City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Ngan/Young Short Plat Amendment
Proposal Address:	10618 NE 12th Pl
Proposal Description:	Amend Plat to revise ingress/egress easement.
File Number:	10618 NE 12th Pl
Applicant:	Milton Ngan and Pearl Young
Decisions Included:	Preliminary Short Plat Amendment (Process II)
Planner:	Drew Folsom, Associate Planner
State Environmental Policy Act Threshold Determination:	**Exempt**
Department Decision:	**Approval with Conditions**

Drew Folsom, Associate Planner
Development Services Department

Application Date:	March 4, 2016
Sign Installation:	May 12, 2016
Notice of Application:	October 20, 2016
Minimum Comment Period:	November 3, 2016
Decision Publication Date:	November 10, 2016
Appeal Deadline:	November 28, 2016

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

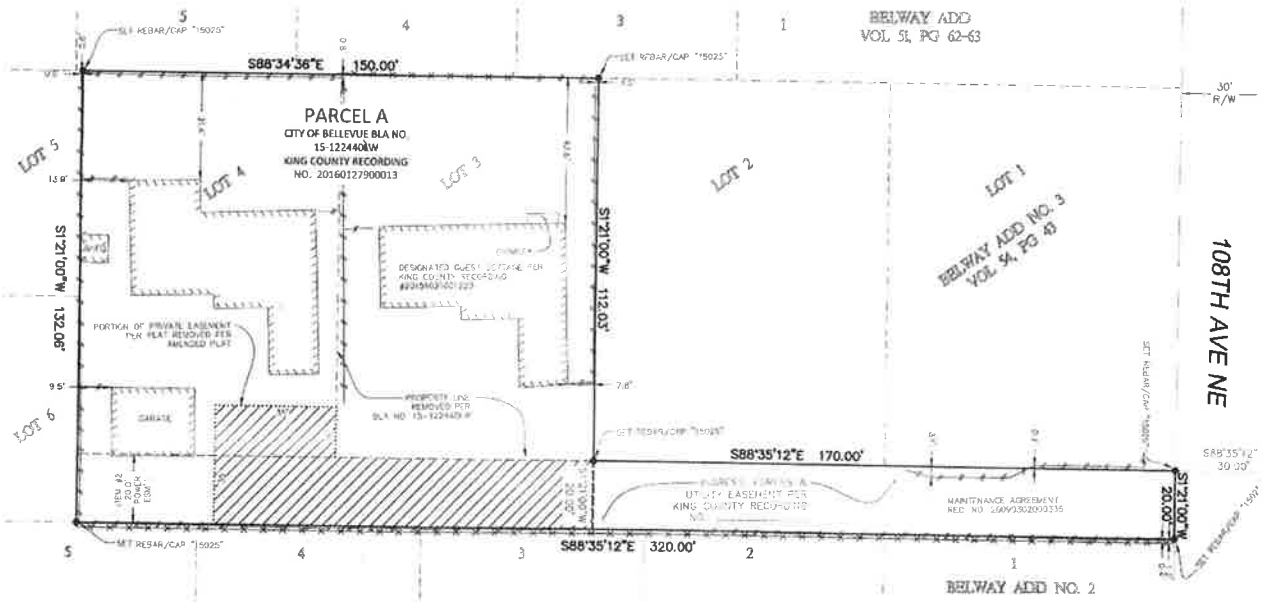
I. DESCRIPTION OF PROPOSAL

The applicant is requesting final short plat amendment approval to change the dimensions of an existing private ingress/egress and utility easement located at the southern edge of the Belway Addition No.3 plat. The private easement was created as part of the Belway Addition No.3; a 6-lot subdivision in 19**.

The applicant combined Lots 3 and 4 of the Belway Addition No.3 through the boundary line adjustment process under a separate application (file #15-122440-LW). This amendment seeks to remove the portion of the easement which extends beyond the western boundary of Lot 2. A new easement will be recorded under a separate recording number.

The properties of the Belway Addition No.3 were subdivided prior to the short plat subdivision process created by RCW 58.17.060. Subdivisions of 9 lots or less are processed as Short Plat subdivisions per LUC 20.45B.020. This amendment of the 6-lot subdivision is being processed as a Final Short Plat Revision per LUC 20.45B.240.

Figure 1 –Short Plat Amendment Proposal



II. SITE DESCRIPTION AND CONTEXT

The subject site is located within an existing single-family neighborhood, and is bordered by single-family dwellings to the north, east, and west. A public park, McCormick Park, borders the property to the south. The property is located within the R-4 land use district and has a Comprehensive Plan designation of Single-Family High. The topography of the site slopes gently, cresting near the middle of the subdivision. The site contains no Critical Areas as defined under LUC 20.25H.

