

**A. ADMINISTRATIVE REPORT & DECISION**

**SHORT PLAT DECISION:**     APPROVED     APPROVED SUBJECT TO CONDITIONS     DENIED

**MODIFICATION DECISION:**     APPROVED     APPROVED SUBJECT TO CONDITIONS     DENIED

**REPORT DATE:**                          June 2, 2016

**Project Name:**                          Mead Short Plat

**Owner:**                                    The Heirs and Devisees of Laverne R. Mead, Deceased

**Applicant:**                                Bob Wenzl, Tuscany Construction, LLC P.O. Box 6127, Bellevue, WA 98008

**Contact:**                                 Darrell Offe, Offe Engineers, 13932 SE 159th PL, Renton, WA 98058

**File Number:**                            LUA16-000138, SHPL-A, MOD

**Project Manager:**                      Clark H. Close, Senior Planner

**Project Summary:**                      The applicant is requesting preliminary short plat approval for the subdivision of an existing 58,591 square foot (1.35 acre) site into 7 residential lots and 2 tracts. The project site is located within the Residential-8 (R-8) zone. The proposed lots range in size from 5,000 to 5,613 sf in area with an average lot size of 5,199 sf and a net density of 7.5 du/ac. Tract A is proposed as a 5,122 sf stormwater vault and Tract B is proposed as an alley. The property is bordered to the south by NE 5th Pl, to the east by Ilwaco Ave NE and to the north by NE 6th St. The abutting roads would be widened and improved with half-street frontage improvements. The applicant is also requesting a modification from street improvements within the pipestem portion of the existing lot along NE 6th St. No critical areas were identified on the subject property. The applicant is proposing to retain four (4) of the 53 existing onsite trees.

**Project Location:**                        NE 6th St and Ilwaco Ave NE (APN 102305-9230)

**Site Area:**                                 58,591 square feet (1.35 acres)



Project Location Map

**B. EXHIBITS:**

- Exhibit 1: Staff Report
- Exhibit 2: Short Plat Plan (Sheets 1 & 2)
- Exhibit 3: Arborist Report (revised date May 3, 2016)
- Exhibit 4: Tree Retention Plan
- Exhibit 5: Landscape and Tree Replacement Plan
- Exhibit 6: Street Widening Plan
- Exhibit 7: Drainage Report, prepared by Offe Engineers, PLLC (revised date May 2, 2016)
- Exhibit 8: Conceptual Drainage Plan
- Exhibit 9: Conceptual Utility Plan
- Exhibit 10: Geotechnical Assessment, prepared by Robert M. Pride, LLC (date May 19, 2014)
- Exhibit 11: King County Water District 90 Water Availability Certificate (date December 29, 2015)
- Exhibit 12: Wetland and Stream Determination, prepared by Wetland Resources, Inc. (date June 4, 2014)
- Exhibit 13: Construction Mitigation Description
- Exhibit 14: Building Height Code Interpretation (CI-73)
- Exhibit 15: Advisory Notes to Applicant

**C. GENERAL INFORMATION:**

- 1. **Owner(s) of Record:** The Heirs and Devisees of Laverne R. Mead, Deceased
- 2. **Zoning Classification:** Residential-8 (R-8)
- 3. **Comprehensive Plan Land Use Designation:** Residential Medium Density (RMD)
- 4. **Existing Site Use:** Vacant, used as equipment storage
- 5. **Critical Areas:** None
- 6. **Neighborhood Characteristics:**
  - a. **North:** Residential Medium Density (RMD) Comprehensive Plan Land Use Designation; Residential-8 DU/AC (R-8) zone
  - b. **East:** Residential Medium Density (RMD) Comprehensive Plan Land Use Designation; Residential-8 DU/AC (R-8) zone
  - c. **South:** Residential Medium Density (RMD) Comprehensive Plan Land Use Designation; Residential-8 DU/AC (R-8) zone
  - d. **West:** Residential Medium Density (RMD) Comprehensive Plan Land Use Designation; Residential-8 DU/AC (R-8) zone
- 6. **Site Area:** 1.35 acres

**D. HISTORICAL/BACKGROUND:**

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015

Zoning	N/A	5758	06/22/2015
Piele Annexation	A-01-001	4924	12/05/2001

**E. PUBLIC SERVICES:**

**1. Existing Utilities**

- a. Water: Water service will be provided by King County Water District 90. A water availability certificate from King County Water District 90 was provided (*Exhibit 11*).
- b. Sewer: Sewer service is provided by the City of Renton. There is an existing 8" sewer east of the site in Ilwaco Ave NE that flows from north to south. There is an existing 8" sewer south of the site in NE 5th Pl that flows from west to east. The sewer in Ilwaco Ave NE intersects the sewer in NE 5th Pl at a 48" Sanitary Sewer Manhole (COR Facility ID #MH4617) SE of the site. There is no sewer north of the site in NE 6th St.
- c. Surface/Storm Water: There is an existing 12" storm drain along the eastern frontage of Ilwaco Ave NE east of the site and there are two (2) Type 1 catch basins (COR Facility ID # 131717 and 131716) along this storm drain run. There is an existing Type 1 catch basin (COR Facility ID #116586) located near the SE corner of the site along the northern frontage of NE 5th Pl. This drains to the south and east by a 12" storm drain to the 12" storm drain in Ilwaco Ave NE. There is no storm drain north of the site in NE 6th St.

- 2. Streets:** The subject property is bounded to the north by NE 6th St, to the east by Ilwaco Ave NE and to the south by NE 5th Pl. NE 6th St and NE 5th Pl currently end with a pipestem in the vicinity of the site's western boundary. All three streets are classified as residential access streets.

- 3. Fire Protection:** City of Renton Fire Department

**F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:**

**1. Chapter 2 Land Use Districts**

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-060: Zoning Use Table – Uses Allowed in Zoning Designations
- c. Section 4-2-110: Residential Development Standards
- d. Section 4-2-115: Residential Design and Open Space Standards

**2. Chapter 4 City-Wide Property Development Standards**

**3. Chapter 6 Streets and Utility Standards**

- a. Section 4-6-060: Street Standards

**4. Chapter 7 Subdivision Regulations**

- a. Section 4-7-070: Detailed Procedures for Short Subdivision

**5. Chapter 9 Permits-Specific**

- a. Section 4-9-250: Variances, Waivers, Modifications, and Alternates

**6. Chapter 11 Definitions**

**G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:**

1. Land Use Element

**H. FINDINGS OF FACT (FOF):**

1. The Planning Division of the City of Renton accepted the above master application for review on February 23, 2016 and determined the application complete on March 1, 2016. The project complies with the 120-day review period.
2. The project site is located at the SW corner of NE 6th St and Ilwaco Ave NE (APN 102305-9230).
3. The project site is currently vacant and being used as equipment storage.
4. Access to the site would be provided from NE 6th St, Ilwaco Ave NE and NE 5th Pl. A proposed shared access tract from Ilwaco Ave NE would provide alley access to the stormwater tract and Lots 1, 2, 3, and 7. The abutting roads would be widened and improved with half street frontage improvements.
5. The property is located within the Residential Medium Density (RMD) Comprehensive Plan land use designation.
6. The site is located within the Residential-8 (R-8) zoning classification.
7. There are approximately 53 trees located within the proposed development area and all but four (4) of these trees would be removed as part of the short plat.
8. There are no critical areas onsite or within the immediate vicinity of the property (*Exhibit 12*).
9. The project would be balanced between excavation (cut) and embankment (fill). The approximately 465 cubic yards of excavation would be placed over Tract A for landscaping.
10. The applicant is proposing to begin construction in summer and end by the winter of 2016 (*Exhibit 13*).
11. No formal public or agency comments for the record were received.
12. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report (*Exhibit 15*).
13. **Comprehensive Plan Compliance:** The site is designated Residential Medium Density (RMD) on the City's Comprehensive Plan Map. The purpose of the RMD designation is to allow a variety of single-family and multi-family development types, with continuity created through the application of design guidelines, the organization of roadways, sidewalks, public spaces, and the placement of community gathering places and civic amenities. The proposal is compliant with the following Comprehensive Plan Goals and Policies if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	<b>Policy L-3:</b> Encourage infill development of single-family units as a means to meet growth targets and provide new housing.
✓	<b>Goal L-I:</b> Utilize multiple strategies to accommodate residential growth, including: <ul style="list-style-type: none"> <li>• Development of new single-family neighborhoods on large tracts of land outside the City Center,</li> <li>• Infill development on vacant and underutilized land in established neighborhoods and multi-family areas.</li> </ul>

✓	<b>Policy L-25:</b> Manage urban forests to maximize ecosystem services such as stormwater management, air quality, aquifer recharge, other ecosystem services, and wildlife habitat.
✓	<b>Goal L-BB:</b> Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.
✓	<b>Goal L-FF:</b> Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.
✓	<b>Policy L-49:</b> Address privacy and quality of life for existing residents by considering scale and context in infill project design.
✓	<b>Policy L-56:</b> Preserve natural landforms, vegetation, distinctive stands of trees, natural slopes, and scenic areas that contribute to the City's identity, preserve property values, and visually define the community and neighborhoods.

14. **Zoning Development Standard Compliance:** The site is classified Residential-8 (R-8) on the City's Zoning Map. Development in the R-8 Zone is intended to create opportunities for new single family residential neighborhoods and to facilitate high-quality infill development that promotes reinvestment in existing single family neighborhoods. It is intended to accommodate uses that are compatible with and support a high-quality residential environment and add to a sense of community. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	R-8 Zone Develop Standards and Analysis																																								
✓	<p><b>Density:</b> The allowed density range in the R-8 zone is a minimum of 4.0 to a maximum of 8.0 dwelling units per net acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.</p> <p><i>Staff Comment: Based on a net density of 40,688 square feet (58,591 sf gross density – 17,831 sf public streets), the proposal for 7 residential lots on the project site would result in a net density of 7.5 dwelling units per acre (7 lots / 0.934 acres = 7.5 du/ac), which meets the minimum and maximum density requirements of the R-8 zone.</i></p>																																								
✓	<p><b>Lot Dimensions:</b> The minimum lot size permitted in the R-8 zone is 5,000 sq. ft. A minimum lot width of 50 feet is required (60 feet for corner lots) and a minimum lot depth of 80 feet is required.</p> <p>The following table identifies the proposed dimensions for Lots 1-7 and Tracts A &amp; B.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Proposed Lot</th> <th style="text-align: center;">Lot Size (sq. ft.)</th> <th style="text-align: center;">Lot Width (feet)</th> <th style="text-align: center;">Lot Depth (feet)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Lot 1</td> <td style="text-align: center;">5,033</td> <td style="text-align: center;">52.30</td> <td style="text-align: center;">95.59</td> </tr> <tr> <td style="text-align: center;">Lot 2</td> <td style="text-align: center;">5,012</td> <td style="text-align: center;">52.30</td> <td style="text-align: center;">94.28</td> </tr> <tr> <td style="text-align: center;">Lot 3</td> <td style="text-align: center;">5,000</td> <td style="text-align: center;">57.00</td> <td style="text-align: center;">87.72</td> </tr> <tr> <td style="text-align: center;">Lot 4</td> <td style="text-align: center;">5,001</td> <td style="text-align: center;">56.99</td> <td style="text-align: center;">87.09</td> </tr> <tr> <td style="text-align: center;">Lot 5 (corner lot)</td> <td style="text-align: center;">5,613</td> <td style="text-align: center;">60.00</td> <td style="text-align: center;">92.44</td> </tr> <tr> <td style="text-align: center;">Lot 6</td> <td style="text-align: center;">5,374</td> <td style="text-align: center;">58.14</td> <td style="text-align: center;">92.45</td> </tr> <tr> <td style="text-align: center;">Lot 7</td> <td style="text-align: center;">5,362</td> <td style="text-align: center;">58.00</td> <td style="text-align: center;">92.45</td> </tr> <tr> <td style="text-align: center;">Tract A</td> <td style="text-align: center;">5,122</td> <td style="text-align: center;">N/A</td> <td style="text-align: center;">N/A</td> </tr> <tr> <td style="text-align: center;">Tract B</td> <td style="text-align: center;">2,391</td> <td style="text-align: center;">N/A</td> <td style="text-align: center;">N/A</td> </tr> </tbody> </table> <p><i>Staff Comment: The proposed lots would comply with the minimum lot size, width,</i></p>	Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)	Lot 1	5,033	52.30	95.59	Lot 2	5,012	52.30	94.28	Lot 3	5,000	57.00	87.72	Lot 4	5,001	56.99	87.09	Lot 5 (corner lot)	5,613	60.00	92.44	Lot 6	5,374	58.14	92.45	Lot 7	5,362	58.00	92.45	Tract A	5,122	N/A	N/A	Tract B	2,391	N/A	N/A
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	<p>and depth requirements of the R-8 zone (Exhibit 2).</p>
<p>✓</p>	<p><b>Setbacks:</b> The required minimum setbacks in the R-8 zone are as follows: front yard is 20 feet except when all vehicle access is taken from an alley, then 15 feet, side yard is 5 feet, side yard along the street 15 feet, and the rear yard is 20 feet.</p> <p><i>Staff Comment:</i> Except for Lot 3, the proposed lots are oriented so that the front yards of each lot would face the public street. Access to Lot 3 is proposed via a 16-foot paved shared driveway tract (20 feet of right-of-way). Orientation of the front yard would therefore be to towards the access point or to the south. The proposed lots appear to contain adequate area to provide all the required setback areas. Compliance with building setback requirements for the residences proposed to be constructed on Lots 1-7 would be verified at the time of building permit review.</p>
<p><b>Compliance not yet demonstrated</b></p>	<p><b>Building Standards:</b> The R-8 zone has a maximum building coverage of 50%, a maximum impervious surface coverage of 65%, and a maximum building height of 2 stories with a wall plate height of 24 feet.</p> <p><i>Staff Comment:</i> Building height (Exhibit 14), building coverage, and impervious surface coverage for the new single family residences would be verified at the time of building permit review.</p>
<p><b>Compliant if condition of approval is met</b></p>	<p><b>Landscaping:</b> The City’s landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one (1) street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator. A minimum of two (2) trees are to be located in the front yard prior to final inspection for the new Single Family Residence.</p> <p><i>Staff Comment:</i> A Conceptual Landscape Plan (Exhibit 5) was submitted with the short plat application materials. A 10-foot onsite landscape strip is proposed along the street frontages of NE 6th St, Ilwaco Ave NE and NE 5th Pl. A Plant Schedule was included on the Landscape Plan, the following trees and plants are proposed within the onsite landscape strip: maple, vine maple, Himalayan birch, serviceberry, Japanese snowbell, nandina, maiden grass, redleaf barberry, English lavender, euonymus, kinnikinnick, heather, and elephant ear. Tract A would also include sod within the onsite landscape strip.</p> <p>In addition, the applicant is proposing 16 katsura trees within the 8-foot wide planter strips within the public street frontages. The spacing of the proposed street trees is too close on NE 5th Pl with distances as short as 24 feet between trees. Staff recommends, as a condition of approval, that the applicant only use the following planting design: up to three (3) Princeton elm (<i>Ulmus americana</i>) street tree on NE 6 St; up to seven (7) Redmond Linden (<i>Tilia americana</i>) street trees on Ilwaco Ave NE; and on NE 5th Pl use up to five (5) Katsura trees in order to meet the minimum spacing requirements from stop signs, street lights and other trees.</p> <p>Staff recommends, as a condition of approval, that a detailed landscape plan be submitted at the time of Utility Construction Permit Review for review and approval</p>

