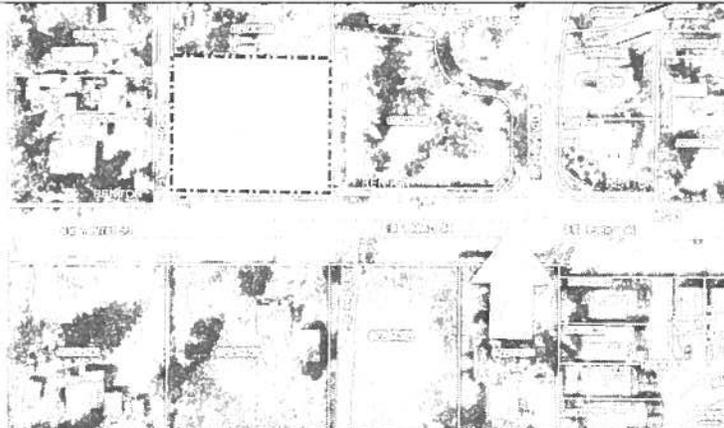


ADMINISTRATIVE SHORT PLAT REPORT & DECISION

A. SUMMARY AND PURPOSE OF REQUEST

REPORT DATE:	June 11, 2015
Project Name:	SE 192 nd Street Short Plat
Project Number:	LUA15-000277, SHPL-A
Project Manager:	Jill Ding, Senior Planner
Owners:	Mathew and Saramma Titus, 12329 SE 238 th Place, Kent, WA 98031 Sherrill K. Herbel, 23821 124 th Avenue SE, Kent, WA 98031
Contact:	Robert Elliott, Craftsman Signature Homes, LLC, PO Box 354, Sumner, WA 98390
Project Location:	112XX SE 192 nd Street (parcel no. 662340-0131)
Project Summary:	The applicant is requesting Administrative Short Plat approval for the subdivision of an existing 21,953 square foot (0.50 ac) vacant lot into two lots for the future construction of single family residences. The project site is located within the Residential-8 dwelling units per acre (R-8) zone. Proposed Lot 1 would have an area of 11,135 square feet and Lot 2 would have an area of 10,022 square feet. Access to the site is proposed via two access easements with a combined width of 34 feet, over the western portion of the property, off of SE 192nd Street, a City of Kent right-of-way. The City of Kent requires a 5-foot right-of-way dedication along SE 192nd Street, any frontage improvements required along SE 192nd Street would be reviewed and approved by the City of Kent. No critical areas are mapped on the project site.

Exist. Bldg. Area SF:	N/A	Proposed New Bldg. Area (footprint):	Unknown
		Proposed New Bldg. Area (gross):	N/A
Site Area:	21,953 square feet	Total Building Area GSF:	N/A



B. EXHIBITS: Short Plat Report

- Exhibit 1: Staff Report
- Exhibit 2: Neighborhood Detail Map
- Exhibit 3: Short Plat Plan (dated 04/22/2015)
- Exhibit 4: Conceptual Utilities Plan (dated 02/24/2015)
- Exhibit 5: Conceptual Storm Drainage Plan (dated 02/24/2015)
- Exhibit 6: Conceptual Landscape Plan (02/24/2015)
- Exhibit 7: Tree Retention Worksheet
- Exhibit 8: Geotechnical Engineering Study, prepared by Earth Solutions NW, LLC (dated 02/04/2014)
- Exhibit 9: Preliminary Technical Information Report, prepared by Schweikl & Associates, PLLC (dated 02/10/2015)
- Exhibit 10: CI-64 Side Yard Setback Requirements Adopted Under Ordinance 5724

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** Mathew and Saramma Titus
12329 SE 238th Place
Kent, WA 98031

Sherrill K. Herbel
23821 124th Avenue SE
Kent, WA 98031
- 2. **Zoning Designation:** Residential – 8 dwelling units per acre (R-8)
- 3. **Comprehensive Plan Land Use Designation:** Residential Single Family (RSF)
- 4. **Existing Site Use:** Vacant
- 5. **Neighborhood Characteristics:**
 - a. **North:** *Single-family residential (R-8)*
 - b. **East:** *Single-family residential (R-8)*
 - c. **South:** *Single-family residential (City of Kent)*
 - d. **West:** *Single-family residential (R-8)*
- 6. **Access:** SE 192nd Street
- 7. **Site Area:** 21,953 square feet

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5100	11/01/2004

Zoning	N/A	5099	11/01/2004
Annexation	N/A	5327	03/01/2008
Interim Zoning	N/A	5724	09/22/2014

E. 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 4-2-070: Zoning Use Table
- c. Section 4-2-110: Residential Development Standards
- d. Section 4-2-115: Residential Design and Open Space Standard

2. Chapter 4 Property Development Standards

- a. Section 4-4-030: Development Guidelines and Regulations
- b. Section 4-4-070: Landscaping
- c. Section 4-4-130: Tree Retention and Land Clearing Regulations

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 Subdivisions
- b. Section 4-7-120: Compatibility with Existing Land Use and Plan – General Requirements and Minimum Standards
- c. Section 4-7-150: Streets – General Requirements and Minimum Standards
- d. Section 4-7-170: Residential Lots – General Requirements and Minimum Standards

5. Chapter 11 Definitions

F. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

- 1. Land Use Element: Residential Single Family
- 2. Community Design Element: Established Residential Neighborhoods and New and Infill Development

G. DEPARTMENT ANALYSIS:

1. Project Description/Background

The applicant has proposed to subdivide a 0.50 acre (21,953 square foot) site located within the Residential – 8 dwelling units per acre (R-8) zone. The proposal would create 2 lots intended for the development of detached single-family residences. The project site is currently vacant. After the deduction of 795 square feet of right-of-way dedication and the 4,522 square foot private access easement, the proposal for 2 lots on the project site would result in a net density of 5.24 dwelling units per acre. Proposed Lot 1 would total 11,135.60 square feet in area and Lot 2 would total 10,022.19 square feet in area.

City Council adopted Ordinance 5724 to provide interim zoning standards for the R-8 zone. The legislation and interim standards became effective at the time of Council approval on

September 22, 2014. The SE 192nd Street Short Plat application was determined a complete application on May 7, 2015, after the adoption of the interim zoning standards, and therefore, is vested to the interim zoning standards (Ordinance 5724) as well as the standards adopted under Ordinance 5752.

Access to the site is proposed via two access easements with a combined width of 34 feet, over the western portion of the property, off of SE 192nd Street, a City of Kent right-of-way. The City of Kent will require the following right-of-way improvements: remove existing easterly driveway approach and replace with new cement concrete vertical curb, gutter, and sidewalk; and modify and replace the necessary portions of the westerly cement concrete driveway approach to accommodate the new alignment and width of the proposed 20-foot wide pervious cement concrete private access driveway. A City of Kent Right-of-Way Permit and Water Service Permit from Soos Creek Water and Sewer District will be required.

