



**Maleki Meadows – Ghoreishi Final Plat  
(Maleki Preliminary Plat)**

**File No.: FP15-00002**

**STAFF REPORT**

November 25, 2015

**Application Information**

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**Request:** Final Plat approval for the subdivision of a 2.13 acre site into eight (8) cluster-housing, single family residential lots with three (3) tracts for critical areas, and common open space.

**Location:** The project site address is 1025/1035 Front Street S. The site is located in the NE ¼ and SE ¼ of SW ¼ of Section 34, Township 24N, Range 6E. See vicinity map, Exhibit 1.

**Existing Site Conditions:**

The subject property is presently comprised of four (4) parcels and is developed with two (2) single family residences. A new single-family residence has been constructed on Lot 1 of the proposed plat, after the approval of the preliminary plat.

A wetland and wetland buffer area is located in the southwest part of the site and comprises approximately 50% of the total site area. The on-site wetland is a part of a large Category 1 wetland system (60+ acres) associated with Issaquah Creek, extending off-site to the south and west. The on-site wetland and wetland buffer area presently consists of scattered trees (Red Alder, Willow sp.) and an understory of Himalayan blackberry and Reed canarygrass. The proposed plat would fully enhance the wetland buffer with native trees and shrubs.

### **Surrounding Land Uses:**

North/East: Single-family residence adjacent to site, Front Street S, townhouses across Front Street S, 2<sup>nd</sup> Ave SE

South/West: Single-family residence adjacent to site, wetland/Issaquah Creek Greenway

**Zoning:** Single Family Suburban (SF-S)

**Comprehensive Plan:** Low Density Residential

## **1. Project Description**

Proposal is for a Final Plat to subdivide a 2.13 acre site into 8 single-family residential lots. The proposal includes a critical area tract (Tract A - 46,880 SF) and 2 tracts for common open space areas (Tracts B – 6,187 SF, Tract C – 9,200 SF). Final Plat plans are included as Exhibit 5.

The preliminary plat approval was for a cluster housing development; which allows for lot sizes to be reduced below the standard zoning minimum lot size (provided the maximum zoning density is not exceeded), allows for no building setbacks on interior lots, requires common open space areas (15% of the developable site area), and allows for attached single-family residences. The applicant proposed to construct single-family residences on each lot, with 2 residences attached by a common wall (townhouses). Common open space areas are provided adjacent to the street frontage and toward the back of the lots adjacent to the wetland buffer.

A Category I wetland is located on the southwest corner of the site. The approved preliminary plat proposal reduced the 150-foot standard wetland buffer by 25%, to 112.5 feet with enhancement planting of the reduced buffer area. The wetland and wetland buffer area comprise approximately 50% of the total site area. The wetland and wetland buffer area are proposed in a separate 1.08 acre tract (Tract A) from the residential lots.

Access to all proposed lots would be consolidated to a single driveway off Front Street S.

The final plat is similar to the preliminary plat plans approved under the Maleki Preliminary Plat, except for minor modifications to lot lines, as described in Section 5 Compliance with Subdivision Ordinance below.

Plat infrastructure improvements including utilities, driveway access, common open space improvements, and stormwater facilities have been deferred and the improvements bonded for, versus constructing the improvements prior to recording the final plat. Exhibit 10 provides a bond summary.

## **2. Background**

A preliminary plat application was submitted for the Maleki Preliminary Plat (PP13-00004) in August 2013. The City's Hearing Examiner held an open record public hearing on the proposed preliminary plat on March 4, 2014. The preliminary plat plans are included as Exhibit 3 and the Hearing Examiner's Findings, Conclusions and Decision (issued on March 10, 2014) as Exhibit 4.

The applicant has submitted the following construction plans (Site Works – SW15-00018, Landscape – LAN15-00001) to demonstrate the plat improvements meet preliminary plat conditions:

- Site Works permit engineering drawings - Exhibit 6
- Final Wetland Mitigation Plans - Exhibit 7
- Final Landscape Plans - Exhibit 8.