	<p><i>by the Current Planning Project Manager. On-site landscaping shall be installed prior to Certificate of Occupancy for the individual homes, landscaping within the right-of-way shall be installed prior to short plat recording.</i></p> <p><i>Staff recommends, as a condition of approval, that a Home Owners Association shall be established prior to recording of the short plat. The Home Owners Association shall be responsible for the ownership and maintenance of all common improvements. HOA documents shall be submitted for review and approval by the Current Planning Project Manager and the City Attorney prior to short plat recording.</i></p>
<p><b>Compliant if condition of approval is met</b></p>	<p><b>Tree Retention:</b> The City's adopted Tree Retention and Land Clearing Regulations require the retention of 30 percent of trees in a residential development.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches ( 18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non- native trees.</p> <p>Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/ or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.</p> <p>A minimum tree density shall be maintained on each residentially zoned lot. For detached single family development, the minimum tree density is two (2) significant trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F.1, Street Frontage Landscaping Required, or a combination.</p> <p><u>Staff Comment:</u> An Arborist Report (Exhibit 3), Tree Retention Plan (Exhibit 4) and Conceptual Landscape Plan (Exhibit 5) were submitted with the project application materials. According to the Arborist Report, a total of 53 trees are located within the vicinity of the developable portion of the project site. Of the existing 53 trees, a total of three (3) were deemed dangerous and 23 trees were located within the proposed public streets. Of the 27 remaining trees, 30% or eight (8) trees are required to be retained. The applicant is proposing to retain four (4) trees. They include a two (2) 14" maple trees on Lot 3, a 20" Douglas Fir and a 10" Western Red Cedar both within the dedicated right-of-ways on NE 6th St and Ilwaco Ave SE. The two(2) existing trees proposed to be retained within the public right-of-way would capture, on a minor level, the existing character of the site. However, the arborist report did not provided a complete description of each tree proposed to be retained within the public right-of-way for health, condition and viability. Therefore, staff recommends as a condition of approval, that the applicant shall provide a revised arborist report that assesses the health, condition and viability of all trees to be retained. A revised arborist report shall be submitted to the Current Planning Project Manager for review and approval. In addition, the location, health and viability of the proposed street trees would also be subject to approval of the City Arborist prior to construction permit issuance.</p> <p>The proposed retention of four (4) trees would require the applicant to replace the balance of the required eight (8) trees. The four (4) deficient trees would be required to be replaced by replanting 12" for each tree or in this case at least 48 caliper inches</p>

	<p>(48"). A tree planting plan was included on the Conceptual Landscape Plan. To meet the minimum tree density requirements, the applicant is proposing to plant nine (9) trees at 1-1/2 inch caliper or 13.5 caliper inches onsite. The conceptual landscaping plan is 34.5 caliper inches shy of meeting the tree replacement ratio section of code. Compliance with this requirement may be achieved through the installation of additional trees, retention of existing trees (e.g., retention of Tree #051), or a combination thereof.</p> <p>The trees proposed for retention may be impacted after initial clearing, final grading or due to changing site conditions. Therefore staff recommends, as a condition of approval, that the applicant be required to provide, to the Current Planning Project Manager, tree retention inspection/monitoring reports after initial clearing, final grading, and annually for two (2) years by a qualified professional forester. The inspection/monitoring reports shall identify any retained trees that develop problems due to changing site conditions and prescribe mitigation.</p> <p>To comply with the minimum tree density requirements, the applicant is required to retain or plant two (2) significant trees, or gross equivalent caliper inches, per 5,000 square feet of lot area. Based on the lot areas proposed, the applicant would be required to provide a minimum of two (2) trees on each residential lot in order to comply with the minimum tree density requirements and tree retention (or replacement) requirements. Staff recommends, as a condition of approval, that a detailed landscape plan be submitted at the time of Utility Construction Permit Application. The detailed landscape plan shall demonstrate compliance with minimum tree density and tree retention (or replacement) requirements. Compliance with these requirements may be accomplished through the installation of minimum 2 inch caliper trees or through the retention of existing trees or a combination thereof. The revised landscape plan shall be submitted to the Current Planning Project Manager for review and approval. The trees planted on each lot shall be installed prior to the issuance of a Certificate of Occupancy for the new homes.</p> <p>In addition, trees required to be retained (i.e., protected trees), and/or Administrator approved replacement trees (excluding required street trees pursuant to RMC 4-4-070F, Areas Required to be Landscaped), that are not necessary to provide the required minimum tree density for residential lots, shall be preserved by establishing a tree protection tract that encompasses the drip line of all protected trees. Due to the high number of tree replacement caliper inches, staff is recommending, as a condition of approval, that the applicant create a tree protection tract for new replacement trees within the stormwater vault tract (Tract A).</p>
<p><b>Compliance not yet demonstrated</b></p>	<p><b>Parking:</b> Parking regulations require that a minimum of two (2) parking spaces be provided for each detached dwelling.</p> <p>Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.</p> <p><u>Staff Comment:</u> Parking requirements and driveway grades for the new residences proposed would be verified at the time of building permit review.</p>
<p><b>N/A</b></p>	<p><b>Fences and Retaining Walls:</b> In any residential district, the maximum height of any fence, hedge or retaining wall shall be seventy two inches (72"). Except in the front</p>

	<p>yard and side yard along a street setback where the fence shall not exceed forty eight inches (48") in height.</p> <p>There shall be a minimum three-foot (3') landscaped setback at the base of retaining walls abutting public rights-of-way.</p> <p><i>Staff Comment: No fences or retaining walls are proposed.</i></p>
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15. **Design Standards:** Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-8 zone. The Standards implement policies established in the Land Use Element of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of the building permit for the new single family homes. The proposal is consistent with the following design standards, unless noted otherwise:

✓	<p><b>Lot Configuration:</b> One of the following is required:</p> <ol style="list-style-type: none"> <li>1. Lot width variation of 10 feet (10') minimum of one per four (4) abutting street-fronting lots, or</li> <li>2. Minimum of four (4) lot sizes (minimum of four hundred (400) gross square feet size difference), or</li> <li>3. A front yard setback variation of at least five feet (5') minimum for at least every four (4) abutting street fronting lots.</li> </ol> <p><i>Staff Comment: The lot sizes go as high as 5,613 square feet and as low as 5,000 with additional lot sizes of 5,374 square feet and 5,362 square feet providing some variation to the minimum lot size of 5,000 square feet and differences of 400 gross square feet size within the R-8 zone. The proposal also includes a corner lot and interior lots which provides for lot width variation and no more than three consecutive homes front one street. In addition, several of the lots are served via an alley, which allows for front yard setback variation of five feet (5'). As proposed, the short plat would comply with a mixture of each lot configuration item.</i></p>
<b>Compliance not yet demonstrated</b>	<p><b>Garages:</b> One of the following is required; the garage is:</p> <ol style="list-style-type: none"> <li>1. Recessed from the front of the house and/or front porch at least eight feet (8'), or</li> <li>2. Located so that the roof extends at least five feet (5') (not including eaves) beyond the front of the garage for at least the width of the garage plus the porch/stoop area, or</li> <li>3. Alley accessed, or</li> <li>4. Located so that the entry does not face a public and/or private street or an access easement, or</li> <li>5. Sized so that it represents no greater than fifty percent (50%) of the width of the front facade at ground level, or</li> <li>6. Detached.</li> </ol> <p>The portion of the garage wider than twenty six-feet (26') across the front shall be set back at least two feet (2').</p> <p><i>Staff Comment: Compliance for this standard would be verified at the time of building permit review.</i></p>

<p><b>Compliance not yet demonstrated</b></p>	<p><b>Primary Entry:</b> One of the following is required:</p> <ol style="list-style-type: none"> <li>1. Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or</li> <li>2. Porch: minimum size five feet (5') deep and minimum height twelve inches (12") above grade.</li> </ol> <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<p><b>Compliance not yet demonstrated</b></p>	<p><b>Façade Modulation:</b> One of the following is required:</p> <ol style="list-style-type: none"> <li>1. An offset of at least one story that is at least ten feet (10') wide and two feet (2') in depth on façades visible from the street, or</li> <li>2. At least two feet (2') offset of second story from first story on one street facing facade.</li> </ol> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<p><b>Compliance not yet demonstrated</b></p>	<p><b>Windows and Doors:</b> Windows and doors shall constitute twenty-five percent (25%) of all façades facing street frontage or public spaces.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<p><b>N/A</b></p>	<p><b>Scale, Bulk, and Character:</b> N/A</p>
<p><b>Compliance not yet demonstrated</b></p>	<p><b>Roofs:</b> One of the following is required for all development:</p> <ol style="list-style-type: none"> <li>1. Hip or gabled with at least a six to twelve (6:12) pitch for the prominent form of the roof (dormers, etc., may have lesser pitch), or</li> <li>2. Shed roof.</li> </ol> <p>Additionally, for subdivisions greater than nine (9) lots: A variety of roof forms appropriate to the style of the home shall be used.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<p><b>Compliance not yet demonstrated</b></p>	<p><b>Eaves:</b> Both of the following are required:</p> <ol style="list-style-type: none"> <li>1. Eaves projecting from the roof of the entire building at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and</li> <li>2. Rakes on gable ends must extend a minimum of two inches (2") from the surface of exterior siding materials.</li> </ol> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<p><b>Compliance not yet demonstrated</b></p>	<p><b>Architectural Detailing:</b> If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least eight inches (8") is required between the first and second story.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> <li>1. Three and one half inch (3 ½") minimum trim surrounds all windows and details all doors, or</li> </ol>

	<p>2. A combination of shutters and three and one half inches (3 ½") minimum trim details all windows, and three and one half inches (3 ½") minimum trim details all doors.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<p><b>Compliance not yet demonstrated</b></p>	<p><b>Materials and Color:</b> For subdivisions and short plats, abutting homes shall be of differing color. Color palettes for all new dwellings, coded to the home elevations, shall be submitted for approval.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> <li>1. A minimum of two (2) colors is used on the home (body with different color trim is acceptable), or</li> <li>2. A minimum of two (2) differing siding materials (horizontal siding and shingles, siding and masonry or masonry-like material, etc.) is used on the home. One alternative siding material must comprise a minimum of thirty percent (30%) of the street facing facade. If masonry siding is used, it shall wrap the corners no less than twenty four inches (24").</li> </ol> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>

16. **Critical Areas:** Project sites, which contain critical areas, are required to comply with the Critical Areas Regulations (RMC 4-3-050). A Geotechnical Assessment, prepared by Robert M. Pride, LLC (dated May 19, 2014; *Exhibit 10*) and a Wetland and Stream Determination, prepared by Wetland Resources, Inc. (date June 4, 2014; *Exhibit 12*) were provided with the short plat application materials. According to the submitted reports, no critical areas were identified on the project site.

17. **Compliance with Subdivision Regulations:** RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

Compliance	Subdivision Regulations and Analysis
<p><b>Compliant if condition of approval is met</b></p>	<p><b>Access:</b> Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.</p> <p>The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').</p> <p><u>Staff Comment:</u> <i>Direct access to the site would be provided from NE 6th St and Ilwaco Ave NE. Alley access would also be provided from Ilwaco Ave NE in order to serve Lots 1, 2, 3 and 7. The abutting roads would be widened and improved with half-street frontage improvements. Half-street frontage improvements for a residential access street requires, but is not limited to, a 0.5-foot wide curb, an 8-foot wide planting strip, and a 5-foot wide sidewalk along the entire project frontages.</i></p> <p><i>The project site would also dedicate a 30-foot pipe stem of property in the far northwestern property corner, to the City, for the extension of NE 6th St to Hoquiam Ave NE. The City requires a half-street paved road for the extension of NE 6th Street to Hoquiam Avenue NE.</i></p> <p><i>The proposed shared driveway (Tract B), also identified as a public alley (Exhibit 2), would have a length of 149.45 feet, which is under the maximum threshold length of 200 feet allowed for a shared driveway. Shared driveways may be allowed for access to four (4) or fewer residential lots, provided at least one of the four (4) lots abuts a public</i></p>

	<p><i>right-of-way with at least fifty (50) linear feet of property. Lots 1, and 2 would have public street frontage along NE 5th Pl and Lot 7 would have public street frontage along Ilwaco Ave NE. Alley access is the preferred street pattern except for properties in the Residential Low Density land use designation, in part to reduce the number of driveway curb cuts on residential access streets. Access to the private stormwater vault tract (Tract A) is also proposed to originate from the shared driveway (Tract B) or public alley. In order to comply with RMC 4-6-060F.4, staff recommends, as a condition of approval that Tract A and Lots 1, 2, 3 and 7 be required to take access from a dedicated public alley.</i></p> <p><i>The applicant is requesting a variance from the fire access width requirement of the International Fire Code (IFC). Pursuant to Chapter 5, Section 503.2.1 of the IFC, the required access dimension of 20 feet of paved width is required. A fire sprinkling system, on Lot 3, is proposed as mitigation for a reduced paved road width from 20 feet to 16 feet. Approval of the proposed variance is subject to the Renton Fire Authority.</i></p> <p><i>In summary, and if all conditions of approval are met, access to each lot would be as follows: Lot 4 would have access to NE 6th St, Lots 5 and 6 would have access to Ilwaco Ave NE near NE 6th St, and Lots 1, 2, 3, 7 and Tract A would have access from Ilwaco Ave NE near NE 5th Pl.</i></p> <p><i>The width of the individual driveways would be verified at the time of building permit review for the new residences.</i></p>
<p><b>N/A</b></p>	<p><b>Blocks:</b> Blocks shall be deep enough to allow two tiers of lots.  <u>Staff Comment:</u> No blocks are proposed.</p>
<p>✓</p>	<p><b>Lots:</b> The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the R-8 zone and allow for reasonable infill of developable land. All of the proposed lots meet the requirements for minimum lot size, depth, and width.</p> <p><u>Staff Comment:</u> All lots meet the minimum lot dimensional requirements in the R-8 zone, as discussed under FOF 14. The proposed lots are rectangular in shape and are oriented to provide front yard areas facing their respective public street, alley or proposed shared driveway. The residence to be constructed on Lot 3, at the end of the proposed shared driveway or alley, would have its primary entry oriented to the south. A note to this effect would be required to be recorded on the face of the short plat.</p> <p><i>The building design of the new residences would be reviewed and approved at the time of building permit application.</i></p>
<p>✓</p>	<p><b>Streets:</b> The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</p> <p><u>Staff Comment:</u> The proposed project fronts NE 6th St, Ilwaco Ave NE, NE 5th Pl, and a pipestem portion of the property runs west along NE 6th St to Hoquiam Ave NE. Only Hoquiam Ave NE is classified as a neighborhood collector arterial, where the remainder of the public roads are all classified as residential access streets (NE 6th St, Ilwaco Ave N and NE 5th Pl). The minimum right-of-way (ROW) width required for a residential access street is 53 feet (RMC 4-6-060). ROW improvements consist of a 0.5-foot vertical curb, 8-foot wide planting strip, and 5-foot wide sidewalk. Frontage improvements would be required along the frontages of the entire project. The minimum pavement width is 26 feet with two (2) 20-foot wide travel lanes and six feet (6') of parking on one side. The required turning radius for a residential access street is 25 feet. Right-of-way dedication would be required to provide the required right-of-way width. The final right-of-way</p>

	<p><i>dedication would be determined through a final survey</i></p> <p><i>The applicant submitted a formal modification request dated February 13, 2016 regarding the street standard for the extension on NE 6th St in the dedicated ROW to Hoquiam Ave NE. Staff is recommending denial of the applicant's modification request. See the formal response to the modification request for more information (FOF 18 Street Modification Analysis).</i></p> <p><i>A half street paved road for the extension of NE 6th St to Hoquiam Ave NE would be required. The ROW for a half street improvement includes a minimum of thirty five feet (35') with twenty feet (20') paved. A curb, planting strip area, and sidewalk shall be installed on the development side of the street according to the minimum design standards for public streets. A reduction of the 20-foot wide pavement section to a 15-foot wide pavement section would be allowed in order to fit the half-street within the new 30-foot wide ROW dedication. In addition to the modified half street pavement section, a 0.5-foot wide curb, an 8-foot wide planter strip, and a 5-foot wide sidewalk would be the minimum required design standards for public streets. An additional street section for the extension of NE 6th St would be required on the street plan sheet as part of final short plat submittal. The applicant would be required to meet the minimum design standards at the intersection of the extension of NE 6th St and Hoquiam Ave NE. Appropriate transitions for the curb, sidewalk, and roadway would be needed to be designed and incorporated into the final street plans.</i></p> <p><i>Payment of the transportation impact fee is applicable on the construction of the single family houses at the time of application for the building permit. The current rate of transportation impact fee is \$2,951.17 per new single family house. The traffic impact fee that is current at the time of the building permit application would be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit. Based on the City's current fee schedule, estimated traffic impact fees for the proposed development would be \$20,658.19. All fees are subject to change.</i></p> <p><i>A street lighting analysis would be required to be conducted by the developer along the property frontages (NE 6th Street, Ilwaco Ave NE, and NE 5th Pl). The developer must also analyze street lighting at the proposed intersection of NE 6th St and Hoquiam Ave NE. The required street lighting shall be provided by the developer with the civil plan submittal to City standards.</i></p>
<p>✓</p>	<p><b>Relationship to Existing Uses:</b> The proposed project is compatible with existing surrounding uses.</p> <p><i>Staff Comment: The proposed short plat is surrounded by existing detached single family residences located within the R-8 zone. The proposal would be in harmony with the existing uses. The proposed lots are similar in size and shape to the existing surrounding development pattern in the area and would be consistent with the Comprehensive Plan and Zoning Code, which encourages residential infill development.</i></p>
<p>✓</p>	<p><b>Compatibility:</b> If a subdivision is located in the area of an officially designed trail, provisions shall be made for reservation of the right-of-way or for easements to the City for trail purposes.</p> <p><i>Staff Comment: The City of Renton Community Services Department has reviewed the proposal and has determined the site is not located in an area officially designated for a trail. The short plat frontage improvements would provide or improve pedestrian connection along four (4) different public streets.</i></p>

**18. Street Modification Analysis:** The applicant is requesting a modification from RMC 4-6-060F.2 “Minimum Design Standards Table for Public Streets and Alleys” to provide only a 5-foot sidewalk extension from the existing west terminus of NE 6<sup>th</sup> Street, a Residential Street, to Hoquiam Avenue NE, a Collector Street, as oppose to a full half street improvement through the 30 foot wide north property panhandle.

