

ORDINANCE No. 122384

COUNCIL BILL No. 115872

Law Department

Peter Steinbrink

The City of Seattle--Legislative Department

Date Reported
and Adopted

AN ORDINANCE approving and confirming the plat of "Village Homes at Othello Station Unit Lot Subdivision" a replat of Lots 7-27, Block 20 of Holly Park Subdivision No. 2 and Lot 1, Block 11 of NewHolly Townhomes Div. 2 being a portion of the SW ¼ of the NW ¼ of Section 27, Township 24 North, Range 4 East, W.M., in King County, Washington.

REPORT OF COMMITTEE

Honorable President:

Your Committee on _____

to which was referred the within Council Bill No. _____
report that we have considered the same and respectfully recommend that the same:

COMPTROLLER FILE No. _____

Introduced: 4.16.07	By:
Referred: 4.16.07	To: Full Council
Referred:	To:
Referred:	To:
Reported: 4	Second Reading:
Third Reading:	Signed: 4.23.07
Presented to Mayor: 4.24.07	Approved: 4.30.07
Returned to City Clerk: 5.1.07	Published: Full
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

Committee Chair

ORDINANCE 122384

1
2 AN ORDINANCE approving and confirming the plat of "Village Homes at Othello Station Unit Lot
3 Subdivision" a replat of Lots 7-27, Block 20 of Holly Park Subdivision No. 2 and Lot 1, Block
4 11 of NewHolly Townhomes Div. 2 being a portion of the SW ¼ of the NW ¼ of Section 27,
Township 24 North, Range 4 East, W.M., in King County, Washington.

5 WHEREAS, a proposed plat of "Village Homes at Othello Station Unit Lot Subdivision" has been
6 submitted for approval (Subdivision Application No. 2505089); and

7 WHEREAS, following the review thereof by the various City departments having jurisdiction in the
8 matter and by the Hearing Examiner of The City of Seattle, the Hearing Examiner recommended
9 approval subject to certain conditions on June 29, 2006; and

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

15 WHEREAS, the Director of the Seattle Department of Transportation and the Director of the Department
16 of Planning and Development have approved the final plat with the attachments in C.F. No.
17 307579 and report that the plat of Village Homes at Othello Station Unit Lot Subdivision is now
18 complete and ready for City Council approval; NOW, THEREFORE,

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

20 Section 1. With respect to the plat of "Village Homes at Othello Station Unit Lot Subdivision", a
21 replat of Lots 7-27, Block 20 of Holly Park Subdivision No. 2 and Lot 1, Block 11 of New Holly
22 Townhomes Div. 2 being a portion of the SW ¼ of the NW ¼ of Section 27, Township 24 North, Range
23 4 East, W.M., in King County, Washington, a platting of property described as follows:

24 **TAX ID #3395060140 THROUGH 3395060340**

25 LOT 7, THROUGH 27, INCLUSIVE, BLOCK 20, HOLLY PARK SUBDIVISION NO. 2,
26 ACCORDING TO THE PLAT RECORDED IN VOLUME 194 OF PLATS, PAGE 18
27 THROUGH 29, INCLUSIVE. IN KING COUNTY, WASHINGTON.

28 TOGETHER WITH LOT 1, BLOCK 11, NEWHOLLY TOWNHOMES DIVISION 2,
ACCORDING TO THE PLAT RECORDED IN VOLUME 209 OF PLATS, PAGES 61
THROUGH 74, INCLUSIVE, IN KING COUNTY, WASHINGTON.



1 also together with any interest in abutting streets, as executed by Village Homes, LLC, a Washington
2 Limited Liability, Washington Federal Saving, Michael J. Goldfarb Enterprises, LLC, a Washington
3 Limited Liability Company, Housing Authority of the City of Seattle, a Washington Public Body
4 Corporate and Politic and The City of Seattle, a Washington municipal corporation, and approved by the
5 Director of the Seattle Department of Transportation and the Director of the Department of Planning and
6 Development, the following findings are hereby made:

7
8 (a) The unit lot subdivision is in substantial conformance with the approved preliminary unit lot
9 subdivision;

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

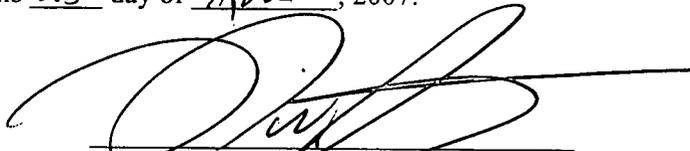
15
16 (c) The public use and interest will be served by the establishment of the unit lot subdivision
17 and dedication, and the plat makes appropriate provision for the public health, safety and general welfare.