The cost of the plat improvements have been determined based on the above construction plans. The applicant has provided performance bonds (Exhibit 10) in lieu of completing plat improvements, consistent with IMC 18.13.280.

There are two existing single family residences on the subject property and the proposed plat lot lines would cross under and conflict with the structures. There is also a small out-structure that would cross proposed lot lines. See Sheet 1 of the Site Works permit engineering drawings (Exhibit 6). A preliminary plat condition required the existing structures to be demolished prior to recording the final plat. The applicant hasn't complied with this condition. Staff recommends a condition that the final plat mylars will not be recorded until the single-family residential structure that overlies and conflicts with the proposed lot lines for Lots 5 and 6 and the small out-structure which crosses proposed lot lines between Lots 4 and 5 are demolished.

Another existing single-family house straddles the lot lines of Lots 7-8. The applicant may not be able to demolish the structure prior to recording the final plat because of complications with moving out the existing tenant. Therefore, the Final Plat lot lines between Lots 7 and 8 and Tract B (Open Space Tract) have been modified from the preliminary plat approval, so the existing structure meets the setback requirements of the Single Family Suburban (SF-S) zone. This would allow the existing structure to remain and the Final Plat recorded. The applicant would later complete a lot line adjustment or Final Plat alteration when the structure is removed to restore the lot lines to match the preliminary plat.

### **3. Public Notice**

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The Issaquah Municipal Code (IMC) requires a notice of application to adjacent property owners and to parties of record for a Final Plat. A public meeting for a Final Plat (modified Level 4 review) requires notification to parties of record. The notice of application and notice of the public meeting was sent to adjacent property owners and to parties of record of the Maleki Preliminary Plat on November 12, 2015, (Exhibit 9).

### **4. State Environmental Policy Act (SEPA)**

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The preliminary plat went through SEPA environmental review and the mitigation measures were applied as preliminary plat conditions of approval. See Section 7 below on compliance with preliminary plat conditions. No additional SEPA review is required for a Final Plat.

### **5. Compliance with Subdivision Ordinance (IMC 18.13)**

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IMC 18.13, Sections .180 - .340, identifies submittal requirements for final plats, administrative review, dedications, completion of improvements, design and review of improvements, deferred improvements, review and recording of the final plat.

IMC 18.13.200 includes criteria for administrative review of final plats:

- A. *Upon receipt of a final plat and all required information, it shall be reviewed by the Planning staff. Once a determination of completeness and sufficiency has been determined the application shall be forwarded to all City departments for review. Notice of the application shall be mailed out to all*

*parties-of-record for the preliminary plat. The Planning Director/Manager shall prepare a report, including an appropriate recommendation, and transmit the documents to the Hearing Examiner.*

*B. The Hearing Examiner shall review the final plat and all documents including any public comments and approve the final plat if the final plat:*

- 1. Except for minor modifications under IMC 18.13.160, Modification of an approved final is consistent with the approved preliminary plat; and*
- 2. Is consistent with the provisions of this title and Chapter 58.17 RCW.*

*C. Minor Deviations from Preliminary Plat: Unless a final plat meets the requirements for minor deviations as outlined below, the proposed final plat will be processed as a new preliminary plat application:*

- 1. The Hearing Examiner may approve a final plat that is different from the preliminary plat if the change:*
  - a. Does not increase the number of lots; and*
  - b. Does not decrease any lot size by more than ten (10) percent; and*
  - c. Does not substantially alter the location or nature of any improvements or any other element of the subdivision; and*
  - d. Does not significantly alter the subdivision.*
- 2. Final plats with changes that do not meet the criteria for minor deviations must be processed as new preliminary plats. (Ord. 2596 § 3 (Exh. B2), 2010).*

The Final Plat has been modified from the approved preliminary plat. There is an existing single-family structure that would straddle and conflict with the lot lines of Lots 7-8. See Sheet 1 of the Site Works permit engineering drawings (Exhibit 6). The lot lines on the Final Plat, between Lots 7 and 8 and Tract B (Open Space Tract), have been revised so the existing structure would meet the setback requirements of the Single Family Suburban (SF-S) zone. This would allow the existing structure to remain and the Final Plat recorded. The applicant would later complete a lot line adjustment or a Final Plat alteration when the structure is removed to restore the lot lines to match the approved preliminary plat.

