluster Preliminary Plat and density bonus, as described herein and as provided in **Attachments A through H**, with the following conditions:

### **A. GENERAL REQUIREMENTS**

1. The plat shall be developed generally consistent with the application materials and lot layout as shown in **Attachments A1-A4**.
2. Preliminary plat approval is subject to the approved Consolidated Permit (**Attachment B**) 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 Title 23 BMC.
6. Heavy equipment and construction work shall be compliant with Chapter 10.24 BMC, except that no exterior work shall occur after 7 P.M.
7. Impact fees for transportation, schools and parks shall be paid in accordance with applicable BMC requirements.
8. Preliminary plat approval shall expire as provided in BMC 23.16.080.

### **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 23.20 BMC.

1. Access to the site shall be limited to one driveway off Deemer Road as shown on **Attachment B**.
2. The extension of public water and sewer mains to serve each lot shall be installed as determined necessary by the City Engineer through a public facilities construction agreement.
3. Stormwater management shall be provided in accordance with Chapter 15.42 BMC and all

stormwater facilities shall be dedicated to the city unless determined otherwise by the City Engineer.

4. Street trees. A street tree permit application shall be submitted and these trees shall be installed pursuant to BMC 23.08.080(G)(5) and 23.08.080(C).
5. All required public and private easement documents as required by this approval and the Consolidated Permit shall be submitted to the City concurrently with checkprints for review and approval by the City departments and recorded concurrently with the final plat. Required easements include, but are not limited to, common wall, conservation, private access, parking, and public utilities.
6. The applicant shall provide evidence to demonstrate compliance with BMC 23.08.070 (E and F).
7. Mailboxes shall be installed as approved by the United States Postal Service.
8. Monumentation shall be as required in BMC 18.28.180.
9. The following shall be shown on the final plat, as applicable:
  - a. All existing and required easements.
  - b. A ten-foot wide easement adjacent to public rights-of-way reserved for utility purposes, as determined necessary by the utility providers.
  - c. 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.
  - d. A note referencing any private covenants specific to the proposed lots.
  - e. Stormwater limitations.
10. 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.

Prepared By:



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Kathy Bell  
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Approved By:



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