18 Section 2. The plat of " Village Homes at Othello Station Unit Lot Subdivision ", a replat of
19 Lots 7-27, Block 20 of Holly Park Subdivision No. 2 and Lot 1, Block 11 of New Holly Townhomes Div.
20 2 being a portion of the SW ¼ of the NW ¼ of Section 27, Township 24 North, Range 4 East, W.M., in
21 King County, Washington, is in all respects approved and the plat confirmed and accepted, subject to
22 certification by the King County Assessor and King County Comptroller, and the City Clerk is hereby
23 authorized and directed to execute a certificate upon the face of such plat attesting to the approval thereof
24 as evidenced by enactment of this ordinance.
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26
27

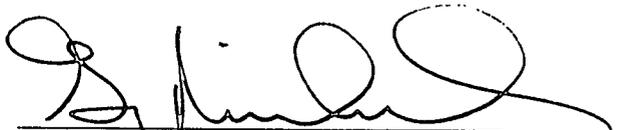


1 Section 3. This ordinance shall take effect and be in force thirty (30) days from and after its
2 approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after
3 presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

4 Passed by the City Council the 23rd day of April, 2007, and signed by me in open
5 session in authentication of its passage this 23rd day of April, 2007.

6
7
8 
President _____ of the City Council

9 Approved by me this 30th day of April, 2007.

10
11 
12 Gregory J. Nickels, Mayor

13
14 Filed by me this 2 day of May, 2007.

15 
16 City Clerk

17 (Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
SDOT	Tammy Frederick 615-0927	Steve Barham 733-9084

Legislation Title:

AN ORDINANCE approving and confirming the plat of "Village Homes at Othello Station Unit Lot Subdivision" a replat of Lots 7-27, Block 20 of Holly Park Subdivision No. 2 and Lot 1, Block 11 of NewHolly Townhomes Div. 2 being a portion of the SW ¼ of the NW ¼ of Section 27, Township 24 North, Range 4 East, W.M., in King County, Washington.

• **Summary of the Legislation:**

This legislation approves a 40 unit lot subdivision from 22 existing lots at 6701 37th Avenue South. The Department of Planning and Development (DPD) has recommended approval, and the Hearing Examiner held a public hearing on June 14, 2006 and approved the preliminary unit lot subdivision on June 29, 2006, 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 proposed unit lot subdivision divides 22 existing parcels into 40 unit lots and three tracts for open space in an Environmentally Critical Area for the purpose of sale. The parcels are a platted lot that was previously approved under Master Use Permit (MUP) 2500716 issued on May 11, 2006.

• *Please check one of the following:*

X **This legislation does not have any financial implications.** (Stop here and delete the remainder of this document prior to saving and printing.)



STATE OF WASHINGTON – KING COUNTY

--SS.

210785
CITY OF SEATTLE, CLERKS OFFICE

No.

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 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

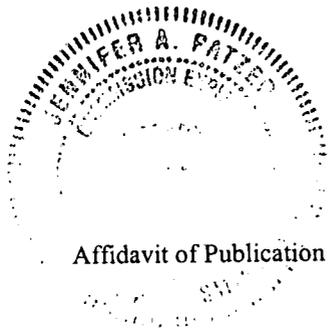
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:122384 ORDINANCE

was published on

05/04/07

The amount of the fee charged for the foregoing publication is the sum of \$ 181.35, which amount has been paid in full.



Laurel Oglesky

Subscribed and sworn to before me on

05/04/07 *[Signature]*

Notary public for the State of Washington,
residing in Seattle



City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

April 3, 2007

Honorable Nick Licata
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Licata:

I am pleased to transmit the attached proposed Council Bill that approves a unit lot subdivision. The subdivision divides 22 existing parcels into 40 unit lots at 6701 37th Avenue South and includes three tracts for open space in an Environmentally Critical Area. The subdivision is located in the Holly Park section of the Greater Duwamish neighborhood, on the south side of South Holly Street and on the west side of 37th Avenue South.