Figure 2 – Aerial Photograph

III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

The proposed amendment will not have any adverse effect on the required Land Use Code dimensional or density requirements for the R-4 zoning district.

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

There are no Critical Areas located on the subject property. Short Plats not containing Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a), BCC 22.02.032.

V. SUMMARY OF TECHNICAL REVIEWS

No comments were received regarding this application by the Clear and Grade, Fire, Utilities, Transportation and Survey reviewers, as there were no concerns regarding this amendment request.

VI. PUBLIC COMMENT

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A public information sign was installed on the sit on May 12, 2016. The project was noticed in the City's Weekly Permit Bulletin and Seattle Times on October 20, 2016 with notice mailed to property owners within 500 feet of the project site. No written comments were received regarding the proposal.

VII. DECISION CRITERIA:

Land Use Code 20.45B.220 Final Short Plat Decision Criteria: Subject to LUC 20.45B.240, the Development Services Director shall approve a final short plat if it conforms to all conditions and requirements of the preliminary short plat approval. LUC 20.45B.240.B states that short subdivisions may be revised in accordance with the following requirements:

1. **All affected ownership interests within the originally recorded short subdivision must be a party to the revision application, or must express written agreement to the proposed revision, including written agreement to accept ownership of any property, or to transfer or convey ownership of any property, which may be necessary as a result of the revision.**

   Finding: All affected owners within the recorded plat signed a written agreement to the proposed revision. No transfer of property is proposed or necessary.

2. **Any features contained in the original short subdivision which have been relied upon in subsequent land development or land use planning decision and which are still applicable at the time of application shall be incorporated in the short subdivision revision, unless such features are provided by other legal means at the time of short subdivision revision.**

   Finding: All features in the original plat approval, in addition to the revised easement, are required to be incorporated into the final short plat mylar. See Conditions of Approval in Section IX.

3. **Procedures and requirements established by this chapter for preliminary short subdivision approval shall be applicable to revision requests. Revisions shall comply with applicable conditions and provisions of the original plat or short plat and shall not adversely affect access, easements, or any land use requirements as provided for in the laws of the City.**

   Finding: The amendment was processed per the requirements of LUC 20.45B.080. The short plat amendment complies with all applicable conditions and provisions of the original plat. The amendment to revise the easement will not adversely affect access, easements, or any land use requirements.

4. **Approval of any revision shall be filed and recorded as a supplemental declaration of short subdivision which shall contain the adjusted legal description and shall be effective upon being recorded by the Development Services Department King County Department of Records and Elections and upon receipt of proof of recording.**

   Finding: The applicant is required to record the amended plat and any adjusted legal description as a condition of approval of this permit. See Conditions of Approval in Section IX.

VIII. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department (DSD) does hereby **APPROVE** the Ngan/Young Short Plat Amendment **WITH CONDITIONS**.

IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

Applicable Codes, Standards & Ordinances	Contact Person	
Clearing & Grading Code – BCC 23.76	Janney Gwo,	(425) 452-6190
Fire Code – BCC 23.11	Derek Landis,	(425) 452-4112
Land Use Code – BCC Title 20	Drew Folsom,	(425) 452-4441
Transportation Develop. Code – BCC 14.60	Ryan Miller,	(425) 452-7915
Utility Code – BCC Title 24	Lori Santos,	(425) 452-6828

A. GENERAL CONDITIONS:

1. Incorporation of Features in Belway Addition No.3

All features contained in the original preliminary plat approval shall be incorporated into the final short plat mylar.

Authority: Land Use Code 20.45B.240
Reviewer: Drew Folsom Development Services Department

2. Recording of the Supplemental Declaration of Short Subdivison

Applicant shall record the Supplemental Declaration of Short Subdivision with the King County Department of Records and Elections.

Authority: Land Use Code 20.45B.240
Reviewer: Drew Folsom, Development Services Department

ATTACHMENTS

A. Plans and Drawings

OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of the land herein described, do hereby make a Plat Amendment thereof pursuant to Section 20.45A.270 of the City of Bellevue Land Use Code, and declare this document to be the graphic representation of the same, and that said adjustment is made with the free consent and in accordance with the desire of the owners.

The undersigned further acknowledge that the approval and recording of this document does not establish new title lines. FURTHER we have also been notified to execute and record quit claim deeds with the county auditor to convey all title interest consistent with this Plat Amendment.

In witness whereof we have set our hands and seals.

PEARL B. YOUNG

MILTON D. NGAN

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
} ss.
COUNTY OF KING }

On this day personally appeared before me PEARL YOUNG & MILTON NGAN, WIFE & HUSBAND, and they acknowledged the said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 2016.