The final plat revised lot lines would result in the following: 1) The existing residential structure would meet zoning setback requirements from the Final Plat lot lines. The SF-S zone requires a 20-foot front yard setback, 10-foot rear yard setback, and an 8-foot side yard setback. 2) Lot 7 would still have an adequate buildable area with the proposed revision, in the case that a lot line adjustment or Final Plat alteration isn't completed in the future to revert the lot lines back to the preliminary plat configuration. 3) The lot line between Lot 8 and Open Space Tract B has been revised to provide Lot 8 with an 8-foot side yard setback from the existing structure. Open Space Tract B is required as a common open space tract. The tract has been adjusted to maintain an equal size (6,187 SF) as was approved under the preliminary plat, in order to maintain the 15% common open space requirement for a cluster housing development.

The proposed Final Plat lot line modifications meet the minor deviation standards above: it does not increase the number of lots; it would not decrease any of the lot or tract sizes by more than ten (10) percent: Lot 8 would increase from 3,127 SF to 3,132 SF; Lot 7 would decrease in size from 3,672 SF to 3,667 SF; and Open Space Tract B would remain at 6,187 SF. The proposed modification would alter the configuration of the open space tract but not substantially alter the location or nature of other improvements or any other element of the subdivision; and does not significantly alter the subdivision.

The applicant is proposing to defer plat improvements and has provided separate performance bonds for landscape improvements, wetland mitigation, and site works (water, sewer, grading, roads). IMC 18.13.280 allows the construction of plat improvements to be deferred for a period of up to one year (with

provisions for extensions) with a performance bond or other method of security equal to 150% of the cost of deferred improvements. The amount of the performance bond is subject to the approval of the Public Works Director. The improvements that are bonded, the values of those improvements, and the approval letter by the Public Works Director are provided in Exhibit 10. A bond in lieu of actual construction of improvements is also consistent with RCW 58.17.130.

## **6. Compliance with RCW 58.17**

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RCW 58.17.140 establishes the time period for an applicant to submit a preliminary plat for final plat approval:

*(3)(a) Except as provided by (b) of this subsection, a final plat meeting all requirements of this chapter shall be submitted to the legislative body of the city, town, or county for approval within seven years of the date of preliminary plat approval if the date of preliminary plat approval is on or before December 31, 2014, and within five years of the date of preliminary plat approval if the date of preliminary plat approval is on or after January 1, 2015.*

The subject proposal meets this provision; the preliminary plat was approved by the Hearing Examiner on March 10, 2014 and therefore the final plat is within 7 years of the date of preliminary plat approval.

*RCW 58.17.140: 1) When the legislative body of the city, town or county finds that the subdivision proposed for final plat approval conforms to all terms of the preliminary plat approval, and that said subdivision meets the requirements of this chapter, other applicable state laws, and any local ordinances adopted under this chapter which were in effect at the time of preliminary plat approval, it shall suitably inscribe and execute its written approval on the face of the plat.*

The Final Plat conforms to conditions of the preliminary plat except as noted in this staff report, meets the subdivision requirements of RCW 58.17, and other applicable state laws and local ordinances.

*RCW 58.17.150: Each preliminary plat submitted for final approval of the legislative body shall be accompanied by the following agencies' recommendations for approval or disapproval:*

*(1) Local health department or other agency furnishing sewage disposal and supplying water as to the adequacy of the proposed means of sewage disposal and water supply;*

*(2) Local planning agency or commission, charged with the responsibility of reviewing plats and subdivisions, as to compliance with all terms of the preliminary approval of the proposed plat subdivision or dedication;*

*(3) City, town or county engineer.*

Utilities (sewer, domestic water) are provided by City of Issaquah and utility plans were reviewed and approved with the preliminary plat and Site Works permit application. The Development Services Department (includes planning and engineering) has reviewed the Final Plat for compliance with the preliminary plat approval conditions (See Section 7 below).

