

Ordinance No. 122788

Council Bill No. 116329

AN ORDINANCE approving and confirming the plat of "Bitterlake Townhomes Addition to the City of Seattle" in a portion of Section 19, Township 26 North, Range 4 East, W.M. in King County, Washington.

# The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: *Samy S. ...*  
Councilmember

## Committee Action:

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\_\_\_\_\_

9-22-08 Passed 9-0

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CF No. \_\_\_\_\_

Date Introduced:	<u>9.15.08</u>	
Date 1st Referred:	To: (committee) <u>Full Council</u>	
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage:	Full Council Vote: <u>9-0</u>	
Date Presented to Mayor:	Date Approved: <u>9.25.08</u>	
Date Returned to City Clerk:	Date Published:	T.O. _____ F.T. _____
Date Vetoed by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

This file is complete and ready for presentation to Full Council. Committee: \_\_\_\_\_ (initial/date)

*Law Department*

Law Dept. Review      OMP Review      City Clerk Review      Electronic Copy Loaded      Indexed



# City of Seattle

Gregory J. Nickels, Mayor

## Office of the Mayor

September 2, 2008

Honorable Richard Conlin  
President  
Seattle City Council  
City Hall, 2<sup>nd</sup> Floor

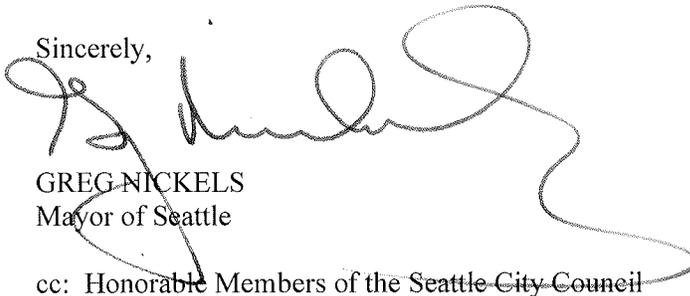
Dear Council President Conlin:

I am pleased to transmit the attached proposed Council Bill that approves a unit lot subdivision, dividing an existing parcel into 13 three-story structures with 36 town home units at 424 North 130th Street in the Bitter Lake neighborhood. The subdivision is located just east of Greenwood Avenue North.

Development of the site was approved under Master Use Permit (MUP) 3005441, which was issued on May 1, 2007. After conducting a public hearing on June 11, 2008, the Hearing Examiner approved the preliminary unit lot subdivision subject to certain conditions, which have now been met. The Directors of the Seattle Department of Transportation and the Department of Planning and Development have approved the final drawing of the subdivision and have reported it meets all of the requirements of the state platting law and Seattle Municipal Code, except for the execution of the required certifications by the King County Assessor and the King County Comptroller.

Thank you for your consideration of this legislation. Should you have questions, please contact Susan Paine at 386-4681.

Sincerely,



GREG NICKELS  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

600 Fourth Avenue, 7<sup>th</sup> Floor, P.O. Box 94749, Seattle, WA 98124-4749

Tel: (206) 684-4000, TDD: (206) 615-0476 Fax: (206) 684-5360, Email: [mayors.office@seattle.gov](mailto:mayors.office@seattle.gov)

An equal employment opportunity, affirmative action employer. Accommodations for people with disabilities provided upon request.



ORDINANCE 122788

AN ORDINANCE approving and confirming the plat of "Bitterlake Townhomes Addition to the City of Seattle" in a portion of Section 19, Township 26 North, Range 4 East, W.M. in King County, Washington.