The proposal is not in compliance with the following modification criteria, pursuant to RMC 4-9-250D. Therefore, staff is recommending denial of the requested modification, per the following:

Compliance	Street Modification Criteria and Analysis
<b>Does Not Comply</b>	<p>a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives.</p> <p><i>Staff Comment: The Comprehensive Plan Land Use Element has applicable policies listed under a separate section labeled Promoting a Safe, Healthy, and Attractive Community. These policies address walkable neighborhoods, safety and shared uses. One specific policy supports the denial of the modification request. This policy is Policy L-58 which states that the goal is to provide “complete street” that “are arranged as an interconnecting network or grid. Locate planter strips between the curb and the sidewalk in order to provide separation between cars and pedestrians. Discourage dead-end streets and cul-de-sacs.” The requested street modification is not consistent with the half street construction of the complete street standard (20’ minimum pavement width, 8’ wide planter and 5’ wide sidewalk) and is therefore not consistent with this policy guideline.</i></p>
<b>Partially Complies</b>	<p>b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.</p> <p><i>Staff Comment: The modified street improvements provide for a safe walkable path, however, it does not meet the function and appearance of interconnecting network or grid of roadways that discourage dead-end streets.</i></p>
<b>Does Not Comply</b>	<p>c. Will not be injurious to other property(ies) in the vicinity.</p> <p><i>Staff Comment: While the modification request allows for pedestrians to access Hoquiam Avenue NE, it does not provide for a direct vehicular access to Hoquiam Avenue NE. The lack of direct vehicular access will cause the trips generated by the project to utilize the surrounding street network adversely impacting the properties in the vicinity of the development.</i></p>
<b>Partially Complies</b>	<p>d. Conforms to the intent and purpose of the Code.</p> <p><i>Staff Comment: See comments under criterion ‘b’.</i></p>
<b>Partially Complies</b>	<p>e. Can be shown to be justified and required for the use and situation intended; and</p> <p><i>Staff Comment: See comments under criterion ‘b’.</i></p>
<b>Does Not Comply</b>	<p>f. Will not create adverse impacts to other property(ies) in the vicinity.</p> <p><i>Staff Comment: See comments under criterion ‘c’.</i></p>

**19. Availability and Impact on Public Services:**

Compliance	Availability and Impact on Public Services Analysis
✓	<p><b>Police and Fire:</b> Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. Fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit issuance.</p>
✓	<p><b>Schools:</b> It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Sierra Heights Elementary School, McKnight Middle School (New Vera Risdon Middle School beginning in September 2017) and Hazen High School.</p> <p>RCW 58.17.110(2) provides that no subdivision be approved without making a written finding of adequate provision made for safe walking conditions for students who walk to and from school. Any new students from the proposed development would be bussed to and from their respective schools. According to the online Renton School District bus routes WebQuery, the bus stop is located at the intersection of Hoquiam Ave NE &amp; NE 5th St. Sidewalks or wide shoulder would allow High School Age students to walk to Hazen High School from the development, north on Ilwaco Ave NE, west on NE 7th St, and north on Hoquiam Ave NE to 1101 Hoquiam Ave NE. As part of the proposed project, sidewalks would be constructed along onsite roadways. The addition of frontage improvements include a 5-foot sidewalk on each of the residential access streets and adequate provisions have been made for safe walking conditions for students who would walk south on Ilwaco Ave NE and west on NE 5th St to Hoquiam Ave NE (approximately 0.13 mi) to and from school bus stop.</p> <p>A School Impact Fee would be collected on behalf of the Renton School District for the new residence at the time of building permit issuance. The current Renton School District fee for new single family dwelling is \$5,643.00 per unit.</p>
✓	<p><b>Parks:</b> Although there would be no significant impacts to the City of Renton Park System anticipated from the proposed project, a Park Impact Fee is required of all new residential development. The current Park Impact Fee is \$1,887.94 per new residence and is payable at the time of building permit issuance.</p>
✓	<p><b>Storm Water:</b> An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><i>Staff Comment: A Preliminary Drainage Plan and Technical Information Report (TIR) was prepared by Offe Engineers, PLLC and submitted to the City on February 23, 2016 (revised dated May 2, 2016; Exhibit 7). The site is approximately 1.35 acres in size and is located in the City's Flow Control Duration Standard (Forested Conditions). The site contains two Threshold Drainage Areas (TDA). The majority of the site is in the May Creek drainage basin. The panhandle/pipe stem portion of the site, west of the NE 6th St pipestem, is part of the Lower Cedar River drainage basin.</i></p> <p><i>The project is proposing a combination detention/wetvault design that discharges at the site's natural discharge point to meet the City's Flow Control and Basic Water Quality standards (Exhibit 8). The proposed vault would be a public stormwater facility. The stormwater vault is proposed to be located underground and/or covered in soil. No part of the vault would be permitted to protrude from the ground surface. If it is determined that such application is not feasible an alternative method could be proposed for approval by the Planning Division.</i></p> <p><i>Access to the vault, per the City's amendments to the KCSWDM, shall be provided. The</i></p>

	<p>project would also require individual lot Flow Control BMPs (see Section 1.2.3.3 and Section C.1.3.1 of the City amendments to the KCSWDM for Flow Control BMP requirements). All core and special requirements shall be addressed in the updated TIR.</p> <p>Drainage improvements along all street frontages shall conform to the City's street standards. Storm drains should be located outside of the planter and the sidewalk. Required horizontal and vertical separation from other utilities shall be provided (Exhibit 9). Catch basins should be located at the PC and PT of curb returns where possible. The updated drainage plan and TIR would be required to be submitted as part of the utility permit submittal.</p> <p>The applicant submitted a geotechnical report, prepared by Robert M. Pride LLC, dated May 19, 2014 (Exhibit 10). The provided geotechnical report was stamped and signed by an engineer whose license is out of date. A current geotechnical report is required with the utility permit submittal. This report needs to be stamped and signed by a licensed Civil Engineer in the State of Washington. In addition, a Construction Stormwater General Permit from the Washington Department of Ecology would be required since clearing of the site exceeds one acre.</p> <p>The development is subject to system development charges (SDC). The current SDC fees are \$1,485.00 per lot. The project proposes the addition of seven (7) new single family residences. The total fee would be \$10,395.00. This SDC fee would be payable prior to issuance of the utility construction permit.</p>
✓	<p><b>Water:</b> Water service is provided by King County Water District 90. A water availability certificate, dated December 29, 2015, was provided from King County Water District 90 (Exhibit 11). Approved water plans from King County Water District 90 shall be provided to the City at the utility construction permit stage. New hydrants must be installed per Renton's Fire Department standards in order to provide the required coverage for all residential lots.</p>
✓	<p><b>Sanitary Sewer:</b> Sewer service is provided by the City of Renton. There is an existing 8" sewer east of the site in Ilwaco Ave NE that flows from north to south. There is an existing 8" sewer south of the site in NE 5th Pl that flows from west to east. The sewer in Ilwaco Ave NE intersects the sewer in NE 5th Pl at a 48" Sanitary Sewer Manhole (COR Facility ID #MH4617) SE of the site. There is no sewer north of the site in NE 6th St. The parcel as proposed does not require any sewer main extensions. The side sewers for Lots 3 and 4 would require private easements where they pass through neighboring parcels.</p> <p>The development is subject to a system development charge (SDC) for sewer service. The SDC for sewer service is based on the size of the domestic water service. The current SDC for sewer service with a 1" water meter installation is \$2,242 per installation. This site is also in the East Renton Interceptor Special Assessment District (SAD) and the fee is \$316.80 per lot. Fees are payable at time of permit issuance.</p>

**I. CONCLUSIONS:**

1. The subject site is located in the Residential Medium Density (RMD) Comprehensive Plan designation and complies with the goals and policies established with this designation if all conditions of approval are met, see FOF 13.
2. The subject site is located in the Residential-8 (R-8) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 14.

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3. The proposed short plat complies with the Residential Design and Open Space Standards provided the applicant complies with City Code and conditions of approval, see FOF 15.
4. There are no Critical Areas located on the project site, see FOF 16.
5. The proposed short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with, see FOF 17.
6. The proposed short plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 17 and FOF 18.
7. The requested street modification from RMC 4-6-060F.2 "*Minimum Design Standards Table for Public Streets and Alleys*" is not in compliance with RMC 4-9-250D modification decision criteria. Therefore, staff is recommending denial of the requested modification, see FOF 18.
8. There are safe walking routes to the school bus stop, see FOF 19.
9. There are adequate public services and facilities to accommodate the proposed short plat, see FOF 19.
10. Safe and efficient access and circulation has been provided for all users.

#### **J. DECISION:**

The Mead Short Plat Street Modification, File No. LUA16-000138 MOD is denied for the reasons identified in Conclusions No. 7.

The Mead Short Plat, File No. LUA16-000138, SHPL-A, as depicted in Exhibit 2, is approved and is subject to the following conditions:

1. The applicant shall submit a Detailed Landscape Plan that complies with RMC 4-8-120D.12 to the Current Planning Project Manager for review and approval at the time of Utility Construction Permit Review. Staff recommends the following street tree plant schedule: up to three (3) Princeton elm (*Ulmus americana*) street tree on NE 6 St; up to seven (7) Redmond Linden (*Tilia americana*) street trees on Ilwaco Ave NE; and up to five (5) Katsura trees on NE 5th Pl to meet the minimum spacing requirements from stop signs, street lights and other trees. The detailed landscape plan shall demonstrate compliance with minimum tree density requirement. Compliance with these requirements may be accomplished through the installation of minimum 2 inch caliper trees or through the retention of existing trees or a combination thereof. The onsite trees shall be installed prior to the issuance of a Certificate of Occupancy for the new homes.
2. The applicant shall designate Tract A as a combined stormwater and tree protection tract.
3. Tract A and Lots 1, 2, 3 and 7 shall be required to take access from the public alley.
4. The applicant shall provide a revised arborist report that assesses the health, condition and viability of all trees to be retained. A revised arborist report shall be submitted to the Current Planning Project Manager for review and approval. In addition, the location, health and viability of the proposed street trees would also be subject to approval of the City Arborist prior to construction permit issuance.
5. The applicant shall be required to provide, to the Current Planning Project Manager, tree retention inspection/monitoring reports after initial clearing, final grading, and annually for two (2) years by a qualified professional forester. The inspection/monitoring reports shall identify any retained trees that develop problems due to changing site conditions and prescribe mitigation.
6. The stormwater vault proposed in Tract A shall be designed to be located underground and/or covered in soil. No part of the vault shall be permitted to protrude from the ground surface. If it is determined that such application is not feasible an alternative method could be proposed for approval by the

June 2, 2016

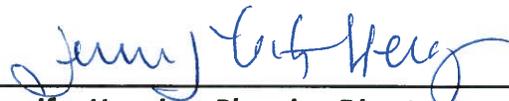
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Planning Division. All ground/soil located around and over the vault shall be landscaped. A revised vault and landscaping plan shall be submitted to the Current Planning Project Manager for review and approval prior to construction permit issuance.

7. A Home Owners Association shall be established prior to recording of the short plat. The Home Owners Association shall be responsible for the ownership and maintenance of all common improvements. HOA documents shall be submitted for review and approval by the Current Planning Project Manager and the City Attorney prior to short plat recording.

**DATE OF DECISION ON LAND USE ACTION:**

**SIGNATURE:**



**Jennifer Henning, Planning Director**

6/2/2016

**Date**

TRANSMITTED this 2<sup>nd</sup> day of June, 2016 to the Owner/Applicant/Contact:

**Owner:**

The Heirs and Devises of  
Laverne R. Mead, Deceased

**Applicant:**

Bob Wenzl  
Tuscany Construction, LLC  
P.O. Box 6127  
Bellevue, WA 98008

**Contact:**

Darrell Offe  
Offe Engineers, PLLC  
13932 SE 159th PL  
Renton, WA 98058

TRANSMITTED this 2<sup>nd</sup> day of June, 2016 to the Parties of Record:

Elisa Fitzpatrick  
568 Hoquiam Ave NE  
Renton, WA 98059

TRANSMITTED this 2<sup>nd</sup> day of June, 2016 to the following:

Chip Vincent, CED Administrator  
Brianna Bannwarth, Development Engineering Manager  
Jan Conklin, Development Services  
Vanessa Dolbee, Current Planning Manager  
Fire Marshal

**K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:**

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

**APPEAL:** This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on June 16, 2016. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