The topography of the project site is generally flat. Existing site grades vary between 0% and 2.75%. One significant tree has been identified on the project site. The tree is located on the northwest corner of the project site within the access easement and is proposed for removal.

2. Environmental Review

Except when located on lands covered by water or sensitive areas, short plats are exempt from SEPA Environmental Review pursuant to WAC 197-11-800(6)(a).

3. Compliance with ERC Conditions

N/A

4. Staff Review Comments

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 have been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.

4. Consistency with Short Plat Criteria

SHORT PLAT REVIEW CRITERIA: Approval of a short plat is based upon several factors. The following short plat criteria have been established to assist decision-makers in the review of the plat.

(✓ Compliant; Note 1: Partially compliant; Note 2: Not compliant; Note 3: Compliance not yet demonstrated)

<p>1. CONFORMANCE WITH THE COMPREHENSIVE PLAN: The site has the Comprehensive Land Use designation of Residential Single Family (RSF). Land designated RSF is intended to be used for high quality detached, single-family residential development organized into neighborhoods at urban densities. It is intended that larger subdivisions, infill development, and rehabilitation of existing housing be carefully designed to enhance and improve the quality of single family living environments. The proposal is consistent with the following Comprehensive Plan Land Use and Community Design Element policies, if all conditions of approval are met, unless noted otherwise:</p>																			
✓	<p>Policy LU-158. Net development densities should fall within a range of 4.0 to 8.0 dwelling units per acre in Residential Single Family Neighborhoods.</p>																		
✓	<p>Policy CD-14. Infill development, defined as new short plats of nine or fewer lots, should be encouraged in order to add variety, updated housing stock, and new vitality to neighborhoods.</p>																		
✓	<p>Policy CD-15. Infill development should be reflective of the existing character of established neighborhoods even when designed using different architectural styles, and/or responding to more urban setbacks, height or lot requirements. Infill development should draw on elements of existing development such as placement of structures, vegetation, and location of entries and walkways, to reflect the site planning and scale of existing areas.</p>																		
<p>2. COMPLIANCE WITH THE UNDERLYING ZONING DESIGNATION: Objectives and policies of the Comprehensive Land Use Plan RSF designation are implemented by Residential 8 zoning (R-8). RMC 4-2-110A provides development standards for development within the R-8 zoning classification. The proposal is consistent with the following development standards if all conditions of approval are met, unless noted otherwise:</p>																			
✓	<p>Density: The allowed density range in the R-8 zone is a minimum of 4.0 to a maximum of 8.0 dwelling units per acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements. <i>Staff Comment: For the purposes of calculating net density the 795 square foot public right-of-way dedication and 4,522 square foot private access easement are required to be deducted from the gross site area of 21,953 square feet, resulting in a net area of 16,636 square feet (0.38 acres). Based on the proposal for 2 lots, the net density would be 5.24 dwelling units per net acre, which is within the allowed density range for the R-8 zone.</i></p>																		
✓	<p>Lot Dimensions:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Proposed Lots</th> <th style="text-align: center;">Lot Size</th> <th style="text-align: center;">Width</th> <th style="text-align: center;">Depth</th> </tr> </thead> <tbody> <tr> <td></td> <td style="text-align: center;">7,000 SF minimum</td> <td style="text-align: center;">60 feet minimum (70 feet for corner lots)</td> <td style="text-align: center;">90 feet minimum</td> </tr> <tr> <td style="text-align: center;">Lot 1</td> <td style="text-align: center;">11,135.60 sf</td> <td style="text-align: center;">70.00 feet</td> <td style="text-align: center;">159.08 feet</td> </tr> <tr> <td style="text-align: center;">Lot 2</td> <td style="text-align: center;">10,022.19 sf</td> <td style="text-align: center;">63.01 feet</td> <td style="text-align: center;">159.08 feet</td> </tr> </tbody> </table>			Proposed Lots	Lot Size	Width	Depth		7,000 SF minimum	60 feet minimum (70 feet for corner lots)	90 feet minimum	Lot 1	11,135.60 sf	70.00 feet	159.08 feet	Lot 2	10,022.19 sf	63.01 feet	159.08 feet
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Note 3	<p>Setbacks: The required setbacks in the R-8 zone per the Interim Zoning Ordinance 5724 and Code Interpretation, CI-64 are as follows: front yard is 25 feet, side yard (or shared</p>																		

	<p>driveway) is a combined setback of 15 feet with a minimum of no less than 5 feet on either side, side yard along the street or access easement is 25 feet and the rear yard is 25 feet.</p> <p><u>Staff Comment:</u> <i>An existing 34-foot wide private access easement is located along the western portion of the project site and would provide access to both lots and the abutting property to the north. The front yard areas of proposed Lots 1 and 2 would be oriented to the west towards the access easement. Lot 1 would be considered a corner lot, and the setback along SE 192nd St. would be considered a "side along a street". As proposed the new lots would provide adequate area for compliance with the required setbacks. Setbacks would be verified at the time of building permit review.</i></p>
<p>Note 3</p>	<p>Building Standards: The Interim R-8 zoning requirements, per Ordinance 5724, for maximum building height is 30 feet. The maximum building coverage is 40 percent.</p> <p><u>Staff Comment:</u> <i>Building height and lot coverage for the new single family residences would be verified at the time of building permit review.</i></p>
<p>Note 1</p>	<p>Landscaping: The City's landscape regulations (RMC 4-4-070) require all short plats to provide 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 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 trees are to be located in the front yard prior to final inspection.</p> <p><u>Staff Comment:</u> <i>A conceptual Landscape Plan (Exhibit 6) was submitted as part of the proposed land use application. The conceptual Landscape Plan (Exhibit 6) shows a 10-foot wide on-site landscaped strip along SE 192nd Street and an additional 6.5-foot wide bermed landscape strip along the private access easement. One tree each is proposed within the front yards of Lots 1 and 2, and an additional tree is proposed within the 10-foot planting strip along SE 192nd Street on the southeast corner of Lot 1. A planting detail was included detailing the locations of trees, shrubs, and ground cover within the planting strips, however a plant list was not included. Staff recommends, as a condition of approval, that a detailed Landscape Plan be submitted at the time of Utility Construction Permit application. The Landscape Plan shall include one additional tree within the front yard area of Lot 2 as well as additional trees within the 10-foot landscape strip along SE 192nd Street. The Landscape Plan shall be submitted to the Current Planning project manager for review and approval. The landscaping shall be installed prior to final building inspection.</i></p> <p><i>SE 192nd Street is located within the City of Kent city limits, therefore frontage improvements would be subject to the City of Kent's street standards. Therefore, the City of Renton's 8-foot landscape strip between the curb and sidewalk would not be required. At this time it is unknown if the City of Kent will require street trees as a part of the</i></p>