Notary Public in and for the State of Washington
My commission expires _____

SITE ADDRESS:
10618 NORTHEAST 12TH PLACE
BELLEVUE, WASHINGTON 98004

PARCEL NUMBER:
072750-0020

ZONING:
R-4 = SINGLE FAMILY RESIDENTIAL

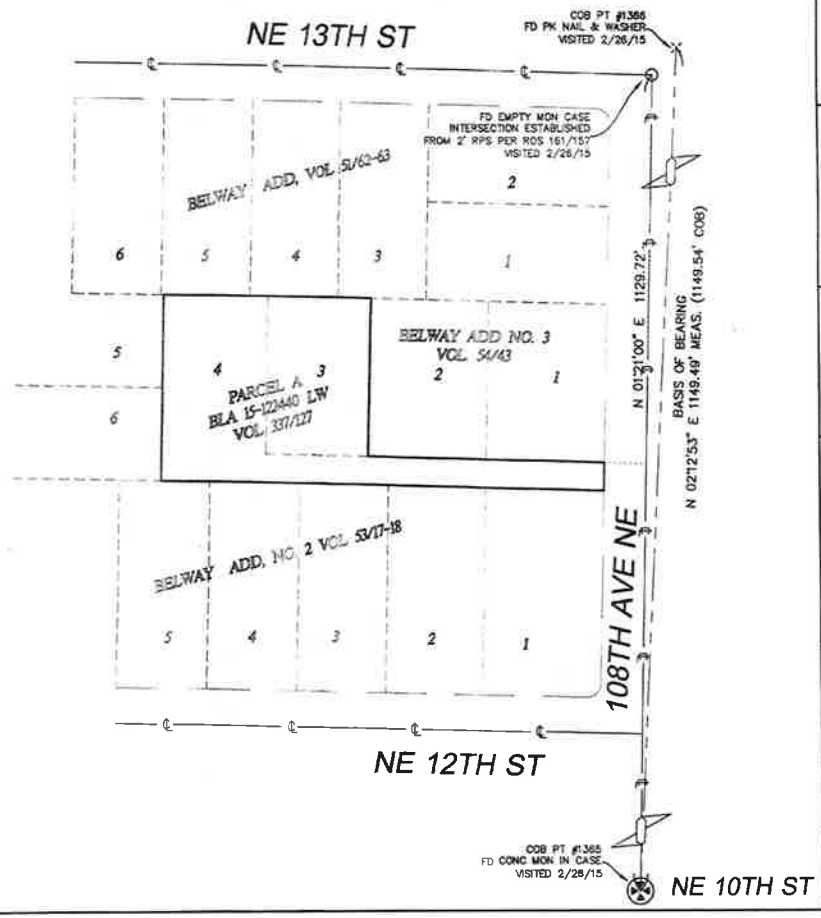
AREA:
TOTAL SITE AREA IS 23,206 SQUARE FEET OR .53 ACRES.

METHOD OF SURVEY:
INSTRUMENTATION FOR THIS SURVEY WAS A LEICA TOTAL STATION UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS WASHINGTON STATE STANDARDS SET BY WAC 332-130-090.

BASIS OF BEARING:
WASHINGTON COORDINATE SYSTEM NAD 83(2011) – NORTH ZONE PER CITY OF BELLEVUE THE LINE BETWEEN CONTROL POINTS 1365 & 1366 BEARS N02°12'53"E.

LEGAL DESCRIPTION
PARCEL A, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 15-122440LW RECORDING NO. 20160127900013, RECORDS OF KING COUNTY, WASHINGTON.

CONTROL SCALE:
1" = 60'



NE 1/4, SW 1/4, SEC. 29 T.25 N., R.5 E.W.M.

TRANSPORTATION DEPARTMENT

EXAMINED AND APPROVED with respect to streets, alleys and rights of way for roads, paths and slopes.

REAL PROPERTY & SURVEY _____ DATE _____

DEVELOPMENT REVIEW _____ DATE _____

UTILITIES DEPARTMENT

EXAMINED AND APPROVED with respect to water, sewer and drainage systems.

ADMINISTRATOR _____ DATE _____

DEVELOPMENT SERVICES DEPARTMENT

EXAMINED AND APPROVED:

ADMINISTRATOR _____ DATE _____

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2016.

ASSESSOR _____ DEPUTY ASSESSOR _____

072750-0020
ACCOUNT NO.

RECORDER'S CERTIFICATE

FILED IN BOOK _____ OF SURVEYS AT PAGE(S) _____.

SUPT. OF RECORDS

SURVEYOR'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 AT THE REQUEST OF PEARL YOUNG IN FEBRUARY, 2016.