Development of the site was approved under Master Use Permit (MUP) 2500716, which was issued on May 11, 2006. After a public hearing convened on June 14, 2006 the Hearing Examiner issued an approval on June 29, 2006 of the preliminary unit lot subdivision subject to certain conditions which have now been met. The Director of the Seattle Department of Transportation and the Director of the Department of Planning and Development have approved the final drawing of the subdivision and have reported that it meets all of the requirements of the state platting law and of the 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 Joe Bell at 684-5572.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Nickels', written over a horizontal line.

GREG NICKELS
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

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

Tel: (206) 684-4000, TDD: (206) 684-8811 Fax: (206) 684-5360, Email: mayors.office@seattle.gov

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State of Washington, King County

City of Seattle

ORDINANCE 122384

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WHEREAS, a proposed plat of "Village Homes at Othello Station Unit Lot Subdivision" has been submitted for approval (Subdivision Application No. 2505089); and

WHEREAS, following the review thereof by the various City departments having jurisdiction in the matter and by the Hearing Examiner of The City of Seattle, the Hearing Examiner recommended approval subject to certain conditions on June 29, 2006; and

WHEREAS, the Director of the Seattle Department of Transportation and the Director of the Department of 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 (RCW Ch. 58.17) and of the Seattle Municipal Code (SMC 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 the Seattle Department of Transportation and the Director of the Department of Planning and Development have approved the final plat with the attachments in C.F. No. 307579 and report that the plat of Village Homes at Othello Station Unit Lot Subdivision 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 "Village Homes at Othello Station Unit Lot Subdivision", a replat of Lots 7-27, Block 20 of Holly Park Subdivision No. 2 and Lot 1, Block 11 of New Holly Townhomes Div. 2 being a portion of the SW ¼ of the NW ¼ of Section 27, Township 24 North, Range 4 East, W.M., in King County, Washington, a platting of property described as follows:

TAX ID #3395060140 THROUGH 3395060340

LOT 7, THROUGH 27, INCLUSIVE, BLOCK 20, HOLLY PARK SUBDIVISION NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 194 OF PLATS, PAGE 18 THROUGH 29, INCLUSIVE, IN KING COUNTY, WASHINGTON.

TOGETHER WITH LOT 1, BLOCK 11, NEWHOLLY TOWNHOMES DIVISION 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 209 OF PLATS, PAGES 61 THROUGH 74, INCLUSIVE, IN KING COUNTY, WASHINGTON.

also together with any interest in abutting streets, as executed by Village Homes, LLC, a Washington Limited Liability, Washington Federal Saving, Michael J. Goldfarb Enterprises, LLC, a Washington Limited Liability Company, Housing Authority of the City of Seattle, a Washington Public Body Corporate and Politic and The City of Seattle, a Washington municipal corporation, and approved by the Director of the Seattle Department of Transportation and the Director of the Department of Planning and Development, the following findings are hereby made:

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

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

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

Section 2. The plat of "Village Homes at Othello Station Unit Lot Subdivision", a replat of Lots 7-27, Block 20 of Holly Park Subdivision No. 2 and Lot 1, Block 11 of New Holly Townhomes Div. 2 being a portion of the SW ¼ of the NW ¼ of Section 27, Township 24 North, Range 4 East, W.M., in King County, Washington, is in all respects approved and the plat confirmed and accepted, subject to certification by the King County Assessor and King County Comptroller, and the City Clerk is hereby authorized and directed to execute a certificate upon the face of such plat attesting to the approval thereof as evidenced by enactment of this ordinance.

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

Passed by the City Council the 23rd day of April, 2007, and signed by me in open session in authentication of its passage this 23rd day of April, 2007.

Nick Licata

President of the City Council

Approved by me this 30th day of April, 2007.

Gregory J. Nickels, Mayor

Filed by me this 1st day of May, 2007.

(Seal) Judith Pippin

City Clerk

Publication ordered by JUDITH PIPPIN, City Clerk

Date of publication in the Seattle Daily Journal of Commerce, May 4, 2007.

5/4(210785)