	<p><i>frontage improvements. If street trees are not required by the City of Kent, the applicant shall provide two street trees in the front yard of Lot 1. Along SE 192nd Street. Staff recommends, as a condition of approval, that two trees be provided within the front yard area of Lot 1 if street trees are not required by the City of Kent within the SE 192nd Street frontage improvements.</i></p>
✓	<p>Tree Retention: The City’s adopted Tree Retention and Land Clearing Regulations require the retention of 30 percent of trees in a residential development. 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 <u>4-4-070F1</u>, Street Frontage Landscaping Required, or a combination.</p> <p><i>Staff Comment: A conceptual Landscape Plan (Exhibit 6) and a Tree Retention Worksheet (Exhibit 7) were submitted with the short plat application materials. There is one 24-inch Douglas Fire located on the northwest corner of the project site. The existing tree is located within the existing access easement. Due to the 20-foot wide emergency access paving requirements, the existing tree is proposed to be removed. To comply with the Tree Retention requirements, 0.3 trees are required to be retained or replaced. The proposal to retain 0 trees would comply with this requirement. To comply with the City’s minimum tree density requirements, the applicant is required to provide two (2) significant trees on each new lot. Staff recommends as a condition of approval that a final Tree Replacement Plan including 2 significant trees (minimum of 2-caliper inches) on each new lot in compliance with the City’s minimum tree density requirements. The final Tree Replacement Plan shall be submitted at the time of Construction Permit application for review and approval by the Current Planning Project Manager. The trees shall be installed prior to final building inspection.</i></p>
Note 3	<p>Parking: Parking regulations require that a minimum of two 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.</p> <p><i>Staff Comment: As proposed, each lot would have adequate area to provide two off-street parking spaces. Compliance with the parking requirements would be verified at the time of building permit review. Compliance with driveway standards would be verified at the time of building permit review.</i></p>
✓	<p>Critical Areas: No Critical Areas are mapped on the project site.</p>
<p>3. 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 and Community Design Elements 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 building permits. The proposal is consistent with the following design standards, unless noted otherwise:</p>	
✓	<p>Lot Configuration: One of the following is required:</p>

	<ol style="list-style-type: none"> 1. Lot width variation of 10 feet (10') minimum of one per four (4) abutting street-fronting lots, or 2. Minimum of four (4) lot sizes (minimum of four hundred (400) gross square feet size difference), or 3. A front yard setback variation of at least five feet (5') minimum for at least every four (4) abutting street fronting lots. <p><i>Staff Comment: As proposed the short plat would comply with requirement number 2. Proposed Lot 1 would have an area of 11,135.60 square feet and Lot 2 would have an area of 10,022.19 square feet. The difference in area between Lots 1 and 2 is greater than 400 square feet.</i></p>
<p>Note 3</p>	<p>Garages: One of the following is required; the garage is:</p> <ol style="list-style-type: none"> 1. Recessed from the front of the house and/or front porch at least eight feet (8'), or 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 3. Alley accessed, or 4. Located so that the entry does not face a public and/or private street or an access easement, or 5. Sized so that it represents no greater than fifty percent (50%) of the width of the front facade at ground level, or 6. Detached. <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>Note 3</p>	<p>Primary Entry: One of the following is required:</p> <ol style="list-style-type: none"> 1. Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or 2. Porch: minimum size five feet (5') deep and minimum height twelve inches (12") above grade. <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.</p> <p><i>Staff Comment: Compliance for this standard would be verified at the time of building permit review.</i></p>
<p>Note 3</p>	<p>Façade Modulation: One of the following is required:</p> <ol style="list-style-type: none"> 1. An offset of at least one story that is at least ten feet (10') wide and two feet (2') in depth on facades visible from the street, or 2. At least two feet (2') offset of second story from first story on one street facing facade.

	<u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i>
Note 3	<p>Windows and Doors: Windows and doors shall constitute twenty-five percent (25%) of all facades facing street frontage or public spaces.</p> <p><u>Staff Comment:</u> <i>The future construction of a single family residence on proposed Lot 1 would be required to provide design features, including windows and doors, along the south façade, facing SE 192nd Street, giving the impression that the front of the home faces SE 192nd Street. Staff recommends, as a condition of approval, that a note to this effect be recorded on the face of the final short plat map. Compliance with this standard would be verified at the time of building permit review.</i></p>
N/A	Scale, Bulk, and Character: N/A
Note 3	<p>Roofs: One of the following is required for all development:</p> <ol style="list-style-type: none"> 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 2. Shed roof. <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>
Note 3	<p>Eaves: Both of the following are required:</p> <ol style="list-style-type: none"> 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 2. Rakes on gable ends must extend a minimum of two inches (2") from the surface of exterior siding materials. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Note 3	<p>Architectural Detailing: 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"> 1. Three and one half inch (3 1/2") minimum trim surrounds all windows and details all doors, or 2. A combination of shutters and three and one half inches (3 1/2") minimum trim details all windows, and three and one half inches (3 1/2") minimum trim details all doors. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Note 3	<p>Materials and Color: For subdivisions and short plats, abutting homes shall be of differing color. Color palettes for all new dwellings, coded to the home elevations, shall</p>

	<p>be submitted for approval.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. A minimum of two (2) colors is used on the home (body with different color trim is acceptable), or 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"). <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<p>4. COMPLIANCE WITH SUBDIVISION REGULATIONS: RMC 4-7 Provides review criteria for proposed subdivisions. The proposed project is consistent with the following subdivision regulations if all conditions of approval are complied with:</p>	
<p>Note 1</p>	<p>Access: Alley access is the preferred street pattern in the R-8 zone, unless the development proposed is a short plat. As the proposed project is a short plat, it is exempt from the alley access requirements.</p> <p>An existing 20-foot wide access easement is located on the western portion of the project site and provides access to the property to the north. An additional 14-foot wide access immediately abutting the existing 20-foot access easement to the east is proposed. Access to Lots 1 and 2 is proposed via the two access easements totaling 34 feet in width off of SE 192nd Street. A shared private driveway may be permitted for access up to a maximum of four (4) lots. The shared driveway shall be wholly within a tract. The tract shall be shown and recorded on the face of the plat to be preserved in perpetuity. The owners of the subject lots shall have an equal and undivided interest in the ownership of the tract. The shared driveway shall be a minimum width of 16 feet with a maximum of 12 feet paved driveway, unless 20 feet is required by the Fire Department for emergency access. A 20-foot wide pervious cement concrete driveway is proposed within the 34-foot wide access easements. Staff recommends, as a condition of approval, that the short plat layout be revised to provide the shared driveway within a tract. The tract shall be shown and recorded on the face of the plat to be preserved in perpetuity. The owners of the subject lots shall have an equal and undivided interest in the ownership of the tract.</p> <p>The location of the shared driveway within a tract would result in a reduction of the lot depths and lot sizes of both lots. After the deduction of the 34-foot wide access tract, Lots 1 and 2 would have lot depths of 125.08 feet and lot areas of 8,755.6 square feet (Lot 1) and 7,881.29 square feet (Lot 2), which would exceed the minimum lot depth and area requirements previously discussed above under Lot Dimensions.</p> <p>The minimum separation of access from the adjacent property line is five feet. The proposed access as shown in the plans provides the required five feet separation.</p>
<p>Note 3</p>	<p>Streets: SE 192nd Street fronting to the project site is located within the City of Kent. The applicant will be required to comply with the City of Kent's requirements for right-of-way</p>