EDWIN J. GREEN, JR., CERTIFICATE NO. 15025 DATE

EDWIN J. GREEN JR. STATE OF WASHINGTON 15025 REGISTERED PROFESSIONAL LAND SURVEYOR

Terrane

DATE: 6/10/16

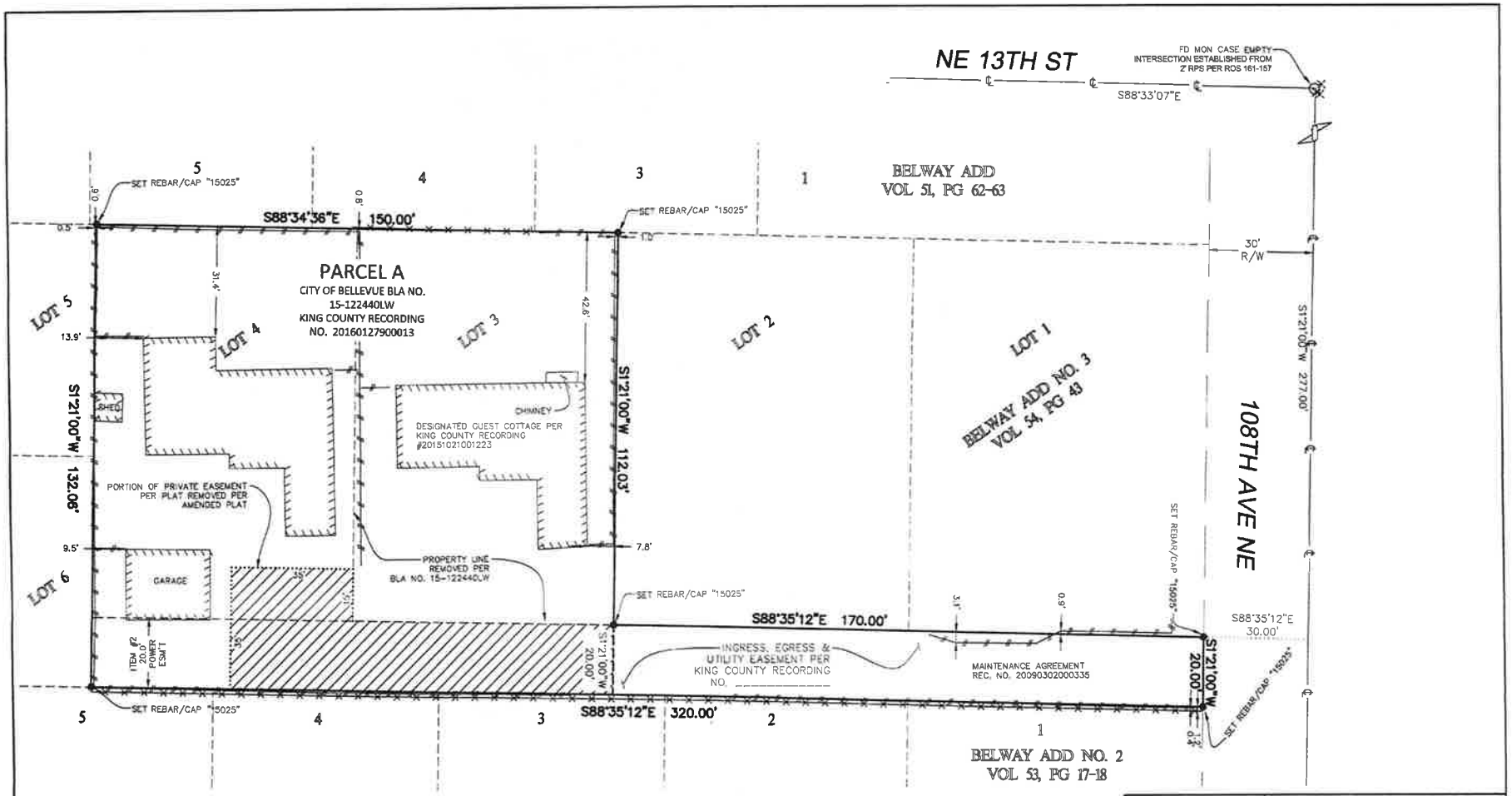
JOB #150177-A

City of Bellevue

AMENDED PLAT NO. 16-126215 LF

SHEET 1 OF 2

Received AUG 1 2 2016 Permit Processing



LEGEND

- BUILDING
- CENTERLINE ROW
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- NAIL AS NOTED
- MONUMENT IN CASE (FOUND)
- REBAR & CAP (SET, LS# 15025)

EDWIN J. GREEN JR. STATE OF WASHINGTON 18026 REGISTERED PROFESSIONAL LAND SURVEYOR

Terrane

DATE: 6/10/16

JOB #150177-A

City of Bellevue

AMENDED PLAT NO. 16-126215 LF

SHEET 2 OF 2

Received
AUG 12 2016
Permit Processing