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BEFORE THE HEARING EXAMINER FOR THE CITY OF RENTON

RE: Copperwood Preliminary Plat )  
 )  
 Preliminary Plat ) CLARIFICATION  
 LUA14-000550 )  
 )  
 )  
 )  
 )

**SUMMARY**

By email dated November 20, 2014, the applicant requests clarification of a typographical error in Condition No. 17 of the Final Decision issued for the above-captioned project, issued October 31, 2014. In its request, the applicant identified a gap in Condition No. 17 where it appears that a word was inadvertently omitted. The staff report that recommended the condition, the testimony at hearing and the wording of Condition No. 17 (in addition to the gap) clearly establish that wording was inadvertently removed and that the intent was to only require removal the pipestem of Lot 47 as opposed to the entire lot itself. Given that there can be no reasonable disagreement on this conclusion, there is no need for additional comment on the requested clarification. Since staff has distributed the request for clarification, in order to avoid any confusion by that act the issuance date for the Final Decision of the above-captioned project for purposes of appeal shall be the issuance date of this clarification.

**DECISION**

The Final Decision of the above captioned matter, issued on October 31, 2014, is modified by the following replacement of Condition No. 17, which shall now read as follows:

1 17. The applicant shall submit a revised plat plan depicting the elimination of the pipestem  
2 access of Lot 47 within the subdivision. The applicant may submit an alternative plan  
3 which provides access to Lot 47 according to RMC 4-6-060, Street Standards. Should  
4 the revised plat plan result in an additional access easement/right-of-way dedication the  
5 applicant shall be required to submit a revised density worksheet demonstrating  
6 compliance with the density requirements of the R-4 zone. The revised plat plan, and  
7 density worksheet if needed, shall be submitted to and approved by the Current Planning  
8 Project Manager prior to construction permit approval.

9 DATED this 25th day of November, 2014.

10  
11   
12 Phil A. Olbrechts

13 City of Renton Hearing Examiner

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15 **Appeal Right and Valuation Notices**

16 RMC 4-8-080 provides that the final decision of the hearing examiner is subject to appeal to the  
17 Renton City Council. RMC 4-8-110(E)(14) requires appeals of the hearing examiner's decision  
18 to be filed within fourteen (14) calendar days from the date of the hearing examiner's decision.  
19 A request for reconsideration to the hearing examiner may also be filed within this 14 day appeal  
20 period as identified in RMC 4-8-110(E)(13) and RMC 4-8-100(G)(9). A new fourteen (14) day  
21 appeal period shall commence upon the issuance of the reconsideration. Additional information  
22 regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall –  
23 7<sup>th</sup> floor, (425) 430-6510.

24 Affected property owners may request a change in valuation for property tax purposes  
25 notwithstanding any program of revaluation.  
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