	<p>dedication and frontage improvements. According to the applicant, the City of Kent will require the following frontage improvements: dedication of 5 feet of right-of-way; remove existing easterly driveway approach and replace with new cement concrete vertical curb, gutter and sidewalk; and modify and replace the necessary portions of the westerly cement concrete driveway approach to accommodate the new alignment and width of the proposed 20-foot wide pervious cement concrete private access driveway. Any required right-of-way dedication would be dedicated to the City of Kent, however the dedicated right-of-way would be located within the City of Renton city limits. Staff recommends, as a condition of approval, that the applicant demonstrate compliance with the City of Kent’s street standards and provide the City of Kent any necessary right-of-way dedications prior to final short plat approval.</p>
✓	<p>Blocks: No new blocks would be created as a result of the proposed subdivision. The proposed short plat would be consistent with development patterns in the surrounding area.</p>
✓	<p>Lots: 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, interim zoning standards (Ord. 5724) 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>All of the proposed lots are rectangular in shape. The front yard areas of Lots 1 and 2 would be oriented to the west towards the access easements. Lot 1 would be considered a corner lot, and the setback along SE 192nd St. would be considered a “side along a street”.</p>
Note 1	<p>Topography and Vegetation: A Geotechnical Engineering Study (Exhibit 8) was submitted with the project application. According to the submitted study (Exhibit 8), the existing ground surface is relatively level with little or no elevation change.</p> <p>One significant tree is mapped on the northwestern corner of the property. This tree is proposed for removal. See previous discussion above under Tree Retention.</p>
5. AVAILABILITY AND IMPACT ON PUBLIC SERVICES:	
✓	<p>Police: Police staff indicates that there would be minimal impact on police services as a result of the proposed subdivision and sufficient resources exist to furnish services to the proposed development.</p>
✓	<p>Fire: 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. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. There is an existing hydrant which may be counted towards one of these requirements. A Water Availability letter from Soos Creek Water and Sewer District is required.</p> <p>Fire department apparatus access roadways are required to be a minimum 20-foot wide fully paved. Fire access roadways shall be constructed to support a 30-ton vehicle with 322-psi point loading. Access is required within 150-feet of all points on the buildings. A</p>

	<p>20-foot paved emergency access would be required to service the abutting property to the north. See previous discussion above under Access.</p> <p>A Fire Impact Fee for the future houses would be payable at the time of building permit issuance. The current Fire Impact Fee is \$495.10; the fee in effect at the time of building permit application would be applied to this project.</p>
✓	<p>Schools: The Renton School District has indicated that it can accommodate the impact of additional students expected to come from the proposed project at Benson Hill Elementary School, Nelsen Middle School, and Lindberg High School. Students attending Benson Hill Elementary would walk to school heading east along the existing sidewalk and shoulder of SE 192nd Street to 116th Avenue SE where they would turn north and walk along the east shoulder of 116th Avenue SE to school. Students attending Nelsen Middle School would be bussed to school from the existing stop located 0.07 miles to the east at the intersection of 113th Way SE and SE 192nd Street. To get to this bus stop, students would walk along the existing sidewalk on SE 192nd Street to 113th Way SE. Students attending Lindberg High School would be bussed to school from the existing stop located approximately 0.31 miles to the northwest at the intersection of 108th Avenue SE and SE 190th Street. To get to this bus stop, students would walk to the west along the existing sidewalk along SE 192nd Street to 180th Avenue SE where they would turn north and walk along the existing sidewalk to SE 190th Street.</p> <p>The current Renton School District Impact Fee is \$5,541.00. The Renton School Impact Fee would be payable at the time of building permit issuance; the fee in effect at the time of building permit application would be applied to this project.</p>
✓	<p>Parks: A Park Impact Fee would be required for the future houses. The current Park Impact Fee is \$1,441.29. The fee in effect at the time of building permit application is applicable to this project and is payable at the time of building permit issuance.</p>
Note 3	<p>Stormwater: A Preliminary Technical Information Report (TIR) prepared by Schweikl and Associates, PLLC (Exhibit 9) and a Geotechnical Engineering Study prepared by Earth Solutions NW (Exhibit 8) were submitted with the project application. The Geotechnical Engineering Study (Exhibit 8) states that the first 6 to 8 inches of soil is characterized as topsoil. Below the topsoil to depths of 3 to 5 ½ feet fill, consisting of loose silty sand with gravel and loose poorly graded gravel with sand, was encountered. Underlying the fill, native soils, consisting of medium dense silty sand, were encountered. Soils do not support full infiltration, however sandy loam soils will support limited infiltration for the roof runoff from the new homes.</p> <p>The submitted TIR (Exhibit 9) states that the existing surface water runoff sheet flows across the site from the east north-east to the west south-west portion of the site. Due to the existing onsite soil conditions outlined in the Geotechnical Engineering Study (Exhibit 8), the TIR (Exhibit 9) concludes that infiltration of onsite surface water is not feasible. In lieu of infiltration or detention, the applicant is proposing to utilize best available Low Impact Development (LID) concepts to address stormwater runoff. The proposal is to install pervious concrete with a shallow storage layer for all new impervious surfaces, along with the incorporation of roof downspout splash blocks.</p> <p>Based on the City's flow control map, the 2-lot short plat zoned R-8 falls within the Flow</p>

	Control Standard, Forested Condition. The 0.50 vacant project site is covered with grass. Access to the new lots will be via a private road to the west. The site is subject to Full Drainage review. The engineer is proposing to mitigate the new impervious surface areas created by the development by implementing the use of pervious concrete for the private road and driveways and limited infiltration trenches for the roof runoff for both new homes. A revised TIR will be required at construction permit submittal. Report shall include and address all Core Requirements and any Special Requirements in accordance with the City of Renton Amendments Chapters I and II and the 2009 KCSWM. No calculations were provided illustrating how Core requirement # 3 was met. Surface water system development fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit.
Note 3	Water Service: Water Service will be provided by Soos Creek Water and Sewer District. A water availability certificate will be required to be submitted to the City.
Note 3	Sanitary Sewer Service: Sewer Service will be provided by Soos Creek Water and Sewer District. A sewer availability certificate will be required to be submitted to the City.
✓	Transportation: See previous discussion above under Access and Streets. A Transportation Impact Fee for the new houses would be payable at the time of building permit issuance; the fee in effect at the time of building permit application would be applied to this project. The Transportation Impact Fee is \$2,214.44. Traffic impact fees will increase to \$2,951.17 in January 2016.