WHEREAS, a proposed plat of "Bitterlake Townhomes Addition to the City of Seattle" has been submitted for approval (Subdivision Application No. 3005441); and

WHEREAS, following review thereof by the various City departments having jurisdiction in the matter by the Hearing Examiner of the City of Seattle, the Hearing Examiner recommended approval subject to certain conditions on June 13, 2008; and

WHEREAS, the Director of Transportation and the Director of the Department of the Planning and Development have approved the final drawing of the unit lot subdivision and have reported that the final drawing meets all of the requirements of the State platting law (R.C.W. Ch. 58.17) and of the Seattle Municipal Code (SMC Ch. 23.22), except for the execution of the required certifications by the King County Assessor and the King County Comptroller; and;

WHEREAS, the Director of Transportation and the Director of the Department of Planning and Development have approved the final plat with the attachments in C.F. No. 308767 and report that the plat of "Bitterlake Townhomes Addition to the City of Seattle" is now complete and ready for City Council approval; NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. With respect to the plat of "Bitterlake Townhomes Addition to the City of Seattle" a platting of a portion of the Northwest Quarter of the Southwest Quarter of Section 19, Township 26 North, Range 4 East, W.M., King County, Washington, described as follows:

LOT B, CITY OF SEATTLE SHORT PLAT NO. 8703937, RECORDED UNDER RECORDING NO. 8805160778, IN KING COUNTY, WASHINGTON, BEING A PORTION OF THE CITY OF SEATTLE SHORT PLAT NO. 80-110, AS RECORDED UNDER RECORDING NO. 8012310744, AMENDED UNDER RECORDING NO. 8105290395, AND



1 ADJUSTED BY BOUNDARY LINE ADJUSTMENT NO. 82-0361 AS RECORDED UNDER  
2 RECORDING NO. 8211020304, RECORDS OF KING COUNTY.

3 SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON

4 also together with any interest in abutting streets, as executed by Howland Homes, LLC, a  
5 Washington State Corporation, and approved by the Director of Transportation and the Director  
6 of Department of Planning and Development, the following findings are hereby made:  
7

8 (a) The unit lot subdivision is in substantial conformance with the approved preliminary unit  
9 lot subdivision;

10 (b) When both the King County Assessor and King County Comptroller have affixed their  
11 certifications as required by R.C.W. 58.17.160(4) the requirements of State law and City  
12 ordinances which were in effect at the time of preliminary plat approval will also have been  
13 satisfied by the subdivider; and  
14

15 (c) The public use and interest will be served by the establishment of the unit lot subdivision,  
16 and the plat makes appropriate provision for the public health, safety and general welfare.  
17

18 Section 2. The plat of "Bitterlake Townhomes Addition of the City of Seattle", a  
19 subdivision of portion of the Northwest Quarter of the Southwest Quarter of Section 19,  
20 Township 26 North, Range 4 East, W.M., King County, Washington, is in all respects approved  
21 and the plat confirmed and accepted, subject to certification by the King County Assessor and  
22 King County Comptroller, and the City Clerk is hereby authorized and directed to execute a  
23 certificate upon the face of such plat attesting to the approval thereof as evidenced by enactment  
24 of this ordinance.  
25  
26  
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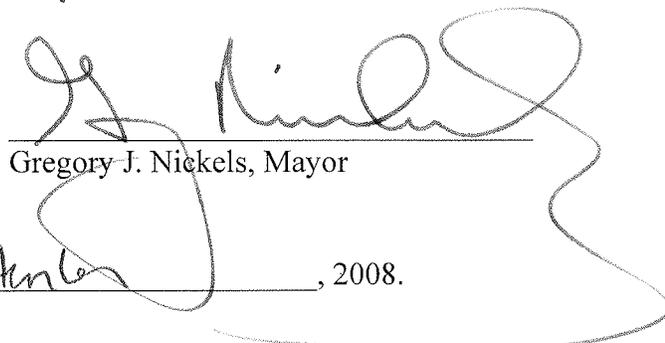


1 Section 3. This ordinance shall take effect and be in force thirty (30) days from and after  
2 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days  
3 after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

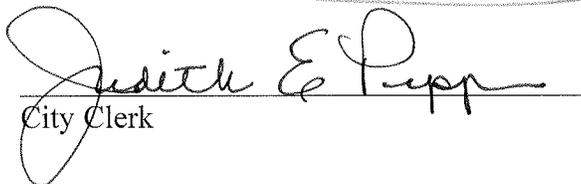
4  
5 Passed by the City Council the 22<sup>nd</sup> day of September, 2008, and  
6 signed by me in open session in authentication of its passage this  
7 22<sup>nd</sup> day of September, 2008.