## **7. Compliance with Preliminary Plat Conditions of Approval**

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The following preliminary plat (Maleki Preliminary Plat - PP13-00004) conditions were required in the Hearing Examiner decision (Exhibit 4) and apply to this Final Plat:

- 1) The exterior site boundary side yard setbacks shall be landscaped and a six-foot wood fence constructed by the Applicant along the side property boundaries to adequately screen the proposed development from the adjacent single family residential properties.

*Complies. The landscape plan (LA-1) includes a 6-foot cedar fence along the exterior side property boundaries. Fencing is included as part of landscape improvements in the deferred performance bond.*

*The fence along the north property boundary, adjacent to a single family residence, will be required prior to final approval of the building permit on Lot 1.*

- 2) Final wetland/wetland buffer enhancement plans are required for approval by the Issaquah Development Services Department (DSD) prior to issuing construction permits. Final plans shall include a planting plan and a five-year monitoring/maintenance plan with performance standards for monitoring success of the enhancement planting. The plans shall meet standards of the King County Critical Areas Mitigation Guidelines for the planting density and monitoring performance standards.

*Complies. Final wetland mitigation plans have been submitted under landscape permit (LAN15-00001) and the plans meet the above condition.*

- 3) The wetland/wetland buffer enhancement plans shall be revised to include trees and/or willow stakes shall be planted in the wetland area to out-compete invasive plant species and to increase the cover and structural diversity of vegetation in the wetland to improve functions over the existing conditions.

*Complies. Final wetland mitigation plans have been submitted under landscape permit (LAN15-00001) and the plans (W1.1) include willow and tree stakes in the wetland area to meet the above condition.*

- 4) The applicant shall provide an as-built plan of the wetland/wetland buffer enhancement and the consulting biologist shall verify in writing that the planting has been installed per plan prior to final plat approval.

*The applicant has provided a performance bond for deferring plat improvements. The performance bond includes the cost of the plants and labor to install the required wetland/wetland buffer enhancement planting. An as-built plan and verification from the consulting biologist will be required after the enhancement planting has been installed.*

- 5) A five-year monitoring/maintenance period is required. The Applicant shall provide a bond amount equal to 50 percent of the cost of plants, labor and the five-year monitoring/maintenance cost prior to final plat approval.

*The applicant has provided a performance bond to defer the required wetland/wetland buffer enhancement planting. The 5-year monitoring/maintenance bond will be required once the wetland buffer enhancements have been installed and accepted. The cost of the monitoring/maintenance bond is listed on the final wetland mitigation plans (W3.1).*

- 6) A wood split rail fence shall be installed along the edge of the wetland buffer (Tract A) to control circulation and limit human and pet encroachment into the wetland, prior to final plat approval.

*Complies. Split rail fence and detail is shown on the final wetland mitigation plans (W1.1, W2.1).*

- 7) Permanent survey stakes shall be set to delineate the boundaries between critical area tracts and adjoining properties, prior to final plat approval.

*Complies. The survey stakes are included in the site works performance bond as a deferred improvement.*

- 8) The applicant shall provide certification from a surveyor that development activity and improvements on individual lots do not extend in critical area buffers and common open space areas, prior to final plat approval.

*Plat improvements have been deferred and therefore staff recommends this condition be required with building permits on the individual lots. This is recommended as a final plat condition.*

- 9) Signs between critical area tracts and adjacent properties shall be installed, explaining the type and value of the critical area, prior to final plat approval.

*Complies. Critical area signs and details are shown on the final wetland mitigation plans (W1.1, W2.1).*

- 10) The final plat shall include Native Growth Protection Easement (NGPE) language to protect the critical area tract (Tract A) from development and alteration of vegetation in perpetuity.