H. FINDINGS:

Having reviewed the written record in the matter, the City now enters the following:

1. **Request:** The applicant is requesting approval of a 2-lot short plat on a 21,953 square foot site. The project would have a net density of 5.24 dwelling units per acre.
2. **Application:** The subject property is located at 112XX SE 192nd Street (parcel no. 662340-0131).
3. **Comprehensive Plan:** The subject property is designated as Residential Single Family (RSF) in the Comprehensive Plan. The proposed project would satisfy the objectives and policies of the Land Use and Community Design of the Comprehensive Plan, if all conditions are complied with.
4. **Zoning:** The proposed project site is zoned Residential – 8 dwelling units per net acre (R- 8) and is subject to the interim zoning standards as adopted under Ordinance 5724, and further amended by CI-64 (Exhibit 10). The project as proposed would satisfy the R-8 standards and regulations as well as the interim zoning standards, if all conditions are complied with.
5. **Subdivision Regulations:** The project as proposed would satisfy the requirements of RMC 4-7, Subdivision Regulations if all conditions are complied with.
6. **Existing Land Uses:** The subject property is currently vacant.
7. **Setbacks:** Building setbacks for the future houses on the new lots would be verified at the time of building permit review.

- 8. System Development Charges:** The surface water service development fee is \$1,350.00 per single-family lot. Water service and sewer service will be provided by Soos Creek Water and Sewer District.
- 9. Public Services:** The proposed short plat has been reviewed by various City Departments. There are adequate public services and facilities to accommodate the proposed short plat. Transportation, Fire, and Park Impact fees are applicable for the future houses on the new lots. Impact fees are assessed at the time of building permit application and are payable at the time of building permit issuance.
- 10. Public Utilities:** Water service and sewer service will be provided by Soos Creek Water and Sewer District. There are no storm drainage improvements within SE 192nd Street.
- 11. Schools:** The Renton School District has indicated that adequate school facilities are available at Benson Hill Elementary, Nelsen Middle, and Lindberg High Schools. A Renton School District Impact Fee would be assessed at the time of building permit application and would be payable at the time of building permit issuance.
- 12. Safe Routes to Schools:** Students would walk to Benson Hill Elementary. Renton School District bus service is available to Nelsen Middle and Lindberg High Schools. There are safe walking routes to Benson Hill Elementary as well as to the existing bus stops located at 113th Way SE and SE 192nd Street and SE 192nd Street and 180th Avenue SE.
- 13. Topography/Critical Areas:** The site topography is relatively flat with onsite grades between 0% and 2.75%. No critical areas are mapped on the project site.

I. CONCLUSIONS:

1. The subject site is located in the Residential Single Family Comprehensive Plan designation and complies with the goals and policies established with this designation.
2. The subject site is located in the Residential – 8 dwelling units per acre (R-8) zoning designation and is subject to interim zoning adopted under Ordinance 5724, and further amended under CI-64 and complies with the zoning and development standards established with these designations provided the applicant complies with City Code and conditions of approval.
3. The proposed 2-lot short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with.
4. The proposed 2-lot 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.
5. There are safe walking routes to the schools and school bus stop.
6. There are adequate public services and facilities to accommodate the proposed short plat.

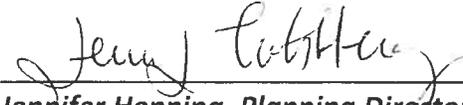
J. DECISION:

The SE 192nd Street Short Plat, File No. LUA15-000277, SHPL-A, is approved and is subject to the following conditions:

1. A detailed Landscape Plan shall be submitted at the time of Utility Construction Permit application. The Landscape Plan shall include one additional tree within the front yard area of Lot 2 as well as additional trees within the 10-foot landscape strip along SE 192nd Street. The Landscape Plan shall be submitted to the Current Planning project manager for review and approval prior to Utility Construction Permit issuance. The landscaping shall be installed prior to final building inspection.
2. Two trees shall be provided within the front yard area of Lot 1 if street trees are not required by the City of Kent within the SE 192nd Street frontage improvements.
3. A final Tree Replacement Plan shall be submitted for each new lot identifying compliance with the City's minimum tree density requirements. The Final Tree Replacement Plan shall be submitted at the time of Utility Construction Permit application for review and approval by the Current Planning Project Manager prior to Utility Construction Permit issuance. The trees shall be installed prior to final building inspection.
4. The future construction of a single family residence on Lot 1 would be required to provide design features, including windows and doors, along the south façade, facing SE 192nd Street, giving the impression that the front of the home faces SE 192nd Street. A note to this effect shall be recorded on the face of the final short plat map. Compliance with this standard would be verified at the time of building permit review.
5. The short plat layout shall be revised to provide the shared driveway within a tract. The tract shall be shown and recorded on the face of the plat to be preserved in perpetuity. The owners of the subject lots shall have an equal and undivided interest in the ownership of the tract.
6. The applicant shall demonstrate compliance with the City of Kent's street standards and provide any necessary right-of-way dedications prior to final short plat approval.

DATE OF DECISION ON LAND USE ACTION:

SIGNATURE:



Jennifer Henning, Planning Director

6/11/15
Date

TRANSMITTED this 11th day of June, 2015 to the Owners/Applicant/Contact:

Owners/Applicants:
Mathew and Saramma Titus
12329 NE 238th Place
Kent, WA 98031

Contact:
Robert Elliott
Craftsman Signature Homes, LLC
PO Box 354
Sumner, WA 98390

Sherrill K. Herbel
23821 124th Avenue SE
Kent, WA 98031

TRANSMITTED this 11th day of June, 2015 to the Party of Record:

Claude Slaughter
1070 Central Avenue N
Kent, WA 98032

TRANSMITTED this 11th day of June, 2015 to the following:

Jennifer Henning, Planning Director
Steve Lee, 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 25, 2015. 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 4-7-070.M.

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.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

Planning:

1. Construction activities shall be restricted to the hours of 7:00 am to 8:00 pm, Monday through Friday. Work on Saturdays shall be between the hours of 9:00 am and 8:00 pm. No work shall be permitted on Sundays.
2. RMC 4-4-030C.2 limits haul hours between the hours of 8:30 am and 3:30 pm, Monday through Friday unless otherwise approved by the Department of Community and Economic Development.