8  
9  
10  
11   
12 President \_\_\_\_\_ of the City Council

13 Approved by me this 25<sup>th</sup> day of September, 2008.

14  
15   
16 Gregory J. Nickels, Mayor

17 Filed by me this 25<sup>th</sup> day of September, 2008.

18  
19  
20   
21 City Clerk

22 (Seal)



**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>DOF Analyst/Phone:</b>
Seattle Department of Transportation	Susan Paine 386-4681	Stephen Barham 733-9084

**Legislation Title:**

AN ORDINANCE approving and confirming the plat of "Bitterlake Townhomes Addition to the City of Seattle" in a portion of Section 19, Township 26 North, Range 4 East, W.M. in King County, Washington.

• **Summary of the Legislation:**

This legislation approves a 36-unit lot subdivision of property located at 424 North 130<sup>th</sup> Street in the Bitter Lake neighborhood. The subdivision divides one existing parcel into 13 three-story structures with 36 town homes. After a public hearing on June 11, 2008, the Hearing Examiner issued an approval on June 13, 2008 of the preliminary unit lot subdivision subject to certain conditions which have now been met.

- **Background:** *(Include brief description of the purpose and context of legislation and include record of previous legislation and funding history, if applicable):*

The subdivision relates to dividing one existing parcel into 13 three-story structures for 36 town homes. The subdivision is consistent with zoning in the area and will promote home ownership and tenancy stability within the neighborhood. The parcels are a platted lot that was previously approved under Master Use Permit (MUP) 3005441 issued on May 1, 2007.

- *Please check one of the following:*

X This legislation does not have any financial implications.



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**STATE OF WASHINGTON – KING COUNTY**

--ss.

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229958  
CITY OF SEATTLE, CLERKS OFFICE

No. 122788-122812

**Affidavit of Publication**

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12<sup>th</sup> day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

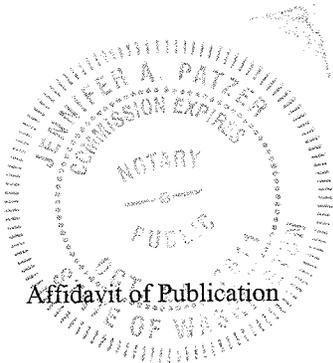
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:TITLEDONLY ORDINANCE

was published on

10/07/08

The amount of the fee charged for the foregoing publication is the sum of \$ 196.70, which amount has been paid in full.



Affidavit of Publication

*[Signature]*  
\_\_\_\_\_  
Subscribed and sworn to before me on  
10/07/08 *[Signature]*  
\_\_\_\_\_  
Notary public for the State of Washington,  
residing in Seattle

# State of Washington, King County

## City of Seattle

### TITLE-ONLY PUBLICATION

The full text of the following ordinances, passed by the City Council

on September 22, 2008, and published here by title only, will be

mailed, at no cost, on request for two months after this publication.

For further information, contact the Seattle City Clerk at 684-8344.

#### ORDINANCE NO. 122788

AN ORDINANCE approving and confirming the plat of "Bitterlake Townhomes Addition to the City of Seattle" in a portion of Section 19, Township 26 North, Range 4 East, W.M. in King County, Washington.