**EXPIRATION:** The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070M.

**RECONSIDERATION:** Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable

prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

**THE APPEARANCE OF FAIRNESS DOCTRINE:** provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

# MEAD PRELIMINARY SHORT SUBDIVISION

CITY OF RENTON  
PRELIMINARY SHORT  
SUBDIVISION  
LUA16-000138

## PROJECT DATA

OWNER:  
LAVERNE MEAD  
104 BURNETT AVE S, #207  
RENTON, WA 98057

APPLICANT:  
BOB WENZL  
TUSCANY CONSTRUCTION, LLC  
4933 NE 8TH ST  
RENTON, WA 98059  
206-714-6707

SITE ADDRESS:  
522 HOQUIAM AVE NE  
RENTON, WA

TAX PARCEL NUMBER:  
102305-9230

ZONING:  
R-8

SURVEYOR:  
GEODIMENSIONS, INC.  
10801 MAIN ST, STE 102  
BELLEVUE, WA 98004  
425-458-4488  
CONTACT-ANDY McANDREWS

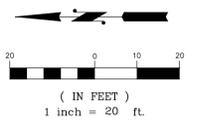
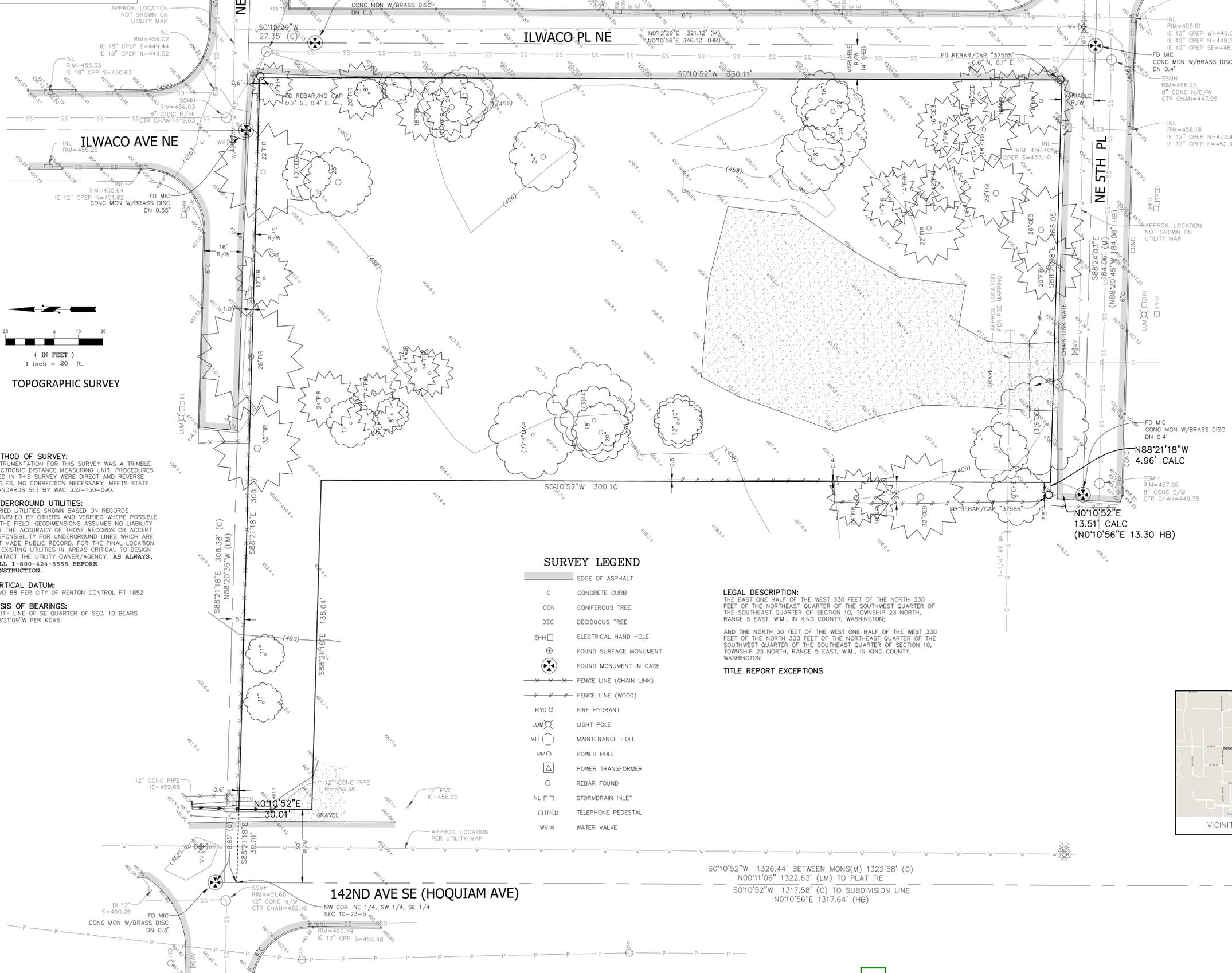
ENGINEER:  
OFFE ENGINEERING, PLLC  
13933 SE 159TH PL  
RENTON, WA 98058  
425-260-3142  
CONTACT-DARRELL OFFE

PROPOSED LOTS: 7

AREAS:  
TOTAL SITE = 58,519 SF (1.34 ACRES)  
PROPOSED R/W DEDICATION = 15,440 SF  
PROPOSED TRACTS = 7,503 SF  
PROPOSED LOTS = 35,576 SF

TRACT USES:  
TRACT A = STORMWATER TREATMENT  
TRACT B = PUBLIC ALLEY

BUILDING SETBACKS:  
FRONT = 15'  
REAR = 20'  
SIDE = 5' (STREET SIDE = 15')



TOPOGRAPHIC SURVEY

**METHOD OF SURVEY:**  
INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES. NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090.

**UNDERGROUND UTILITIES:**  
BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

**VERTICAL DATUM:**  
NAVD 88 PER CITY OF RENTON CONTROL PT 1852

**BASIS OF BEARINGS:**  
SOUTH LINE OF SE QUARTER OF SEC. 10 BEARS N88°21'09"W PER KCAS

### SURVEY LEGEND

- EDGE OF ASPHALT
- C CONCRETE CURB
- CON CONIFEROUS TREE
- DEC DECIDUOUS TREE
- EHH ELECTRICAL HAND HOLE
- ⊕ FOUND SURFACE MONUMENT
- ⊗ FOUND MONUMENT IN CASE
- X — X — FENCE LINE (CHAIN LINK)
- / / — FENCE LINE (WOOD)
- HYD FIRE HYDRANT
- LUM LIGHT POLE
- MH MAINTENANCE HOLE
- PPPO POWER POLE
- △ POWER TRANSFORMER
- REBAR FOUND
- INL STORMDRAIN INLET
- TPD TELEPHONE PEDESTAL
- WVM WATER VALVE

**LEGAL DESCRIPTION:**  
THE EAST ONE HALF OF THE WEST 330 FEET OF THE NORTH 330 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
AND THE NORTH 30 FEET OF THE WEST ONE HALF OF THE WEST 330 FEET OF THE NORTH 330 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

### TITLE REPORT EXCEPTIONS



VICINITY MAP: NTS

**GeoDimensions**  
GeoDimensions, Inc., 35402 SE Center Street, Snoqualmie, WA 98065  
support@geodimensions.net  
phone 425-458-4488  
www.geodimensions.net



NO.	REVISION	DATE

PRELIMINARY SHORT SUBDIVISION  
SE 1/4, SE 1/4, SEC 10, T 23N, R 5E, W.M.  
MEAD SHORT PLAT  
NE 6TH ST & ILWACO PL NE  
RENTON, WA

JOB NO.: 140583  
DATE: 4/29/16  
DRAFTED BY: TLR  
CHECKED BY: EUG/SRM  
SCALE: 1" = 20'  
1 OF 2

Exhibit 2



November 18 2015, revised 02.01.2016, 05.03.2016

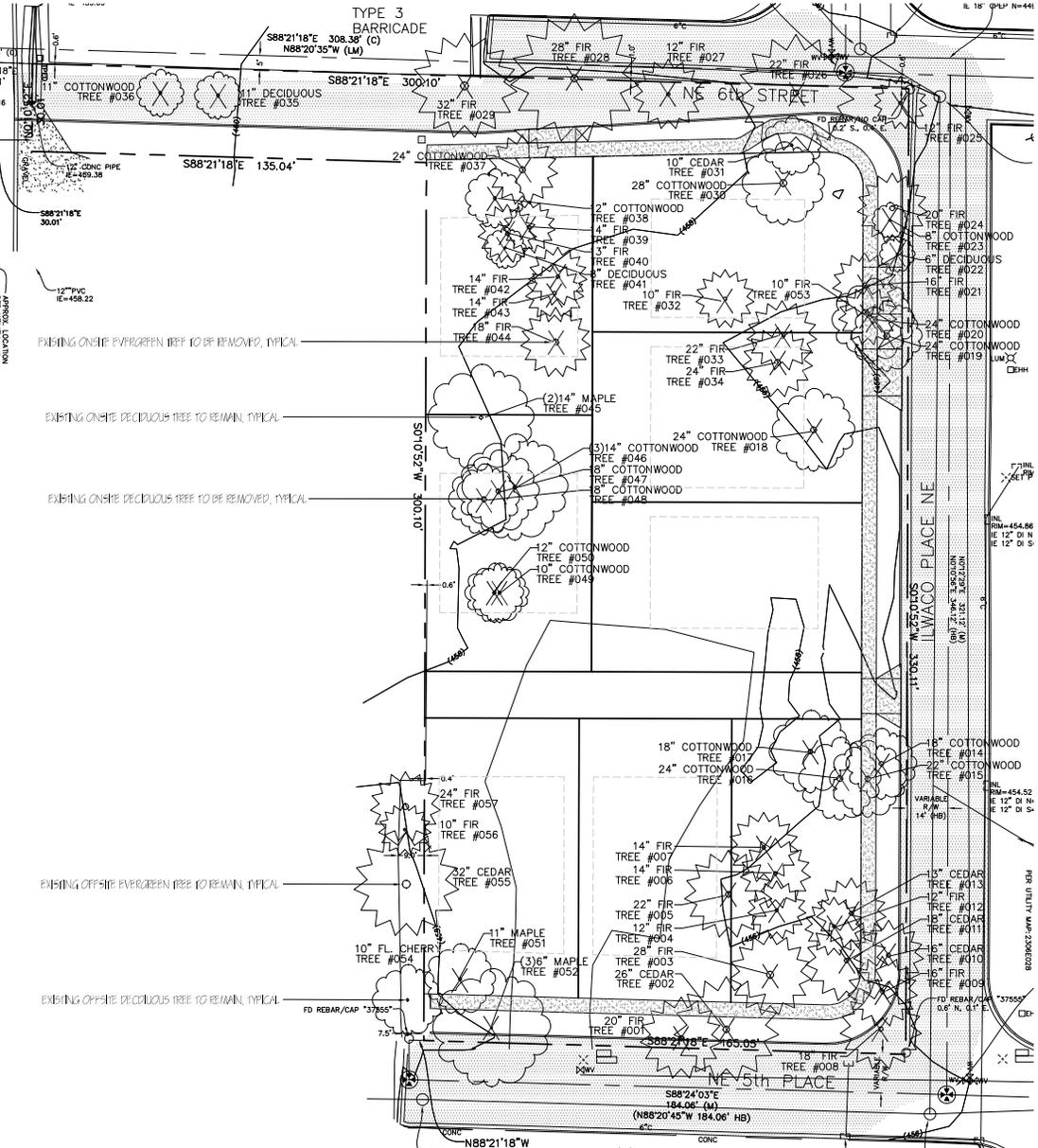
Tuscany Construction LLC  
PO Box 6127  
Bellevue, WA 98008  
c/o Bob Wenzl

**SUBJECT: PROPERTY AT NE 6th STREET and ILWACO, RENTON, WA, EXISTING TREE EVALUATION**

I conducted a site visit at the above-referenced site on November 12th to evaluate the overall health of each tree per the City of Renton's Municipal Code Section 4-4-130. Following are the existing significant trees found on the site along with their species, dbh, overall health. See also Tree Retention Plan Sheets L-1 and L-2.

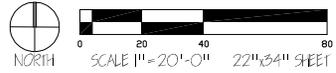
**TREE RETENTION/REPLACEMENT CALCUALTIONS**

1. TOTAL TREES:	53
2. DEDUCTIONS:	
A. Trees that are dangerous:	3
B. Trees in proposed public streets:	23
C. Trees in proposed private access tracts:	0
D. Trees in critical areas and buffers:	0
TOTAL EXCLUDED TREES:	26
3. Subtract line 2 from line 1:	27
4. Project is in the R-8 zone: 27 trees x 0.3 =	8
5. Quantity of trees proposed to be retained:	4
6. Subtract line 5 from line 4 for trees to be replaced:	4
(If line 6 is zero or less, no replacement trees are required)	
7. Multiply line 6 by 12" for number of replacement inches:	48
8. Proposed size of trees to meet additional planting requirement:	3 inches per tree
9. Divide line 7 by line 8 for number of replacement trees:	<b>16 trees</b>



TREE RETENTION PLAN - INVENTORY

1" = 20'-0"



REVISIONS	DATE	BY	DESCRIPTION
1	12/01/2016	JMV	REMAIN TREE #45
2	12/01/2016	JMV	REMOVED SITE PLANT, REMOVED TREES

DESIGNER:	JMV
DRAFTING BY:	JMV
DATE:	11-16-15
SCALE:	AS SHOWN

TUSCANY CONSTRUCTION, LLC  
 NE 6th Street and WACO PLACE NE  
 TREE RETENTION and LANDSCAPE SET

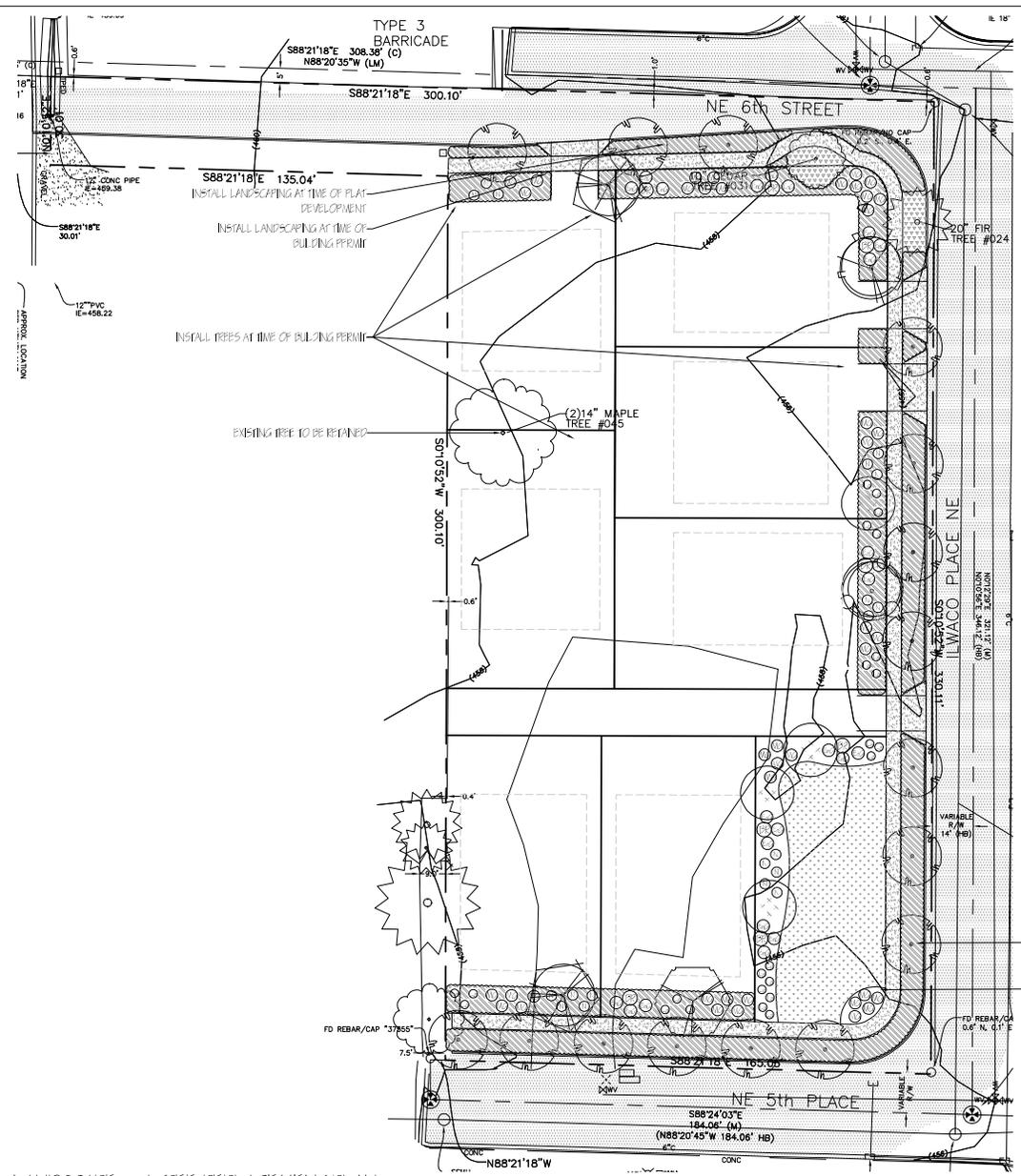
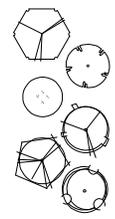
VARLEY • VARLEY • VARLEY  
 LANDSCAPE ARCHITECT  
 1215 1st Street, Westport, Washington 98150  
 Phone: 425-766-9260  
 www.varleylandscap.com