*Complies. Final Plat Sheet 2 of 2 includes NGPE provisions.*

- 11) The driveway access shall be signed and limited to right-in/right-out turns only.

*Complies. The Site Works permit, Sheet 2 of 6 - Grading, Drainage, Utility Plan, includes a right turn only sign. The plans also include c-curbing to prevent left turn movements from exiting the site and to prevent left turns into the site.*

- 12) The applicant shall apply for a Site Works Permit to construct the roads, utilities and grading of the lots. A final plat review will follow after subdivision infrastructure has been installed or bonded for prior to recording.

*Complies. The applicant submitted a Site Works permit (SW15-00018) for plat improvements. The cost of plat improvements was determined from the plans and the applicant has submitted performance bonds in lieu of constructing the improvements, consistent with IMC 18.13.280.*

- 13) Proposed lot lines would cross/conflict with the two existing single family homes on the site. The two existing residences shall be removed prior to recording the final plat.

*The applicant hasn't completed the demolition of existing structures conflicting with proposed lot lines. Staff recommends a condition that the final plat mylars will not be recorded until the single-family residential structure that overlies and conflicts with the proposed lot lines for Lots 5 and 6 and the small out-structure which crosses proposed lot lines between Lots 4 and 5 are demolished.*

*Another existing single family house straddles the lot lines of Lots 7-8. The applicant may not be able to demolish the structure prior to recording the final plat because of complications with moving out the existing tenant. Therefore, the lot lines between Lots 7 and 8 and Tract B (Open Space Tract) have been modified from the preliminary plat approval, so the existing structure meets the setback requirements of the Single Family Suburban (SF-S) zone. This would allow the existing structure to remain and the final plat recorded. The applicant would later complete a lot line adjustment or Final Plat alteration when the structure is removed to restore the lot lines to match the preliminary plat.*

- 14) The common open space areas along the street frontage are connected to the common open space adjacent to the wetland buffer by a trail located adjacent to Lots 1 and 8. The 4-foot wide crushed rock path would directly abut the residences on Lots 1 and 8. This could result in a privacy issue for the residents on Lots 1 and 8 and discourage the common use of the open space areas as intended. The site plan shall be revised to include 3 feet of landscape screening between the trail and the abutting residences.

*Complies. The final landscape plan (LA-1) has been revised to provide 3 feet of landscape screening between the trail and the abutting residences.*

- 15) The common open space tracts (Tract B and C) will be held in common ownership and are intended to be accessible to all residents of the development. The maintenance of the common open space areas will be the responsibility of the residents. The final plat shall include notes for the common open space Tracts B and C; to clarify common ownership, common access, and common maintenance responsibilities.

*Complies. The Final Plat, Sheet 2 under Tract Notes, specifies the common open space tracts will be conveyed to the HOA and the cost of operations, maintenance and repairs will be the responsibility of the HOA.*

- 16) Improvement of the common open space areas and landscaping is part of the preliminary plat improvements and therefore shall be installed or bonded for prior to recording of the final plat.

*Complies. The applicant has provided a performance bond to defer the improvements and landscaping of the common open spaces. (Exhibit 10)*

- 17) The preliminary plat plans show a five-foot storm easement along the common side lot lines where the structures are not attached. This easement shall be revised to also allow for maintenance of the building walls.

*Complies. The easement has been revised on the Final Plat (Sheet 2 of 2) to also include building maintenance.*

- 18) The final plat shall indicate the exact location and building footprint of all structures proposed to encroach within the required setback, the zero lot lines, and the related easements. Easements shall be granted to each of the properties using the private street/road for purposes of access (ingress and egress) and utilities.

*Final plats don't typically include building footprints. Interior lot setbacks don't apply to the cluster housing development. A private, common access easement for all lots is included on Sheet 1 of the Final Plat.*

- 19) The proposed residences shall be located facing toward Front St S. To encourage a street orientation, the front doors of the residences shall be visible and clearly oriented to the street. This will be reviewed with building permits.