#### ORDINANCE NO. 122797

AN ORDINANCE relating to the municipal water system of The City of Seattle; adopting a system or plan of additions or betterments to or extensions of the existing municipal water system; authorizing the issuance and sale of water system revenue bonds, in one or more series, for the purposes of paying part of the cost of carrying out that system or plan, providing a bond reserve and paying the costs of issuing and selling the bonds; providing for the terms, conditions, covenants and manner of sale of those bonds; describing the lien of the bonds; and creating certain accounts of the City relating to those bonds.

#### ORDINANCE NO. 122799

AN ORDINANCE relating to reviewing the status of Neighborhood Plans and updating Neighborhood Plans where transit stations are or will be located and removing a budget proviso that restricted spending of a 2008 budget appropriation.

#### ORDINANCE NO. 122801

AN ORDINANCE relating to the City Light Department; authorizing an amendment to the Power Purchase and Sale Contract for the Lucky Peak Power Plant Project, which simplifies the calculation of the Royalty Payment made by City Light.

#### ORDINANCE NO. 122803

AN ORDINANCE related to the City of Seattle's 2007 LTGO bonds; amending the 2008 Adopted Budget by changing appropriations to various funds, departments, and budget control levels; and ratifying and confirming certain prior acts.

#### ORDINANCE NO. 122804

AN ORDINANCE relating to the City Light Department; authorizing the acquisition of real property located in the North Downtown area of Seattle and legally described as Lots 17, 18 and 19, all in Block 13, Pontius Fourth Addition to the City of Seattle, according to the plat thereof recorded in Volume 7 of Plats, Page 8, Records of King County, Washington, for electric system purposes.

#### ORDINANCE NO. 122805

AN ORDINANCE relating to the City Light Department; authorizing the Superintendent or his designee to enter into a seventeen-year power purchase agreement with the Bonneville Power Administration and related agreements.

#### ORDINANCE NO. 122806

AN ORDINANCE relating to the City Light Department, accepting various easements for overhead and underground electrical rights in King County, Washington; and placing said easements under the jurisdiction of the City Light Department.

#### ORDINANCE NO. 122807

AN ORDINANCE relating to the electric system of The City of Seattle; authorizing the issuance and sale of municipal light and power revenue bonds for the purposes of providing funds for certain additions and betterments to and extensions of the existing municipal light and power plant and system of the City, paying the costs of issuing and selling those bonds and providing for the reserve fund requirement; providing for the terms, conditions, covenants and manner of sale of those bonds; and describing the lien of those bonds.

#### ORDINANCE NO. 122808

AN ORDINANCE relating to the City Light Department; authorizing execution of a 15-year agreement with Redding Electric Utility for the exchange of renewable energy and environmental attributes.

#### ORDINANCE NO. 122810

AN ORDINANCE relating to economic and community development; authorizing a loan of federal Section 108 loan proceeds to finance acquisition and development of 9800 40th Avenue South and refinance existing debt; appropriating and authorizing the disbursement of Brownfields Economic Development Initiative grant ("BEDI Grant") funds to provide loan loss reserves on the loan and to finance project costs; authorizing loan documents, amendments, replacements and related documents and actions; appropriating and authorizing the collection of loan origination fees associated with the loan; and authorizing amendments to the City's 2005-2008 Consolidated Plan to reflect the transactions contemplated by this ordinance; all by a three-fourths vote of the City Council.

#### ORDINANCE NO. 122811

AN ORDINANCE relating to economic and community development; authorizing a loan of federal Section 108 loan proceeds to finance a portion of the costs of a community economic development project at 3333 Rainier Avenue South; appropriating and authorizing the disbursement of Brownfields Economic Development Initiative grant ("BEDI Grant") funds to provide loan loss reserves on the loan and to finance project costs; authorizing loan documents, amendments, replacements and related documents and actions; and authorizing amendments to the City's 2005-2008 Consolidated Plan to reflect the transactions contemplated by this ordinance.

#### ORDINANCE NO. 122812

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Date of publication in the Seattle Daily Journal of Commerce, October 7, 2008.

10/7(229958)