Exhibit  
 4



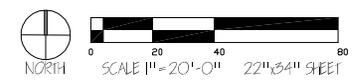
### PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
<b>REPLACEMENT TREES</b>				
<i>Acer rubrum</i> 'Bowhall'*	Maple	1	1 1/2" cal	Full and Matching
<i>Cercobitulum japonicum</i> *	Katsura	16	3" cal	Full and Matching
Install color bags (or approved equal) per manufacturer's specifications. Replacement trees. See this set.				
<i>Acer circinatum</i> *	Vine Maple	4	1 1/2" cal	Full and Matching
<i>Betula jacquemontii</i> *, Multi-trunk	Himalayan Birch	2	1 1/2" cal	Full and Matching
<i>Amelanchier alnifolia</i> 'Autumn Brilliance'*	Serviceberry	2	1 1/2" cal	Full and Matching
<i>Sorbus japonica</i> *	Japanese Snowball	2	1 1/2" cal	Full and Matching
16 3" CALIPER REPLACEMENT TREES REQ'D				
<b>SHRUBS and GROUND COVER</b>				
<i>Nandina domestica</i> 'Moon Bay'*	Nandina	19	2 gallon	Full and Matching
<i>Miscanthus sinensis</i> *	Maiden Grass	41	2 gallon	Full and Matching
<i>Berberis thunbergii</i> *	Redleaf Barberry	8	2 gallon	Full and Matching
<i>Lawsonia arvensis</i> 'Midstate'*	English Lavender	24	2 gallon	Full and Matching
<i>Eucunymus fortunei</i> 'Emerald n Gold'*	Eucunymus	24	2 gallon	Full and Matching
35% <i>Arctostaphylos uva-ursi</i> *	Kinnikinnick	As req'd	1 gallon	Full and Matching / Plant 30" dia.
35% 'Wood Pink' <i>Erica</i> *	Heather	As req'd	1 gallon	Full and Matching / Plant 30" dia.
35% <i>Drosera rot. fl.</i> 'Bicolor'*	Elephant Ear	As req'd	1 gallon	Full and Matching / Plant 30" dia.
Plant in groups of 19 or more				
<b>Lawn</b>				
2" x 2" depth arborvitae wood chips. Install within dripline of existing tree proposed to be retained. Taper mulch down to base of trees. Do not cover trunk of tree				
* Considered drought tolerant in Pacific Northwest once established				



LANDSCAPE and TREE REPLACEMENT PLAN

1" = 20'-0"



TUSCANY CONSTRUCTION, LLC  
 NE 6th STREET and ILWACO PLACE NE  
 TREE RETENTION and LANDSCAPE SET-  
 LANDSCAPE and TREE REPLACEMENT PLAN

DESIGNER: JMV  
 DRAFTING BY: JMV  
 DATE: 11-16-15  
 SCALE: AS SHOWN

SHEET 3 OF 4

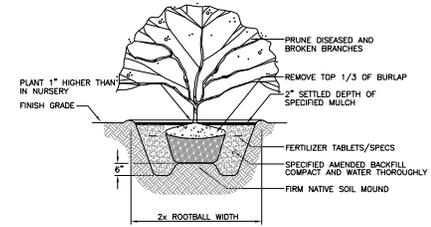
REVISIONS  
 NO. DATE BY  
 1 12/01/2016 JMV  
 2 05/03/2016 JMV

REMAINING TREES  
 REMOVED TREES  
 REMOVED TREES

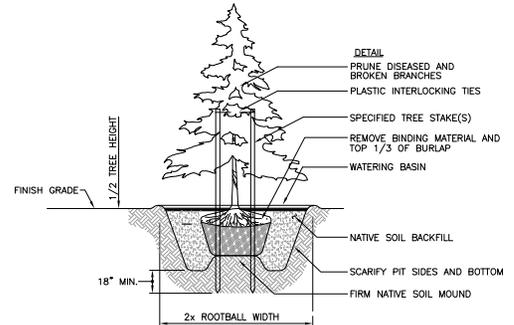
JMV • VARLEY • ARCHITECT  
 LANDSCAPE ARCHITECT  
 1215 North Pine Street, Vancouver, Washington 98660  
 Phone: 425-466-9900  
 www.jmvvarley.com

**LANDSCAPE NOTES**

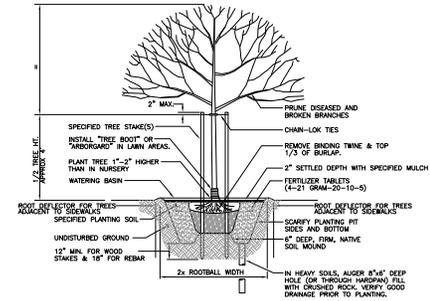
- CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
- CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. LOCATION SERVICE PHONE 1-800-424-5555
- CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SPACING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW IN THESE NOTES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
- SUBGRADE IS TO BE WITHIN 1/10" OF ONE FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS AND STICKS LARGER THAN 2" DIAMETER.
- 4" DEPTH NEW TOPSOIL IN NEW BEDS SHOWN. ROTOTILL INTO TOP 6" OF SOIL.
- ALL BEDS TO RECEIVE A MINIMUM OF 2" FINE FIR BARK.
- ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURER'S SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK, LATEST EDITION. ANY REPLACEMENTS MADE AT ONCE.
  - GENERAL: ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
  - TREES, SHRUBS, AND GROUND COVER: QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY, VIGOROUS, WELL FOLIATED WHEN IN LEAF. FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS, AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
- NO PERMANENT IRRIGATION SYSTEM IS PROPOSED. TREES LOCATED ON THE PROPOSED LOTS WILL BE IRRIGATED BY FUTURE HOMEOWNERS. LANDSCAPE STRIP PLANT MATERIAL IS CONSIDERED 100% DROUGHT TOLERANT AND SHALL BE PROVIDED TEMPORARY IRRIGATION FOR THE FIRST TWO (2) YEARS.
- HOME BUILDER SHALL BE RESPONSIBLE FOR INSTALLING PROPOSED LOT TREES UPON COMPLETION OF THE PROPOSED HOMES. STREETSCAPE PLANT MATERIAL SHALL BE INSTALLED BY DEVELOPER.
- TREES SHALL BE STAKED WITH 2" DIAMETER LODGEPOLE PINE STAKES, OR APPROVED SIMILAR. REMOVE STAKES AFTER 1 YEAR



**SHRUB PLANTING DETAIL**  
NOT TO SCALE



**CONIFEROUS TREE PLANTING & STAKING DETAIL**  
NOT TO SCALE



**DECIDUOUS TREE PLANTING & STAKING DETAIL**  
NOT TO SCALE

NO.	DATE	REVISIONS
1	10.03.2016	REMAIN TREE #45
2	10.03.2016	REMOVED SITE PLANT, REISED TREES

TUSCANY CONSTRUCTION, LLC  
 NE 6th STREET and LIWAGO PLACE NE  
 TREE RETENTION and LANDSCAPE SET-  
 NOTES and DETAILS

DESIGNER:	JMV
DRAFTING BY:	JMV
DATE:	11-16-15
SCALE:	AS SHOWN

A PORTION OF THE SE 1/4, SE 1/4, SECTION 10, TOWNSHIP 23 N., RANGE 5 EAST, W.M., CITY OF RENTON, WASHINGTON

NOTE:  
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.  
CALL BEFORE YOU DIG: 811

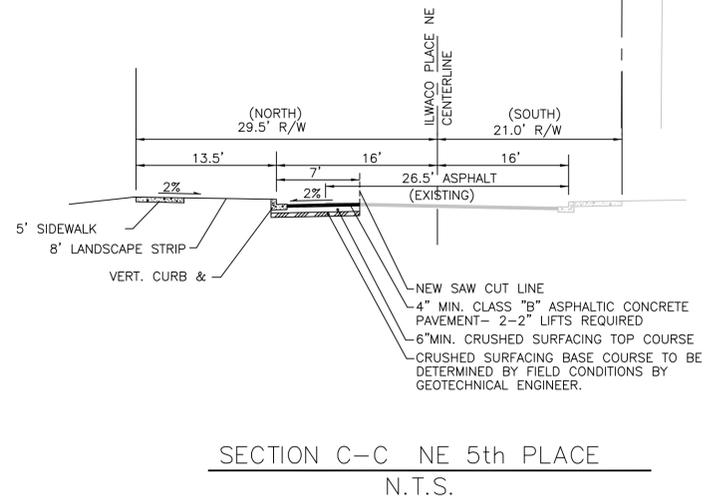
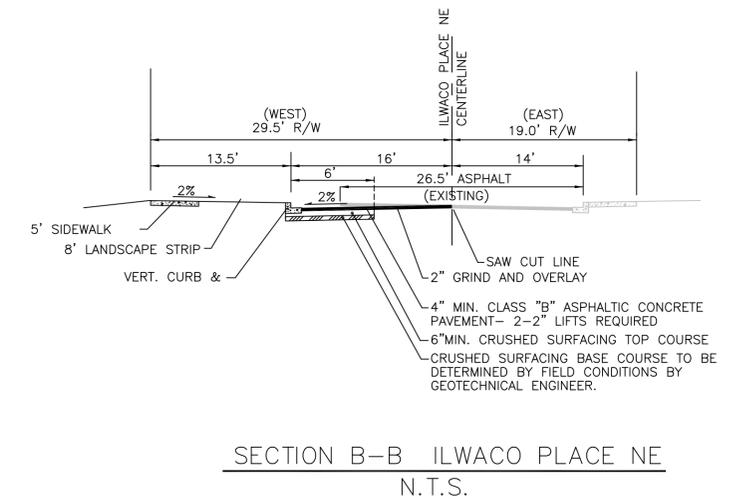
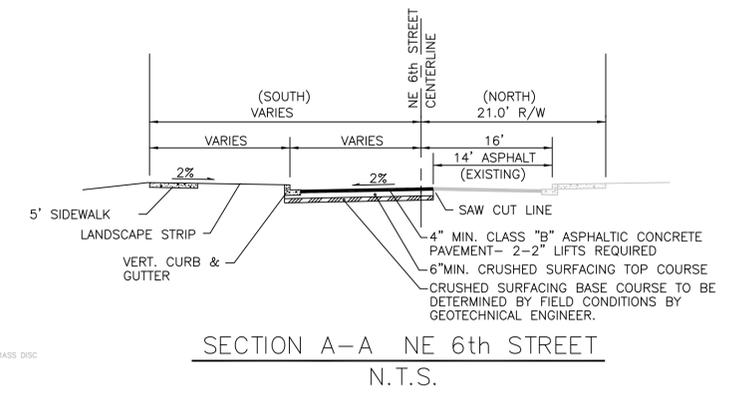
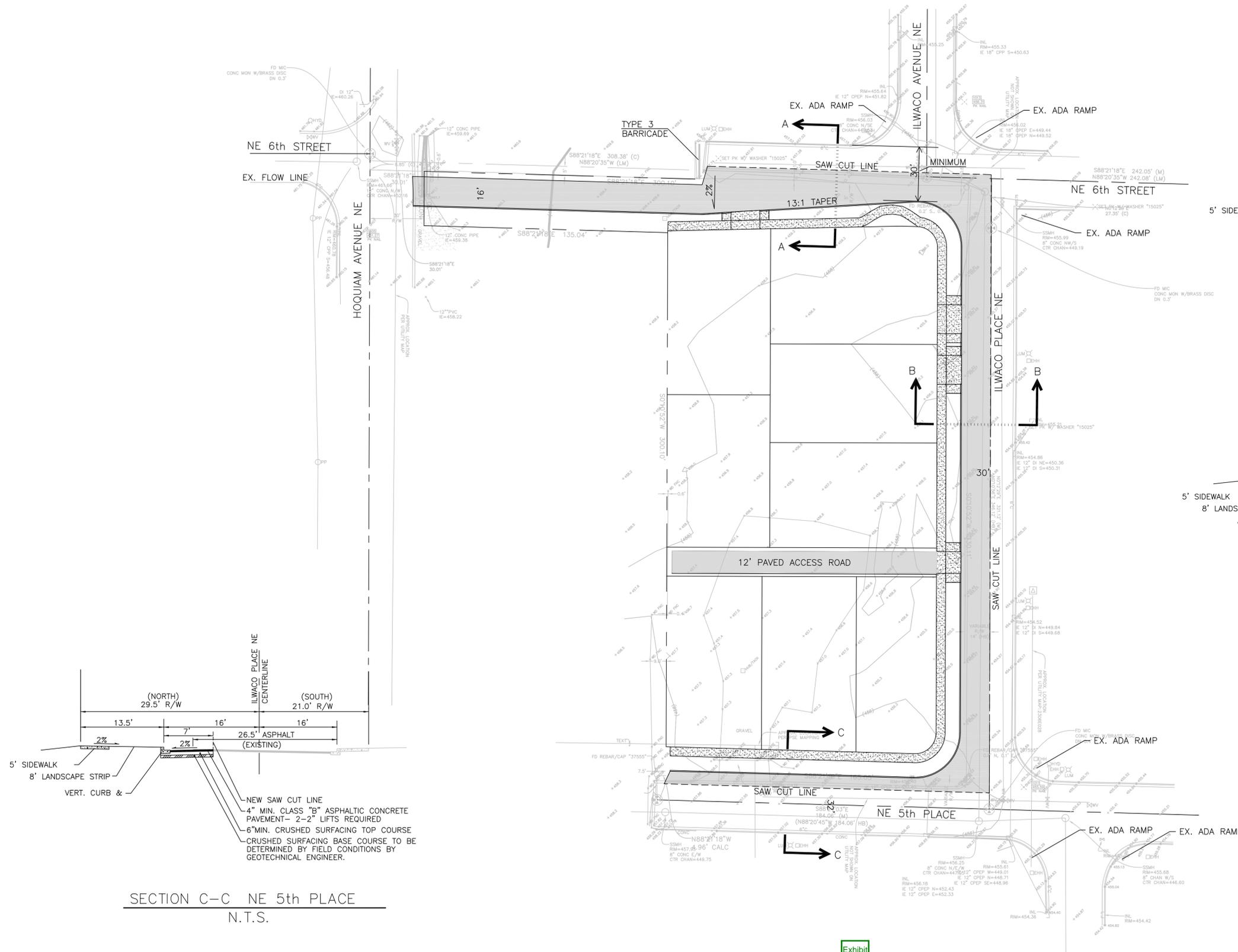


Exhibit 6

**OE OFFE ENGINEERS**  
13932 SOUTHEAST 159TH PLACE  
RENTON, WASHINGTON 98058  
PHONE: 425-260-3412  
CONTACT: DARRELL OFFE, P.E.