Technical Services:

1. The "Existing Access and Utilities" easement over the west 20 feet needs to be formalized. The King County BLA asserts that the easement is created at the time of its recording but since the property was all owned by a single individual the easement was immediately extinguished by the doctrine of "merger of estates." Further when the property at issue was sold it was not sold subject to the easement. The existing driveway does not fall in the area designated on the BLA.
2. Note the City of Renton land use action number and land record number, LUA15 000277 and LND 20 0622, respectively, on the final short plat submittal. The type size used for the land record number should be smaller than that used for the land use action number.
3. The dedication of right of way for short subdivisions requires a separate Deed of Dedication; provide a space to the recording number of same on the short plat. The Deed of Dedication document includes both a legal description exhibit and a map exhibit of the dedicated parcel. The legal description exhibit should be prepared, stamped, dated and signed by the applicant's surveyor. The surveyor should also prepare the map exhibit. The dedication process requires an updated Plat Certificate dated within 45 days of approval of said dedication. Talk to the Project Manager if there are questions or further information is needed.
4. Show two ties to the City of Renton Survey Control Network. The geometry will be checked by the city when the ties have been provided.
5. Provide sufficient information to determine how the plat boundary was established.
6. Provide short plat and lot closure calculations.
7. Note what was found when visiting the existing monuments.
8. Indicate what has been, or is to be, set at the corners of the proposed lots.
9. Note discrepancies between bearings and distances of record and those measured or calculated, if any.
10. Note addresses from the attached on the final short plat drawing.
11. Do note encroachments, if any.
12. Do include a "LEGEND" block for the short plat drawing, detailing any symbols used thereon.
13. Note all easements, covenants and agreements of record on the drawing.
14. Note any relevant researched resources on the short plat submittal.
15. Note the plat name and lot and tract numbers of the adjoining properties or note as "Unplatted."
16. The City of Renton Administrator, Public Works Department, is the only city official who signs the final short plat. Provide an appropriate approval block and signature line. Pertinent King County approval blocks also need to be noted on the drawing.
17. All vested owner(s) of the subject final short plat need to sign the final short plat drawing. Include notary blocks as needed.
18. Note that if there are easements, restrictive covenants or agreements to others (City of Renton, etc.) as part of this subdivision, they can be recorded concurrently with the final short plat. The final short plat drawing and the associated document(s) are to be given to the Project Manager as a package.

The recording number(s) for the associated document(s) are to be referenced on the final short plat drawing. Provide spaces for the recording numbers thereof.

19. The new easements for ingress, egress, utilities, etc. shown for the benefit of future owners of the proposed lots each need a note defining the rights associated with the easement at issue. Since these new "proposed" easements shown aren't "granted and conveyed" until the benefited and/or burdened lots are conveyed to others add the following language on the face of the short plat drawing:

DECLARATION OF COVENANT:

The owners of the land embraced within this short plat, in return for the benefit to accrue from this subdivision, by signing hereon covenant and agree to convey the beneficial interest in the new private easements shown on this short plat to any and all future purchasers of the lots, or of any subdivisions thereof. This covenant shall run with the land as shown on this short plat.

The preceding statement obligates the seller of the lots created to "expressly grant and convey" the lots "together with and/or subject to" any new private easements delineated on the short plat in the conveying document.

20. The private ingress, egress and utility easement requires a "New Private Easement for Ingress, Egress and Utilities Maintenance Agreement" statement.

Water:

1. Water Service will be provided by Soos Creek Water and Sewer District. A water availability certificate will be required to be submitted to the City.

Sewer:

1. Sewer Service will be provided by Soos Creek Water and Sewer District. A sewer availability certificate will be required to be submitted to the City.

Surface Water:

1. There are no drainage improvements in SE 192nd Street.
2. A drainage report dated February 24, 2015 was prepared and submitted by Schweikl and Associates with the site plan. Based on the City's flow control map, the 2 lot short plat zoned R-8 falls within the Flow Control Standard, Forested Condition. The 0.50 vacant site is covered with grass. Access to the new lots will be via a private road to the west. The site is subject to Full Drainage review. The engineer is proposing to mitigate the new impervious surface areas created by the development by implementing the use of pervious concrete for the private road and driveways and limited infiltration trenches for the roof runoff for both new homes. A revised TIR will be required at construction permit submittal. Report shall include and address all Core Requirements and any Special Requirements in accordance with the City of Renton Amendments Chapters I and II and the 2009 KCSWM. No calculations were provided illustrating how Core requirement # 3 was met.
3. A geotechnical report dated January 28, 2014, provided by Earth Solutions was included with the site plan. Soils do not support full infiltration, however sandy loam soils will support limited infiltration for the roof runoff from the new homes.
4. Surface water system development fee is \$1,350.00 for each new lot.

Transportation/Streets:

1. There are no street improvements fronting the site in SE 192nd Street.

2. SE 192nd Street is within the city limits of Kent. Applicant will need to contact the City of Kent to determine if additional right of way or frontage improvements will be required.
4. Current traffic impact fee is \$ 2,214.44 per new single family lot. Payment of the transportation impact fee is due at the time of issuance of the building permit. Traffic impact fees will increase to \$2,951.17 in January 2016.
5. The maximum width of single loaded garage driveway shall not exceed nine feet (9') and double loaded garage driveway shall not exceed sixteen feet (16').

General:

1. Separate permits and fees for storm connections will be required.
2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
3. Rockeries or retaining walls greater than 4 feet in height will require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required.
4. A tree removal and tree retention/protection plan and a landscape plan shall be included with the civil plan submittal.

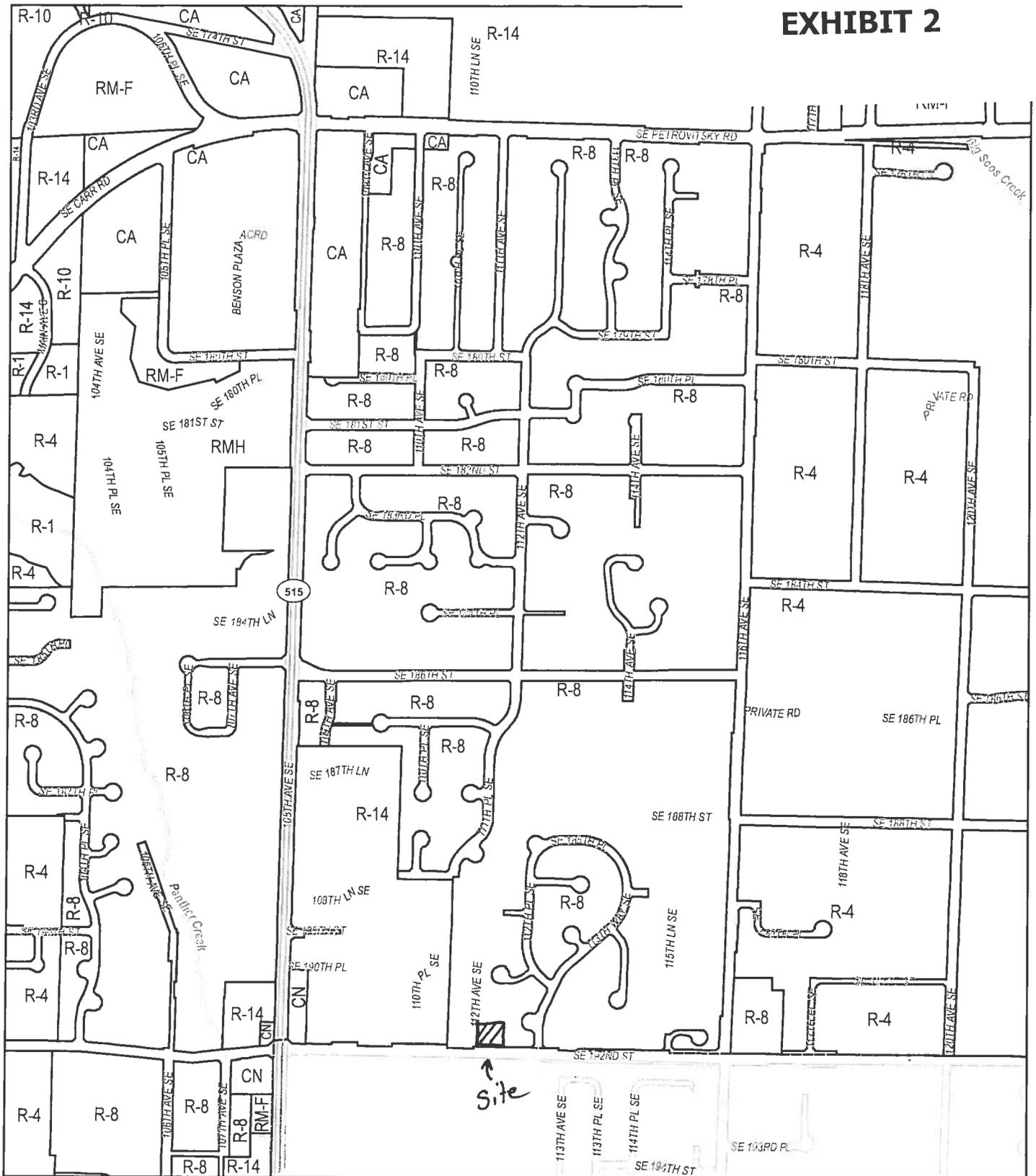
Fire:

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.
2. 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. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. One existing hydrant can be counted toward these requirements. A water availability certificate is required from Soos Creek Water and Sewer District.
3. Fire department apparatus access roadways are required to be a minimum of 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.

EXHIBIT 2

14W 32 T23N R5E W 1/2

15W 33 T23N R5E W 1/2



Site



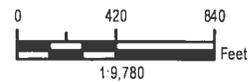
ZONING MAP BOOK
 PLANNING - TECHNICAL SERVICES
 PRINTED DATE: 10/03/2013

This document is a graphic representation, not guaranteed to survey accuracy, and is based on the best information available as of the date shown. This map is intended for City display purposes only.

Community & Economic Development
 C.E. "Chip" Vincent
 Adriana Abramovich



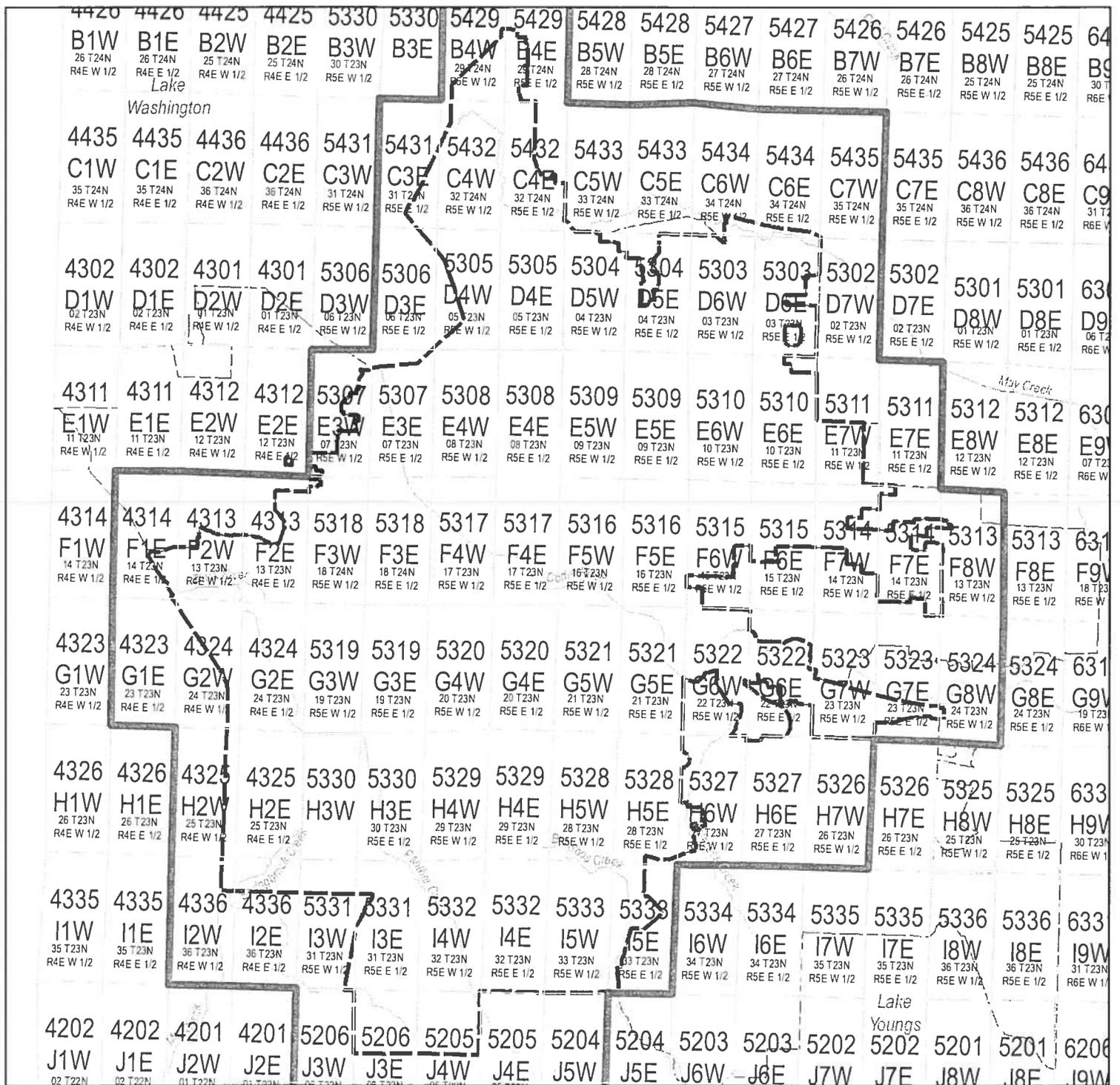
J4E 05 T22N R5E E 1/2



I4E

32 T23N R5E E 1/2
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- | | | |
|--|--|--|
| <ul style="list-style-type: none"> City Limits RENTON Potential Annexation Area Zoning Designation (CA) Commercial Arterial (CD) Center Downtown (CN) Commercial Neighborhood (CO) Commercial Office | <ul style="list-style-type: none"> (COR) Commercial/Office/Residential (CV) Center Village (IH) Industrial Heavy (IL) Industrial Light (IM) Industrial Medium (R-1) Residential 1du/ac (R-10) Residential 10du/ac (R-14) Residential 14du/ac | <ul style="list-style-type: none"> (R-4) Residential 4du/ac (R-8) Residential 8du/ac (RC) Resource Conservation (RM-F) Residential Multi-Family (RM-T) Resl. Multi-Family Traditional (RM-U) Resl. Multi-Family Urban Center (RMH) Residential Manufactured Homes (UC-N1) Urban Center North 1 (UC-N2) Urban Center North 2 |
|--|--|--|