*This condition will be reviewed for compliance with building permits on each individual lot.*

- 20) To ensure safe and efficient pedestrian access, there shall be a clear pedestrian connection between the front doors of the residences to the sidewalk along Front St S. This may be accomplished with a combination of sidewalks, change of paving materials, or paint striping/patterns, subject to the approval of the Development Services Department. The pedestrian connections shall be approved prior to recording of the final plat.

*Complies. The landscape plans show a pedestrian connection from the front doors of the residences to the street sidewalk and the plans show a change in paving materials from the vehicle drive surfacing. The sidewalk or pedestrian connection has been included in the performance bond, as a deferred plat improvement.*

- 21) To minimize the predominance and visibility of parking areas, the residential garages shall be recessed or setback from the front door entries to the residences.

*This condition will be reviewed for compliance with building permits on each individual lot.*

- 22) Driveways shall be a minimum of 18 feet in length to ensure adequate on-site parking and that parked vehicles will not encroach into the common drive access.

*Complies. The common access drive and driveways are shown on the site works permit, and the driveways have a minimum 18-foot length from the common access drive.*

- 23) In order to protect the trees that have been identified to be retained from construction impacts, the trees proposed shall be outside clearing/grading limits or will require protective fencing, and clearing/grading will be limited around protected tree areas to ensure tree health and retention. An arborist report may be needed to assess trees proximate to clearing/grading activities. Tree protection measures will be reviewed with construction plans and shall be installed prior to clearing/grading activity.

*Complies. The site works permit TESC plan (Sheet 5 of 6) shows retained trees outside of clearing/grading limits. Site improvements have been deferred. Tree protection measures will be implemented during site clearing/ grading.*

- 24) The applicant shall remove the existing chain link fence along the wetland/wetland buffer area abutting City property, so it isn't a barrier to wildlife movement.

*Complies. Removal of the chain link fence is shown on the final landscape plan (LA-1). Landscape improvements have been deferred with a performance bond.*

- 25) The applicant has requested a deviation from the street standard frontage improvements, to not install a 5-foot wide planter strip between the curb and sidewalk. In order for the City to construct street improvements in the future along Front St S, in accordance with the current street standards, the applicant shall dedicate 2 feet to provide sufficient right-of-way width.

*The Final Plat (Sheet 2) shows a 2-foot sidewalk easement. City reviewing engineer determined an easement for sidewalk maintenance is satisfactory and dedication not required.*

- 26) Stormwater facilities shall meet the guidelines and requirements of the 2009 King County Surface Water Design Manual (2009 KCSWDM) as adopted by the City of Issaquah and the City of Issaquah Surface Water Design Manual Addendum 2011. Additional soil infiltration and material testing is required to determine the proposed water quality design meets the code requirements.

*Complies. The proposed stormwater facilities meet the guidelines and requirements of the 2009 King County Surface Water Design Manual (2009 KCSWDM) as adopted by the City of Issaquah and the City of Issaquah Surface Water Design Manual Addendum 2011.*

- 27) The following impact fees will be required and the applicable cost calculated at the time of issuance of building permits for each residential unit: Transportation, Fire, Schools, Parks, General Government (SEPA), Police (SEPA).

*Impact fees will be required at the time of issuance of building permits for each residential unit.*

#### Construction and Building Permit Conditions

- 28) New water meters shall follow City of Issaquah 2012 water standards. City of Issaquah Public Works Operations (PWO) will install new service runs and meters. For existing meters PWO will install all meter upgrades.

*Complies. Water meters are shown on site works permit Sheet 2 – Grading/Drainage/Utility/Topography.*

- 29) Prior to demolition of the existing residences, an asbestos survey must be conducted by an AHERA - certified building inspector and filed with the Puget Sound Clean Air Agency (206-515-2800). 2. A Notice of Intent MUST be filed with the Puget Sound Air Pollution Control Agency prior to any demolition work being done. A copy of the Notice of Intent must be kept on site and be available for review by inspection personnel. 3. All asbestos must be removed prior to demolition.