REVISION	BY	DATE	APPR

VERTICAL: NAD 1989  
HORIZONTAL: NAD 1983/1991

**CITY OF RENTON**  
Planning/Building/Public Works Dept.

MEAD SHORT PLAT  
TUSCANY CONSTRUCTION, LLC  
STREET WIDENING PLAN  
LUA16-000138

DATE: 05/05/2016  
FIELDBOOK:  
PAGE:  
DRAWING NO:  
SHEET: 1 OF 1

# Mead Short Plat

NE 5<sup>th</sup> Place and Ilwaco Place NE  
Renton, Washington 98059  
K.C parcel #102305-9230

## Preliminary Drainage Report

Revised May 2, 2016

### Prepared for:

Tuscany Construction, LLC  
Attn: Bob Wenzl  
P.O. Box 6127  
Bellevue, Washington 98008  
(260) 714-6707 office  
[bob@tuscanywa.com](mailto:bob@tuscanywa.com)

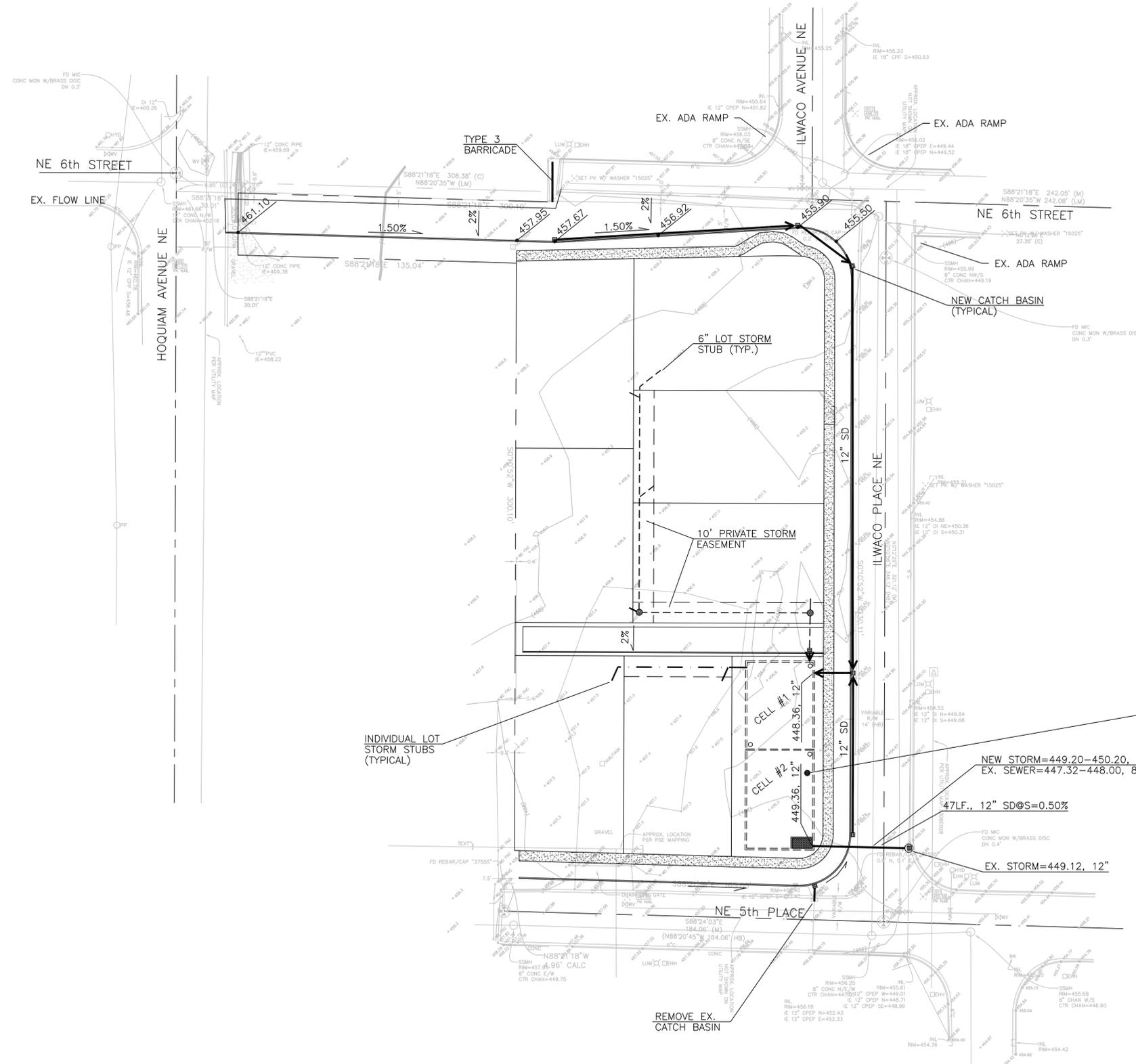
### Prepared by:

Offe Engineers, PLLC  
Darrell Offe, P.E.  
13932 SE 159<sup>th</sup> Place  
Renton, Washington 98058-7832  
(425) 260-3412 office  
[darrell.offe@comcast.net](mailto:darrell.offe@comcast.net)



A PORTION OF THE SE 1/4, SE 1/4, SECTION 10, TOWNSHIP 23 N., RANGE 5 EAST, W.M., CITY OF RENTON, WASHINGTON

NOTE:  
 EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.  
 CALL BEFORE YOU DIG: 811



STORM WATER TRACT OWNED BY HOA EASEMENT TO CITY OF RENTON FOR VAULT MAINTENANCE

STORM WATER VAULT  
 DIRT=456.60  
 TOP OF LID=456.00  
 OVERFLOW=454.36, 12"  
 IE(OUT)=449.36, 12"  
 IE(IN)=448.36, 12"  
 FLOOR CELL #1=445.86  
 FLOOR CELL #2=448.86

VOLUME REQUIRED: 14,190 CUBIC FEET (DETENTION)  
 VOLUME PROVIDED: 14,400 CUBIC FEET

VOLUME REQUIRED: 3,780 CUBIC FEET (WATER QUALITY)  
 VOLUME PROVIDED: 4,032 CUBIC FEET



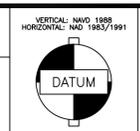
Exhibit 8

**OE OFFE ENGINEERS**  
 13932 SOUTHEAST 159TH PLACE  
 RENTON, WASHINGTON 98058  
 PHONE: 425-260-3412  
 CONTACT: DARRELL OFFE, P.E.



REVISION	BY	DATE	APPR

SURVEYED: GEODIMENSIONS	SCALE: SCALE
DESIGNED: D.L. OFFE, P.E.	SCALE: ONE INCH AT FULL SCALE IF NOT ONE INCH SCALE ACCORDINGLY
DRAWN: D.L. OFFE, P.E.	
CHECKED:	
APPROVED:	



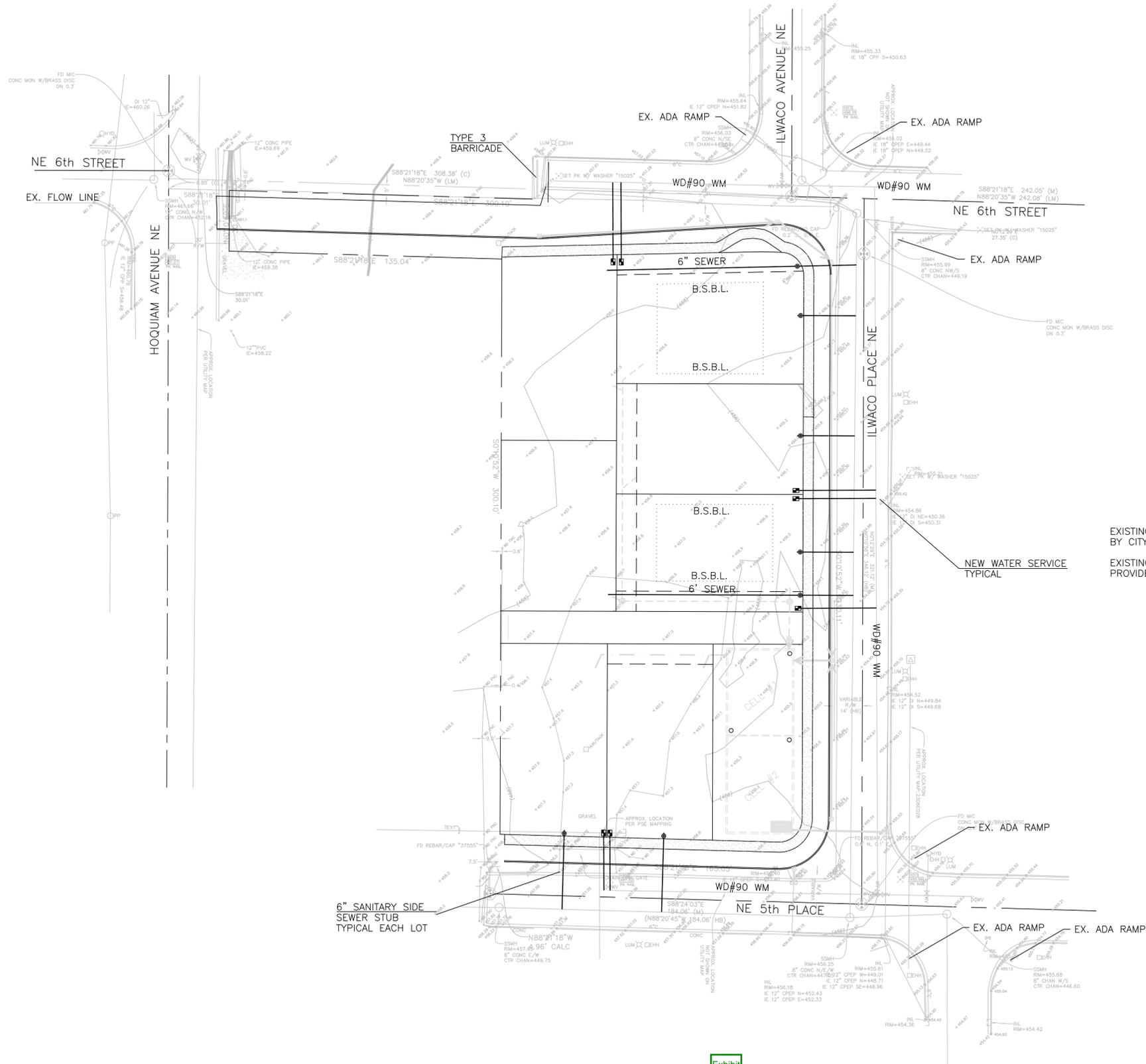
**CITY OF RENTON**  
 Planning/Building/Public Works Dept.

MEAD SHORT PLAT  
 TUSCANY CONSTRUCTION, LLC  
 DRAINAGE PLAN  
 LUA16-000138

DATE: 05/05/2016  
 FIELDBOOK:    
 PAGE:    
 DRAWING NO:    
 SHEET: 1 OF 1

A PORTION OF THE SE 1/4, SE 1/4, SECTION 10, TOWNSHIP 23 N., RANGE 5 EAST, W.M., CITY OF RENTON, WASHINGTON

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CALL BEFORE YOU DIG: 811



EXISTING SANITARY SEWER SERVICE BY CITY OF RENTON  
EXISTING WATER SYSTEM AND HYDRANTS PROVIDED BY WD #90



Exhibit 9

**OE** OFFE ENGINEERS  
13932 SOUTHEAST 159TH PLACE  
RENTON, WASHINGTON 98058  
PHONE: 425-260-3412  
CONTACT: DARRELL OFFE, P.E.

REVISION	BY	DATE	APPR

SURVEYED: GEODIMENSIONS	SCALE: SCALE
DESIGNED: D.L. OFFE, P.E.	ONE INCH AT FULL SCALE IF NOT ONE INCH SCALE ACCORDINGLY
DRAWN: D.L. OFFE, P.E.	
CHECKED: [Signature]	D.A.T.U.M.
APPROVED: [Signature]	

CITY OF RENTON  
Planning/Building/Public Works Dept.

MEAD SHORT PLAT  
TUSCANY CONSTRUCTION, LLC  
UTILITY PLAN  
LUA16-000138  
DATE: 05/05/2016  
FIELDBOOK: [ ]  
PAGE: [ ]  
DRAWING NO: [ ]  
SHEET: 1 OF 1

May 19, 2014

**Full Document  
Available upon Request**

Mr. Darrell Offe  
Offe Engineers  
13932 SE 159<sup>th</sup> Place  
Renton, WA 98058

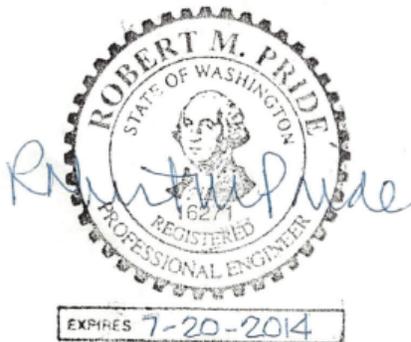
Re: **Geotechnical Assessment**  
Proposed Short Plat  
NE 6<sup>th</sup> Street & Ilwaco Place  
Renton, Washington

Dear Mr. Offe,

This report provides subsurface soil information regarding discharge of storm water on this new short plat development located on the west side of Ilwaco Place and south of NE 6<sup>th</sup> Street in Renton. It is understood that this short plat of eight new residences will include a storage pond at the northeast corner of this site.

This rectangular property measures 295 x 161 feet and is relatively flat. There is an existing residence and garage on the northwesterly side of this property (568 Hoquiam Avenue). Field exploration included the excavation of four auger borings as shown on the attached Drawing No. 1. Summary logs of these test pits are attached to this report.

Based on our site investigation and geologic research the upper loose topsoils are underlain by dense to very dense glacial till soils. Shallow groundwater is perched on top of these dense glacial deposits that will prevent onsite infiltration into the subsoils. Onsite storm water will be directed into the pond at the NE corner of the site for eventual discharge to the storm system. Foundations for the new residence should extend down 18 inches onto the medium dense to dense native soils using a soil bearing value of 2000 psf. Please call if there are any questions.



Robert M. Pride  
Principal Geotechnical Engineer  
dist: (1) addressee  
rmp: JayMarc6thSt1



King County  
**DDES**

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES  
900 Oakesdale Avenue Southwest  
Renton, Wa 98055-1219

This certificate provides the Seattle King County Department of Public Health and the Department of Development and Environmental Services with information necessary to evaluate development proposals.

## King County Certificate of Water Availability

Do not write in this box

\_\_\_\_\_ number

\_\_\_\_\_ name

- Building Permit                       Preliminary Plat or PUD  
 Short Subdivision                       Rezone or other \_\_\_\_\_

Applicant's name: Tuscany Construction LLC (Contact: Bob Wenzl 206-714-6707)  
Proposed use: Single Family Residences – 7 Lots - Mead Short Plat  
Location: NE 5 PI & Ilwaco PI NE Renton, WA 98059

(attach map and legal description if necessary)

### Water purveyor information:

1.  a. Water will be provided by service connection only to an existing (8") water main that is fronting the site.  
OR/AND  
 b. Water service will require an improvement to the water system of:  
  - (1) \_\_\_\_\_ feet of water main to reach the site; and/or
  - (2) The construction of a distribution system on the site; and/or
  - (3) Other (describe) **Developer Extension Required. System requirements will be determined at pre design meeting. District will require Developer Extension Agreement and Deposit, Certificate of Insurance, Performance Bond (if necessary) and all related easements prior to construction. Main on NE 6<sup>th</sup> ST shall be extended to Hoquiam Ave NE to the West. Easement will be necessary. Latecomers may be available. Fire Hydrant may be required on Ilwaco PI NE.**
  
2.  a. The water system is in conformance with a County approved water comprehensive plan.  
OR  
 b. The water system improvement is not in conformance with a County approved water comprehensive plan and will require a water comprehensive plan amendment. (This may cause a delay in issuance of a permit or approval).
  
3.  a. The proposed project is within the corporate limits of the district, or has been granted Boundary Review Board approval for extension of service outside the district or city, or is within the County approved service area of a private water purveyor.  
OR  
 b. Annexation or Boundary Review Board (BRB) approval will be necessary to provide service.
  
4.  a. Water will be available at the rate of flow and duration indicated below at no less than 20 psi measured at the nearest fire hydrants within 300 feet from all buildings/property (or as marked on the attached map):

<b>Rate of flow at Peak Demand</b>	<b>Duration</b>
<input type="checkbox"/> less than 500 gpm (approx. _____ gpm)	<input type="checkbox"/> less than 1 hour
<input type="checkbox"/> 500 to 999 gpm	<input type="checkbox"/> 1 hour to 2 hours
<input checked="" type="checkbox"/> 1000 gpm or more	<input checked="" type="checkbox"/> 2 hours or more
<input type="checkbox"/> flow test of _____ gpm	<input type="checkbox"/> other _____.
<input type="checkbox"/> calculation of _____ gpm	

(Note: Commercial building permits which includes multifamily structures require flow test or calculation.)

OR  
 b. Water system is not capable of providing fire flow.
  
5.  a. Water system has certificates of water right or water right claims sufficient to provide service.  
OR  
 b. Water system does not currently have necessary water rights or water right claims.

Comments/conditions: WAC @ \$300.00 = Total fees = \$300.00. Fees per lot: WAC @ \$125, GFC @ \$4000, LFC @ \$35/ft w/90' min, SPUFC @ \$936, 5/8" Meter Drop @ \$500 = Total fees per lot: \$5561 plus LFC. **FEES SUBJECT TO CHANGE WITHOUT PRIOR**

**NOTICE. Paving plus 20% to be billed separately where applicable.** Lot #1 will not be subject to LFC if tapped from piping installed with main extension

I certify that the above water purveyor information is true. This certification shall be valid for 1 year from date of signature.

KING COUNTY WATER DISTRICT #90  
Agency name

Joshua Deraitus  
Signatory name

RENEWAL FEES: W/ IN 1 YEAR \$50.00  
AFTER 1 YEAR \$125.00

Operations Manager  
Title

Signature

12-29-15  
Date

Exhibit  
11

June 4, 2014

JayMarc Homes, LLC  
Attn: Jay Mezistrano  
PO Box 2566  
Renton, WA 98056**RE: Wetland and Stream Determination for King County Tax Parcels 1023059230**

Wetland Resources, Inc. (WRI) completed a site investigation on June 4, 2014 to locate jurisdictional wetlands and streams on and in the vicinity of the aforementioned tax parcels. The investigation area is an assemblage of 1.34 acres located in and around Ilwaco Pl NE & NE 5<sup>th</sup> Pl in the City of Renton, WA. The site is further located in Section 10, Township 23N, Range 05E, W.M.