Residential

- (RC) Resource Conservation
- (R-1) Residential 1du/ac
- (R-4) Residential 4du/ac
- (R-8) Residential 8du/ac
- (R-10) Residential 10du/ac
- (R-14) Residential 14du/ac
- (RM-F) Residential Multi-Family
- (RM-T) Res Multi-Family Traditional
- (RM-U) Res Multi-Family Urban Center
- (RMH) Res Manufactured Homes

Mixed Use Centers

- (CV) Center Village
- (CD) Center Downtown
- (UC-N1) Urban Center North 1
- (UC-N2) Urban Center North 2
- Commercial**
- (CA) Commercial Arterial
- (CN) Commercial Neighborhood
- (CO) Commercial Office
- (COR) Commercial/Office/Residential

Industrial

- (IL) Industrial Light
- (IM) Industrial Medium
- (IH) Industrial Heavy
- RENTON
- Potential Annexation Area

**PAGE
INDEX**

Page
Number
Sect/Town/Range

City of Renton
**TREE RETENTION
WORKSHEET**

1. **Total** number of trees over 6" in diameter¹ on project site: 1. 1 trees

2. **Deductions:** Certain trees are excluded from the retention calculation:
Trees that are dead, diseased or dangerous² 0 trees
Trees in proposed public streets 0 trees
Trees in proposed private access easements/tracts 1 trees
Trees in critical areas³ and buffers 0 trees

Total number of **excluded trees:** 2. 1 trees

3. Subtract **line 2** from **line 1**: 3. 0 trees

4. Next, to determine the number of trees that must be **retained**⁴, multiply **line 3** by:
0.3 in zones RC, R-1, R-4, or R-8
0.1 in all other residential zones
0.05 in all commercial and industrial zones 4. 0 trees

5. List the number of 6" or larger trees that you are proposing⁵ to **retain**⁴:
5. 0 trees

6. Subtract **line 5** from **line 4** for **trees to be replaced**:
(If line 6 is less than zero, stop here. No replacement trees are required). 6. 0 trees

7. Multiply **line 6** by **12"** for number of **required replacement inches**:
7. 0 inches

8. Proposed size of trees to meet **additional planting** requirement:
(Minimum 2" caliper trees required) 8. N/A inches per tree

9. Divide **line 7** by **line 8** for number of **replacement trees**⁶:
(if remainder is .5 or greater, round up to the next whole number) 9. NA trees

¹ Measured at chest height.
² Dead, diseased or dangerous trees must be certified as such by a forester, registered landscape architect, or certified arborist, and approved by the City.
³ Critical Areas, such as wetlands, streams, floodplains and protected slopes, are defined in Section 4-3-050 of the Renton Municipal Code (RMC).
⁴ Count only those trees to be retained outside of critical areas and buffers.
⁵ The City may require modification of the tree retention plan to ensure retention of the maximum number of trees per RMC 4-4-130H7a
⁶ Inches of street trees, inches of trees added to critical areas/buffers, and inches of trees retained on site that are less than 6" but are greater than 2" can be used to meet the tree replacement requirement.



Geotechnical Engineering
Geology
Environmental Scientists
Construction Monitoring



**GEOTECHNICAL ENGINEERING STUDY
PROPOSED TITUS / HERBAL
RESIDENTIAL HOMES
110XX SOUTHEAST 192ND STREET
RENTON, WASHINGTON**

ES-3215

RECEIVED

APR 23 2015

CITY OF RENTON
PLANNING DIVISION

1805 - 136th Place N.E. Suite 201 - Bellevue, WA 98005
(425) 449-4704 Fax (425) 449-4711



Schweikl & Associates, pllc
Civil Engineering, Project Management, & Consulting

PRELIMINARY
**TECHNICAL INFORMATION
REPORT**

FOR
**SE 192ND STREET SHORT
PLAT**

PROJECT NO: 14189

FEBRUARY 2015

PREPARED FOR:

MRS. SHERRILL K. HERBEL
23821 124TH AVE SE
KENT, WASHINGTON 98031-3609

PREPARED BY:

BRANT A. SCHWEIKL, P.E.

SCHWEIKL AND ASSOCIATES, PLLC.
1945 SOUTH 375TH STREET
FEDERAL WAY, WA 98003
(253) 226-4508

RECEIVED

APR 23 2015

CITY OF RENTON
PLANNING DIVISION

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

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-64

MUNICIPAL

CODE SECTIONS: Ordinance 5724 Interim Zoning Standards, and 4-2-110A, Development Standards for Residential Zoning Designations (Primary and Attached Accessory Structures)

REFERENCE: N/A

SUBJECT: Side Yard Setback Requirements adopted under Ordinance 5724

BACKGROUND: Interim zoning standards were adopted under Ordinance 5724, which superseded adopted development standards for the R-8 zone. These interim development standards included increasing the required 5-foot side yard setback to 7.5 feet and increasing the required 15-foot side yard along a street setback to 17.5 feet. These interim standards were adopted in anticipation of the City Council rezoning certain R-8 zoned properties to a new R-6 zone. The new R-6 zone and associated development standards were adopted under Ordinance 5744 amending RMC 4-2-110A, Development Standards for Residential Zoning Designations. Ordinance 5744 requires the following side yard setback: "combined 15 ft. with not less than 5 ft. on either side", which provides more flexibility than the 7.5-foot side yard setback adopted under Ordinance 5724. In addition, the side yard along a street setback was increased to 25 feet.

JUSTIFICATION: The interim standards adopted under Ordinance 5724 were adopted quickly to prevent the development of R-8 zoned properties to R-8 development standards, when R-6 development standards may be more compatible with surrounding development patterns. The standards adopted under Ordinance 5744 were thoroughly vetted through the public process including the Planning Commission and City Council, whereas the interim standards were quickly adopted with less public input. Therefore, projects which are vested to the interim standards under Ordinance 5724 should be subject to the side yard and side yard along a street setback requirements adopted under Ordinance 5744.

DECISION: Projects vested to the interim zoning standards adopted under Ordinance 5724 shall be required to comply with the side yard and side yard along a street setback requirements adopted under Ordinance 5744.

**ADMINISTRATOR
APPROVAL:**

C. E. "Chip" Vincent

DATE: February 27, 2015

**APPEAL
PROCESS:**

To appeal this determination, a written appeal--accompanied by the required filing fee--must be filed with the City's Hearing Examiner (1055 South Grady Way, Renton, WA 98057, 425-430-6515) no more than 14 days from the date of this decision. Your submittal should explain the basis for the appeal. Section 4-8-110 of the Renton Municipal Code provides further information on the appeal process.

**CODE
AMENDMENTS
NEEDED TO
IMPLEMENT
DETERMINATIONS:** N/A

STAFF CONTACT: Jill Ding