*This condition will be required for all the demolition permits of the existing structures on the site.*

- 30) A foundation soils report by a licensed WA state geotechnical engineer will be required at the time of building permit submittal. A peer review of the submitted soils report by a second engineer may be required on some sites.

*Soils reports are a standard requirement for building permits and will be required at the time of building permit submittal.*

- 31) The Building Code [2012 IRC Building Code, Table R 302.1(1)] limits wall openings (windows), eave overhangs, and requires fire-rated walls where buildings aren't separated by a minimum of 6 feet. The Applicant will need to comply with these standards with building permit applications.

*This requirement will be reviewed with building permits on the individual lots.*

- 32) If you post "No Parking- Fire Lane" signs along the driveway to the homes then the homes will not have to be equipped with fire sprinklers due to non approved access. If you do not want to install the signs then the distance from an approved access road (the main road) to the furthest wall of the home will exceed 150 feet allowed by code before a sprinkler system is required.

*The Fire Marshall will review this requirement with building permits on the individual lots.*

- 33) One and two family dwelling structures that exceed 5000 sq. ft. (this number includes the garage) shall have fire sprinklers installed per NFPA 13-D as per City ordinance.

*The Fire Marshall will review this requirement with building permits on the individual lots.*

- 34) A Homeowners' Association (HOA) shall be formed to maintain the open space tracts, driveway, and stormwater facilities.

*Complies. The Final Plat (Sheets 1 and 2) includes provisions that the HOA is responsible for maintenance of the open space tracts, common access driveways, and stormwater facilities.*

- 35) All easements shown on the final plat shall also be incorporated into the Covenants, Conditions, and Restrictions (CC&Rs) of the HOA.

*Covenants, Conditions, and Restrictions (CC&Rs) of the HOA have not been provided to City staff.*

## **8. Recommended Conditions**

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Based upon the application and submitted plans, the Administration recommends that the Hearing Examiner approve the Final Plat application for Maleki Meadows – Ghoreishi Final Plat, File No. FP15-00002, as presented in the Staff Report dated November 25, 2015; with the following conditions:

1. The Final Plat mylars shall not be recorded until the single-family residential structure that overlies and conflicts with the proposed lot lines for Lots 5 and 6 and the small out-structure which crosses proposed lot lines between Lots 4 and 5 are demolished.
2. The applicant shall provide certification from a surveyor that development activity and improvements on individual lots do not extend in critical area buffers and common open space areas. This shall be required prior to final building permit approval.
3. Minor, non-substantive adjustments may be made to the Final Plat at the discretion of the Responsible Official prior to recording of the Final Plat mylars.
4. Prior to the applicant recording of the Final Plat with King County, the necessary signatures of City representatives must be signed on the mylar sheets.
5. The applicant shall record the approved Final Plat with the King County Department of Records and Elections.
6. A copy of the recorded Final Plat packages shall be provided to the Development Services Department within ten (10) days of recording with the King County Department of Records and Elections. The applicant shall also submit an electronic copy of the plats in a format acceptable to the Public Works Department.

## **Exhibits**

1. Vicinity Map
2. Final Plat Application, received June 30, 2015
3. Approved Preliminary Plat Plans
4. Hearing Examiner Preliminary Plat Findings, Conclusions, and Decision, dated March 10, 2014
5. Final Plat Plan Sheets 1-2, submittal received November 12, 2015
6. Site Works Permit Engineering Plans, dated November 12, 2015
7. Final Wetland Mitigation Plans, dated September 3, 2015
8. Final Landscape Plans, dated September 3, 2015
9. Public Meeting notice to parties of record, sent November 12, 2015
10. Bond Summary and Public Works Director Letter (will be provided at Public Meeting)
11. Final Plat Staff Report, dated November 25, 2015