The investigation area is a disturbed undeveloped site with an existing gravel parking area near its center. Surrounding parcels are dominated by single-family residential (SFR) development. On-site vegetation consists of a patchwork of small tree stands made up of mostly black cottonwood, Oregon ash, and Douglas fir, with an understory of mostly Himalayan blackberry and reed canarygrass with sporadic patches of hardhack. The non-forested portion of the site is dominated by Himalayan blackberry and reed canarygrass, and contains a parking pad for vehicles at the center of the property. Soils throughout the investigation area are generally a very dark brown (10YR 2/2) silt loam from the surface to 14 inches below. From 14 inches to greater than 18 inches, the soils change to a dark yellowish brown (10YR 3/4) silt loam. All sampled soils were dry at the time of investigation. Topography of the subject property is generally flat with slight undulations throughout.

**METHODOLOGY**

Prior to conducting the on-site investigation of the subject site, public resource information was reviewed to identify the presence of wetlands, streams, and other critical areas within and near the project area. These sources included: the USFWS National Wetlands Inventory (NWI); USDA/NRCS Web Soil Survey; WDFW SalmonScape Interactive Mapping System; WDFW Priority Habitat and Species (PHS) Interactive Map; and the King County iMap Interactive Mapping Tool. None of the available on-line resources illustrated any wetlands or streams on or immediately adjacent to the investigation area.

The presence of wetland areas was determined in the field using the routine determination approach described in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual*:

*Western Mountains, Valleys, and Coast Region (Version 2.0)* (U.S. Army Corps of Engineers 2010). Under this method, the process for making a wetland determination is based on three steps:

- 1.) Examination of the site for hydrophytic vegetation (species present and percent cover);
- 2.) Examination of the site for hydric soils;
- 3.) Determining the presence of wetland hydrology

The presence or absence of ordinary high water marks (OHWM) of streams and waterbodies were evaluated using the methodology described in the Washington State Department of Ecology document *Determining the Ordinary High Water Mark on Streams in Washington State (Second Review Draft)* (Olson and Stockdale 2010). Streams were classified according to the water typing system provided in the Washington Administrative Code (WAC), section 222-16-030.

### **BOUNDARY DETERMINATION FINDINGS/RESULTS**

All area of the subject property lack the three necessary criteria to meet the definition of wetland. No wetlands or streams were observed within the boundary of the investigation area.

### **USE OF THIS REPORT**

This Wetland Determination Report is supplied to JayMarc Homes, LLC as a means of determining on-site critical area conditions, as required by the City of Renton. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions.

The laws applicable to critical areas are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

This delineation and report conforms to the standard of care employed by wetland ecologists. No other representation or warranty is made concerning the work or this report and any implied representation or warranty is disclaimed.

*Wetland Resources, Inc.*



Scott Brainard, PWS  
*Principal Ecologist*

***Mead Short Plat  
NE 5<sup>th</sup> Place / Ilwaco Place NE  
8 Single Family Residence  
CONSTRUCTION MITIGATION***

**Proposed Construction Dates (begin and end dates):** Start of construction is proposed for the summer of 2016 with clearing and grading of the property and installation of utilities/frontage improvements along abutting streets. Project is proposed to be completed by winter 2016.

**Hours and days of operation:** 7:30 am to 3:30 pm, Monday through Friday or as otherwise allowed by City of Renton.

**Proposed Hauling/ Transportation routes:** Materials and labor to the site are proposed off of NE 5<sup>th</sup> Street using the existing gravel parking area on the property. Construction parking and material storage will occur on the NE 5<sup>th</sup> Street side of the project (south). Proposed additional materials to the project (such as backfill, gravel base, pipe, bedding, etc.) will be hauled to the site using the access off of NE 5<sup>th</sup> Street. Haul routes to the site will be from Hoquiam Avenue NE.

**Measures to minimize construction activities:** The construction activities proposed are to provide the necessary public and private improvements for the project. In an effort to minimize disruption of the public, frontage improvements of half-street widening is necessary along three sides of the property. These improvements can be made from the property side of the frontage. This will allow for construction to occur and minimizing disturbance of the existing roadway. Temporary closures of the frontage streets may be necessary to make utility crossings.

**Special hours:** No special hours are necessary to complete construction. Weekend work may be necessary to complete the project on schedule; this will be determined by owner, contractor, and City of Renton.

**Preliminary Traffic Control Plan:** Coordination with the City of Renton staff will be necessary to minimize disruption to traffic around the property for water main connections and curb, gutter, and sidewalk installation. Once a contractor is selected, a traffic control plan will be submitted and approved prior to the pre-construction meeting with the City of Renton. This plan will be implemented prior to any construction activities.

Department of Community and Economic Development  
Planning Division  
**ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE  
POLICY/CODE**

**INTERPRETATION #:** CI-73 - REVISED

**MUNICIPAL**

**CODE SECTIONS:** 4-2-110.A, 4-2-110.B, 4-2-110.D, 4-2-115, 4-11-020, and 4-11-230

**REFERENCE:**

**SUBJECT:** Residential Building Height (RC thru RMF)

**BACKGROUND:**

**Erratum Statement:** CI-73 implemented changes to the method of height measurement for structures in the RC through RMF zones. This erratum statement affects the two-story limitation for R-14 zoned properties by increasing it to three. Docket #116 advocates for increased height and story limits for select zones, including the RMF zone. The R-14 zone is transitional between the R-10 and RMF, and therefore R-14 standards are intended to offer a compromise between the restrictions of the R-10 and the allowances of the RMF zone. By limiting wall plate height to 24' yet allowing three stories, the R-14 zone would provide an appropriate transition between the R-10 and RMF zones with respect to building height.

By definition, the current method to determine a building's height is to measure the average height of the highest roof surface from the grade plane (i.e., average grade). The maximum height allowed in the RC through R-14 zones is 30 feet (35' in the RMF). The implementation of a "maximum height" (RMC 4-2-110.A) as applied to roofed buildings is inconsistent and contradictory with the intent and purpose statements of Title IV related to residential design (RMC 4-2-115). Further, regulating the height of non-roofed structures is unenforceable by Title IV (except for Building Code). The ambiguity and contradictory aspects of the code exist for two reasons:

1. Height is measured to the midpoint of a roof; and
2. Flat roofs are able to be as tall as buildings with pitched roofs, which increases the building's massing.

Exhibit  
14

ADVISORY NOTES TO APPLICANT

LUA16-000138



Application Date: February 23, 2016
Name: Mead Short Plat

Site Address:

PLAN - Planning Review - Land Use

Version 1 | May 11, 2016

Planning Review Comments

Contact: Clark Close | 425-430-7289 | cclose@rentonwa.gov

- Recommendations: 1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
2. New single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday.
3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days.
4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.
5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.
6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees.
7. This permit is shall comply with the Bald and Golden Eagle Protection Act. The permitted is responsible for adhering to the U.S. Fish and Wildlife Service National Bald Eagle Management Guidelines (2007) and /or your U.S. Fish and Wildlife Service permit.

Fire Review - Building Comments

Contact: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

- Recommendations: Environmental Impact Comments:
1. The fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit issuance.
Code Related Comments:
1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required.
2. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 75 psi point loading. Access is required within 150 feet of all points on the buildings.

Community Services Review Comments

Contact: Leslie Betlach | 425-430-6619 | LBetlach@rentonwa.gov

- Recommendations: 1. Parks Impact fee per Ordinance 5670 applies.
2. Street Trees: On 5th PI, use only 3 street trees; on Ilwaco, use only 6 street trees; on NE 6 Street, use only 1 street tree. On 5th PI, use only Katsuratrees; on Ilwaco, use only Redmond Linden (Tilia americana), on NE 6 St. use only Princeton elm (Ulmus americana). Trees shall be spaced 50 feet on center, a minimum distance of 40 feet from stop signs (non shown on plan) and 30 feet from street lights (non shown on plan).

Engineering Review Comments

Contact: Ian Fitz-James | 425-430-7288 | ifitz-james@rentonwa.gov

Recommendations: DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

M E M O R A N D U M



**PLAN - Planning Review - Land Use**

Version 1 | May 11, 2016

**Engineering Review Comments****Contact:** Ian Fitz-James | 425-430-7288 | ifitz-james@rentonwa.gov

DATE: March 15, 2016

TO: Clark Close, Senior Planner

FROM: Ian Fitz James, Civil Plan Reviewer

SUBJECT: Utility and Transportation Comments for the Mead Short Plat  
NE 5th Place and Ilwaco Place NE

LUA 16 000138

I have reviewed the application for the Mead Short located at NE 5th Place and Ilwaco Place NE and have the following comments:

**EXISTING CONDITIONS**

**WATER:** Water service is provided by King County Water District 90. A water availability certificate from King County Water District 90 will need to be provided.

**SEWER:** Sewer service is provided by the City of Renton. There is an existing 8" sewer east of the site in Ilwaco Place NE that flows from north to south. There is an existing 8" sewer south of the site in NE 5th Place that flows from west to east. The sewer in Ilwaco Place NE intersects the sewer in NE 5th Place at a 48" Sanitary Sewer Manhole (COR Facility ID #MH4617) SE of the site. There is no sewer north of the site in NE 6th Street.

**STORM DRAINAGE:** There is an existing 12" storm drain along the eastern frontage of Ilwaco Place NE east of the site. There are two Type 1 catch basins (COR Facility ID # 131717 and 131716) along this storm drain run. There is an existing Type 1 catch basin (COR Facility ID #116586) located near the SE corner of the site along the northern frontage of NE 5th Place. This drains to the south and east by a 12" storm drain to the 12" storm drain in Ilwaco Place NE. There is no storm drain north of the site in NE 6th Street.

Hoquiam Avenue NE in the vicinity of the site contains a ditch conveyance system along the eastern frontage. There is an existing 12" storm drain that flows south in the western half of Hoquiam Avenue NE. This is a continuation of a ditch along the western road frontage north of the site. Along the western frontage of Hoquiam Avenue NE there is an additional 12" storm drain that flows from north to south.

**STREETS:** The site is bounded to the north by NE 6th Street, to the east by Ilwaco Place NE, and to the south by NE 5th Place. NE 6th Street and NE 5th Place currently end with a pipe stem in the vicinity of the site's western boundary. All three streets are classified as residential access streets.

The panhandle/ pipe stem portion of the site west of the existing NE 6th Street pipe stem is bordered by Hoquiam Avenue NE. Hoquiam Avenue NE is classified as a neighborhood collector arterial.

Per the King County Assessor's Map, the existing right of way of NE 6th Street is approximately 26 feet, the existing right of way of Ilwaco Place NE is approximately 30 feet, and the existing right of way for NE 5th Place is approximately 34 feet.

Per the provided survey, the existing pavement width for NE 6th Street is 16 feet, the existing pavement width for Ilwaco Place NE is 28 feet, and the existing pavement width for NE 5th Place is 28 feet.

**CODE REQUIREMENTS****WATER COMMENTS**

1. Please obtain a water availability certificate from King County Water District 90 and provide it with the utility permit submittal.
2. Review of the water plans will be conducted by King County Water District 90 and the City of Renton Fire Department.
3. Plans approved by King County Water District 90 shall be routed to the City for final review prior to permit issuance.

**SEWER COMMENTS**

1. The parcel as proposed does not require any sewer main extensions.
2. The side sewers for Lots 3 and 4 will require private easements where they pass through neighboring parcels.
3. The development is subject to a system development charge (SDC) for sewer service. The SDC for sewer service is based on the size of the domestic water service. The current SDC for sewer service with a 1" water meter installation is \$2,242 per installation. Fees

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Version 1 | May 11, 2016

**Engineering Review Comments****Contact:** Ian Fitz-James | 425-430-7288 | ifitz-james@rentonwa.gov

are payable at time of permit issuance.

- This site is in the East Renton Interceptor Special Assessment District (SAD) and the fee is \$316.80 per lot. Fees are payable at time of permit issuance.

**STORM DRAINAGE COMMENTS**

- A Preliminary Drainage Plan and Technical Information Report (TIR) completed by Offe Engineers were submitted to the City on February 20, 2016. The site is approximately 1.34 acres in size and is located in the City's Flow Control Duration Standard (Forested Conditions). The site contains two Threshold Drainage Areas (TDA). The majority of the site is in the May Creek drainage basin. The panhandle/pipe stem portion of the site west of the NE 6th Street pipe stem is part of the Lower Cedar River drainage basin. The project is proposing a combination detention / wetvault design that discharges at the site's natural location to meet the City's Flow Control and Basic Water Quality standards. The proposed vault will be a public stormwater facility. Access to the vault per the City's amendments to the KCSWDM shall be provided. The project will also require individual lot Flow Control BMPs. Please section 1.2.3.3 and Section C.1.3.1 of the City amendments to the KCSWDM for Flow Control BMP requirements. All core and special requirements shall be addressed in the updated TIR.

Drainage improvements along all street frontages shall conform to the City's street standards. Storm drains should be located outside of the planter and the sidewalk. Required horizontal and vertical separation from other utilities shall be provided. Catch basins should be located at the PC and PT of curb returns where possible.

The updated drainage plan and TIR will be required as part of the utility permit submittal.

- The geotechnical report provided was stamped and signed by an engineer whose license is out of date. A current geotechnical report is required with the utility permit submittal. This report needs to be stamped and signed by a licensed Civil Engineer in the State of Washington.
- A Construction Stormwater General Permit from the Washington Department of Ecology will be required since clearing of the site exceeds one acre.
- The development is subject to system development charges (SDC). The current SDCs are \$1,485.00 per lot. Fees are payable at the time of permit issuance.

**TRANSPORTATION/STREET COMMENTS**

- NE 6th Street, Ilwaco Place NE, and NE 5th Place are all residential access streets. Per RMC 4 6 060, the minimum right of way for a residential access street is 53'. A 0.5' curb, 8' planting strip, and 5' sidewalk is required along the entire project frontage (NE 6th Street, Ilwaco Place NE, and NE 5th Place). The minimum pavement width is 26' with 20' as travel lanes and 6' of parking on one side. The required turning radius for a residential access street is 25'. The proposed street sections meet the street standards for residential access streets.

- Please have the surveyor confirm the existing right of way dimensions for all streets. The existing right of way of NE 6th Street was surveyed as 21' where the King County Assessor's Map shows it as approximately 26'.
- The 30' pipe stem of property in the far northwestern property corner will be dedicated to the City for the extension of NE 6th Street to Hoquiam Avenue NE.
- The applicant submitted a formal modification request dated February 13, 2016 regarding the street standard for the extension on NE 6th Street in the dedicated right of way to Hoquiam Avenue NE. City staff is recommending denial of the applicant's modification request. Please see the formal response to the modification request for more information.
- The City requires a half street paved road for the extension of NE 6th Street to Hoquiam Avenue NE. The City will allow a reduction of the 20' wide pavement section to a 15' wide pavement section in order to fit within the new 30 foot dedication. In addition to the modified half street pavement section, a 0.5' curb, 8' planter, and 5' sidewalk are required. Please provide an additional street section on the street plan sheet for the extension of NE 6th Street.

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**Engineering Review Comments****Contact:** Ian Fitz-James | 425-430-7288 | ifitz-james@rentonwa.gov

- e. The surveyed subdivision of lots shows a proposed half street right of way of 29.5' along the NE 6th Street frontage. The NE 6th Street section shows a half street right of way of 27.5'. Please update the street section so that it corresponds with the survey.
- f. The City will require that the minimum design standards be met to the best of the ability at the intersection of the extension of NE 6th Street and Hoquiam Avenue NE. Please provide a design for right of way improvements for this intersection. The City will work with the developer as needed to provide design guidance.
2. Hoquiam Avenue NE is a neighborhood collector arterial. Per RMC 4 6 060, the minimum right of way for a neighborhood collector arterial with 2 lanes is 83'. A 0.5' curb, 8' planting strip, and 8' sidewalk is required. The minimum pavement width is 46' with 30' as travel lanes and 8' of parking on both sides. Bicycle lanes are also required. The required turning radius for a collector arterial is 35'.
3. Appropriate transitions for the curb, sidewalk, and roadway will need to be designed and incorporated into the final street plans.
4. Please label curb return radius at the corner of NE 6th Street and Ilwaco Place NE and at the corner of NE 5th Place and Ilwaco Place NE. Right of way dedication at corner lots appears to be adequate to accommodate the required turning radius, curb, 8' planter, and 5' sidewalk.
5. Street lighting analysis is required to be conducted by the developer along all frontages (NE 6th Street, Ilwaco Place NE, and NE 5th Place). The developer will also need to analyze street lighting at the proposed intersection of NE 6th Street and Hoquiam Avenue NE. Required street lighting shall be provided by the developer and be to City standards.
6. The maximum width of a single loaded garage driveway shall not exceed 9' and double loaded garage driveway shall not exceed 16'.
7. Paving and trench restoration shall comply with the City's Trench Restoration and Overlay requirements.
8. The current transportation impact fee rate is \$2,951.17 per single family home. The transportation impact fee that is current at the time of the building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit.

**GENERAL COMMENTS**

1. The SDCs listed are for 2016. The fees that are current at the time of the building permit application will be levied. Please see the City of Renton website for the current SDCs.
2. The survey and all civil plans shall conform to the current City of Renton survey and drafting standards. Current drafting standards can be found on the City of Renton website.
3. A final survey that is stamped and signed by the professional land surveyor of record will need to be provided. All existing utilities need to be surveyed and shown. Please reference COR Maps for mapping and records of existing utilities in the project vicinity.
4. Separate plan submittals will be required for construction permits for utility work and street improvements. All plans shall be prepared by a licensed Civil Engineer in the State of Washington.
5. Separate permits and fees for side sewers will be required. Please see the City of Renton website for current SDCs. Separate permits for water services shall be obtained from King County Water District 90.
6. Rockeries or retaining walls greater than 4 feet in height will require a separate building permit. Structural calculations and plans prepared by a licensed engineer will be required.
7. Structural plans for the storm drainage vault shall be included with the civil plan submittal.
8. A final tree removal/retention plan and landscape plan shall be included with the civil plan submittal.
9. When utility plans are complete, please submit four (4) copies of the plans, two (2) copies of the drainage report, an electronic copy of

**PLAN - Planning Review - Land Use**

Version 1 | May 11, 2016

**Engineering Review Comments**

**Contact:** Ian Fitz-James | 425-430-7288 | ifitz-james@rentonwa.gov

each, the permit application, an itemized cost of construction estimate

**Police Plan Review Comments**

**Contact:** Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: Minimal impact on police services.

**Technical Services Comments**

**Contact:** Amanda Askren | 425-430-7369 | aaskren@rentonwa.gov

Basis of Bearing as shown is unclear on Sheet 1 of the Preliminary Short Plat.

Boundary determination is unclear as section subdivision information is not shown nor are the references listed as called out.

Project narrative states a 8 lot short plat, but is submitted as a 7 lot short plat.

Title Report Schedule B #9 Easement 347794 is not shown on boundary survey and a copy is not provided in the submittal package.  
Please provide.

**PLAN - Planning Review - Land Use**

Version 2 |

<b>Technical Services Comments</b>	<b>Contact:</b> Amanda Askren   425-430-7369   aaskren@rentonwa.gov
<p><b>RESOLVED:</b>                  Basis of Bearing as shown is unclear on Sheet 1 of the Preliminary Short Plat.</p> <p>Boundary determination is unclear as section subdivision information is not shown nor are the references listed as called out.</p> <p>Project narrative states a 8 lot short plat, but is submitted as a 7 lot short plat.</p> <p>Title Report Schedule B #9 Easement 347794 is not shown on boundary survey and a copy is not provided in the submittal package. Please provide.</p>	

<b>Planning Review Comments</b>	<b>Contact:</b> Clark Close   425-430-7289   cclose@rentonwa.gov
<p>Recommendations:</p> <ol style="list-style-type: none"> <li>1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.</li> <li>2. New single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.</li> <li>3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.</li> <li>4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.</li> <li>5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.</li> <li>6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.</li> <li>7. This permit is shall comply with the Bald and Golden Eagle Protection Act. The permitted is responsible for adhering to the U.S. Fish and Wildlife Service National Bald Eagle Management Guidelines (2007) and /or your U.S. Fish and Wildlife Service permit.</li> </ol>	

<b>Engineering Review Comments</b>	<b>Contact:</b> Ian Fitz-James   425-430-7288   ifitz-james@rentonwa.gov
<p>Recommendations: DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT</p> <p>M E M O R A N D U M</p> <p>DATE: May 25, 2016</p> <p>TO: Clark Close, Senior Planner</p> <p>FROM: Ian Fitz James, Civil Plan Reviewer</p> <p>SUBJECT: Utility and Transportation Comments for the Mead Short Plat NE 5th Place and Ilwaco Place NE</p> <p>LUA 16 000138</p> <p>I have reviewed the application for the Mead Short located at NE 5th Place and Ilwaco Place NE and have the following comments:</p>	

**PLAN - Planning Review - Land Use**

Version 2 |

**Engineering Review Comments****Contact:** Ian Fitz-James | 425-430-7288 | ifitz-james@rentonwa.gov**EXISTING CONDITIONS**

**WATER:** Water service is provided by King County Water District 90. A water availability certificate from King County Water District 90 will need to be provided.

**SEWER:** Sewer service is provided by the City of Renton. There is an existing 8" sewer east of the site in Ilwaco Place NE that flows from north to south. There is an existing 8" sewer south of the site in NE 5th Place that flows from west to east. The sewer in Ilwaco Place NE intersects the sewer in NE 5th Place at a 48" Sanitary Sewer Manhole (COR Facility ID #MH4617) SE of the site. There is no sewer north of the site in NE 6th Street.

**STORM DRAINAGE:** There is an existing 12" storm drain along the eastern frontage of Ilwaco Place NE east of the site. There are two Type 1 catch basins (COR Facility ID # 131717 and 131716) along this storm drain run. There is an existing Type 1 catch basin (COR Facility ID #116586) located near the SE corner of the site along the northern frontage of NE 5th Place. This drains to the south and east by a 12" storm drain to the 12" storm drain in Ilwaco Place NE. There is no storm drain north of the site in NE 6th Street.

Hoquiam Avenue NE in the vicinity of the site contains a ditch conveyance system along the eastern frontage. There is an existing 12" storm drain that flows south in the western half of Hoquiam Avenue NE. This is a continuation of a ditch along the western road frontage north of the site. Along the western frontage of Hoquiam Avenue NE there is an additional 12" storm drain that flows from north to south.

**STREETS:** The site is bounded to the north by NE 6th Street, to the east by Ilwaco Place NE, and to the south by NE 5th Place. NE 6th Street and NE 5th Place currently end with a pipe stem in the vicinity of the site's western boundary. All three streets are classified as residential access streets.

The panhandle/ pipe stem portion of the site west of the existing NE 6th Street pipe stem is bordered by Hoquiam Avenue NE. Hoquiam Avenue NE is classified as a neighborhood collector arterial.

Per the King County Assessor's Map, the existing right of way of NE 6th Street is approximately 26 feet, the existing right of way of Ilwaco Place NE is approximately 30 feet, and the existing right of way for NE 5th Place is approximately 34 feet.

Per the provided survey, the existing pavement width for NE 6th Street is 16 feet, the existing pavement width for Ilwaco Place NE is 28 feet, and the existing pavement width for NE 5th Place is 28 feet.

**CODE REQUIREMENTS****WATER COMMENTS**

1. Please obtain a water availability certificate from King County Water District 90 and provide it with the utility permit submittal.
2. Review of the water plans will be conducted by King County Water District 90 and the City of Renton Fire Department.
3. Plans approved by King County Water District 90 shall be routed to the City for final review prior to permit issuance.

**SEWER COMMENTS**

1. The site as proposed does not require any sewer main extensions.
2. The side sewers for Lots 3 and 4 will require private utility easements where they pass through neighboring parcels.
3. The development is subject to system development charges (SDC) for sewer service. The SDCs for sewer service are based on the size of the domestic water service. The current SDC for sewer service with a 1" water meter installation is \$2,242 per installation. Fees are payable at time of permit issuance.
4. This site is in the East Renton Interceptor Special Assessment District (SAD) and the fee is \$316.80 per lot. Fees are payable at time of permit issuance.

**STORM DRAINAGE COMMENTS**

1. A Preliminary Drainage Plan and Technical Information Report (TIR) completed by Offe Engineers were submitted to the City on May 5, 2016. The site is approximately 1.34 acres in size and is located in the City's Flow Control Duration Standard (Forested Conditions). The site contains two Threshold Drainage Areas (TDA). The majority of the site is in the May Creek drainage basin. The panhandle/pipe stem portion of the site west of the NE 6th Street pipe stem is part of the Lower Cedar River drainage basin.

The project is proposing a combination detention / wetvault design that discharges at the site's natural location to meet the City's Flow Control and Basic Water Quality standards. The discharge point is a new catch basin connected to the existing storm drain east of the site. The proposed vault will be a public stormwater facility. Access to the vault per the City's amendments to the KCSWDM shall be provided. The project will also require individual lot Flow Control BMPs. Please section 1.2.3.3 and Section C.1.3.1 of the City

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amendments to the KCSWDM for Flow Control BMP requirements. All core and special requirements shall be addressed in the updated TIR.

Drainage improvements along all street frontages shall conform to the City's street standards. Storm drains should be located outside of the planter and the sidewalk. Required horizontal and vertical separation from other utilities shall be provided. Catch basins should be located at the PC and PT of curb returns where possible.

The updated drainage plan and TIR will be required as part of the utility permit submittal.

2. The geotechnical report provided was stamped and signed by an engineer whose license is out of date. A current geotechnical report is required with the utility permit submittal. This report needs to be stamped and signed by a licensed Civil Engineer in the State of Washington.

3. A Construction Stormwater General Permit from the Washington Department of Ecology will be required since clearing of the site exceeds one acre.

4. The development is subject to system development charges (SDC). The current SDCs are \$1,485.00 per lot. Fees are payable at the time of permit issuance.

**TRANSPORTATION/STREET COMMENTS**

1. NE 6th Street, Ilwaco Place NE, and NE 5th Place are all residential access streets. Per RMC 4 6 060, the minimum right of way for a residential access street is 53'. A 0.5' curb, 8' planting strip, and 5' sidewalk are required along the entire project frontage (NE 6th Street, Ilwaco Place NE, and NE 5th Place). The minimum pavement width is 26' with 20' as travel lanes and 6' of parking on one side. The required turning radius for a residential access street is 25'. Right of way dedication will be required to provide the required right of way width. Final right of way dedication will be determined by survey.

a. Please have the surveyor confirm the existing right of way dimensions for all streets. The existing right of way of NE 6th Street was surveyed as 21' where the King County Assessor's Map shows it as approximately 26'.

b. The 30' pipe stem of property in the far northwestern property corner will be dedicated to the City for the extension of NE 6th Street to Hoquiam Avenue NE.

c. The applicant submitted a formal modification request dated February 13, 2016 regarding the street standard for the extension on NE 6th Street in the dedicated right of way to Hoquiam Avenue NE. City staff is recommending denial of the applicant's modification request. Please see the formal response to the modification request for more information.

d. The City requires a half street paved road for the extension of NE 6th Street to Hoquiam Avenue NE. The City will allow a reduction of the 20' wide pavement section to a 15' wide pavement section in order to fit within the new 30 foot dedication. In addition to the modified half street pavement section, a 0.5' curb, 8' planter, and 5' sidewalk are required. Drainage improvements along the NE 6th Street extension will be required to conform to the City's street standards. Provide an additional street section on the street plan sheet for the extension of NE 6th Street.

e. The City will require that the minimum design standards be met to the best of the ability at the intersection of the extension of NE 6th Street and Hoquiam Avenue NE. Provide a design for right of way improvements for this intersection. The City will work with the developer as needed to provide design guidance. Address the impacts on the existing stormwater ditch along the eastern Hoquiam Avenue NE frontage. A perpendicular curb ramp at the intersection with Hoquiam Avenue NE will be required for pedestrian traffic crossing Hoquiam Avenue NE.

2. Hoquiam Avenue NE is a neighborhood collector arterial. Per RMC 4 6 060, the minimum right of way for a neighborhood collector arterial with 2 lanes is 83'. A 0.5' curb, 8' planting strip, and 8' sidewalk is required. The minimum pavement width is 46' with 30' as travel lanes and 8' of parking on both sides. Bicycle lanes are also required. The required turning radius for a collector arterial is 35'.

3. The applicant proposes to use a 16' shared driveway with 12' of pavement to access Lots 1, 2, 3, and 7. Tract A will also be accessed

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from the shared driveway. The shared driveway shall conform to the standards found in RMC 4 6 060. Shared driveways shall be wholly in a tract. The shared driveway shall not be more than 200' in length. The paved surface shall be a minimum of 16'. Drainage improvements per City standards are required along the shared driveway. An access easement shall cover the entirety of the tract.

4. Appropriate transitions for the curb, sidewalk, and roadway for the extension of NE 6th Street will need to be designed and incorporated into the final street plans.
5. Label the curb return radius at the corner of NE 6th Street and Ilwaco Place NE and at the corner of NE 5th Place and Ilwaco Place NE. Right of way dedication at corner lots appears to be adequate to accommodate the required turning radius, curb, 8' planter, and 5' sidewalk.
6. Perpendicular curb ramps per WSDOT standards shall be installed at the Ilwaco Place NE and NE 6th Street and Ilwaco Place NE and NE 5th Place intersections.
7. The proposed jog in the sidewalk near the northeastern site corner will be permitted so long as it doesn't affect the placement of the perpendicular curb ramps. A modified curb ramp design may be considered in this location. Show the existing tree on the street widening plan and add stationing to the sidewalk jog so that it can be correctly installed.
8. Street lighting analysis is required to be conducted by the developer along all frontages (NE 6th Street, Ilwaco Place NE, and NE 5th Place). The developer will also need to analyze street lighting at the proposed intersection of NE 6th Street and Hoquiam Avenue NE. Required street lighting shall be provided by the developer and be to City standards.
9. Per RMC 4 4 080, the maximum width of a single loaded garage driveway is 9' and the maximum width of a double loaded garage driveway is 16'. If a garage is not present, the maximum driveway width is 16'. Driveways shall be closer than 5' to any property line.
10. Paving and trench restoration shall comply with the City's Trench Restoration and Overlay requirements.
11. The current transportation impact fee rate is \$2,951.17 per single family home. The transportation impact fee that is current at the time of the building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit.

**GENERAL COMMENTS**

1. The SDCs listed are for 2016. The fees that are current at the time of the building permit application will be levied. Please see the City of Renton website for the current SDCs.
2. The survey and all civil plans shall conform to the current City of Renton survey and drafting standards. Current drafting standards can be found on the City of Renton website.
3. A final survey that is stamped and signed by the professional land surveyor of record will need to be provided. All existing utilities need to be surveyed and shown. Please reference COR Maps for mapping and records of existing utilities in the project vicinity.
4. Separate plan submittals will be required for construction permits for utility work and street improvements. All plans shall be prepared by a licensed Civil Engineer in the State of Washington.
5. Separate permits and fees for side sewers will be required. Please see the City of Renton website for current SDCs. Separate permits for water services shall be obtained from King County Water District 90.
6. Rockeries or retaining walls greater than 4 feet in height (from top of wall to bottom of footing) will require a separate building permit. Structural calculations and plans prepared by a licensed engineer will be required.
7. Structural plans for the storm drainage vault shall be included with the civil plan submittal.
8. A final tree removal/retention plan and landscape plan shall be included with the civil plan submittal.



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9. When utility plans are complete, please submit four (4) copies of the plans, two (2) copies of the drainage report, an electronic copy of each, the permit application, an itemized cost of construction estimate, and application fee to the counter of the sixth floor.