

ADMINISTRATIVE SHORT PLAT REPORT & DECISION

A. SUMMARY AND PURPOSE OF REQUEST

REPORT DATE:	December 4, 2014
Project Name:	Cascade Greens Short Plat
Project Number:	LUA14-001284; SHPL-A
Project Manager:	Kris Sorensen, Associate Planner
Owner:	Timothy and Elizabeth Zwicker; 11427 SE 162 nd St; Renton WA 98055
Applicant/Contact:	Kristen Harris; 10945 SE 168 th St; Renton WA 98055
Project Location:	11427 SE 162 nd St; Renton WA 98055
Project Summary:	The applicant is requesting Administrative Short Plat review of a 29,774 square foot lot (PID 088000260) in the Residential-8 dwelling units per acre (R-8) zone to be subdivided into four single-family residential lots. The subject property is located east of 114 th Ave SE along SE 162 nd St. The density would be 7.5 dwelling units per acre. Vehicular access to the lots would be from SE 162 nd St utilizing a shared private driveway in a 20-foot wide access easement located on the eastern property boundary. Proposed lot sizes range from 5,067 sf to 12,962 sf in size. No sensitive areas or special features are located on the proposed project site. Eight trees are proposed to be retained. The existing home would be retained. A drainage technical information report was provided by Development Engineering LLC, dated April 25, 2014. Street improvements including planter strip and sidewalk would be installed along the subject site.

Exist. Bldg. Area SF:	1,270 sf	Proposed New Bldg. Area (footprint):	N/A
		Proposed New Bldg. Area (gross):	N/A
Site Area:	29,774 sf (0.68-acre)	Total Building Area GSF:	N/A



Project Location Map

B. EXHIBITS:

- Exhibit 1: Administrative Short Plat Report and Decision
- Exhibit 2: Neighborhood Detail
- Exhibit 3: Short Plat Plan
- Exhibit 4: Density Worksheet
- Exhibit 5: Tree Retention Worksheet
- Exhibit 6: Tree Retention Plan
- Exhibit 7: Technical Information Report, prepared by Development Engineering, PLLC, dated April 27, 2014
- Exhibit 8: Topography, Boundary, and Tree Survey
- Exhibit 9: Utilities Plan
- Exhibit 10: Schools for Attendance
- Exhibit 11: Existing Landscaping on SE 162nd St
- Exhibit 12: Public Comment
- Exhibit 13: Advisory Notes / Review Comments
- Exhibit 14: Revised Density Worksheet – based on Short Plat plan statistics
- Exhibit 15: Carport on Existing Home

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** Timothy and Elizabeth Zwicker;
11427 SE 162nd St; Renton WA 98055
- 2. **Zoning Designation:** Residential 8 (R-8)
- 3. **Comprehensive Plan Land Use Designation:** Residential Single Family (RSF)
- 4. **Existing Site Use:** Single Family Residential
- 5. **Neighborhood Characteristics:** Single Family Residential
 - a. **North:** *Single family residential uses in R-8 zone*
 - b. **East:** *Single family residential uses in R-8 zone*
 - c. **South:** *Single family residential uses in R-8 zone*
 - d. **West:** *Single family residential use in R-8 zone*
- 6. **Access:** Access is gained via SE 162nd St.
- 7. **Site Area:** 29,774 sf (0.68-acre)

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5099	11/01/2004
Zoning	N/A	5100	11/01/2004
Annexation, Benson Hill	N/A	5327	03/01/2008

E. PUBLIC SERVICES:

1. Utilities

- a. Water: Water service is provided by Soos Creek Water and Sewer District.
- b. Sewer: Water service is provided by Soos Creek Water and Sewer District.
- c. Surface/Storm Water: There are no drainage improvements in SE 162nd St.

2. Streets: There are no street improvements fronting the site in SE 162nd St. The street is classified as Residential Access street.

3. Fire Protection: Service provided by 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 4-2-070: Zoning Use Table
- c. Section 4-2-110: Residential Development Standards
- d. Section 4-2-115: Residential Design and Open Space Standards

2. Chapter 4 Property Development Standards

- a. Section 4-4-070: Landscaping Regulations
- b. Section 4-4-080: Parking, Loading, and Driveway Regulations
- c. Section 4-4-130: Tree Retention and Land Clearing Regulations

3. Chapter 6 Streets and Utility Standards

- a. Section 4-6-030: Drainage (Surface Water) Standards
- b. 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 9 Permits - Specific

6. Chapter 11 Definitions

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

- 1. Land Use Element: Residential Single Family (RSF) land use designation
- 2. Community Design Element

H. DEPARTMENT ANALYSIS:

1. Project Description/Background

The applicant, Kristen Harris, has requested preliminary short plat approval for a 4-lot short plat subdivision. The applicant is proposing to subdivide a 0.68-acre (29,774 sf) site zoned Residential-8 (R-8) dwelling units per acre (Exhibit 3). The subject property is located at 11427 SE 162nd St, which is east of 114th Ave SE and west of 116th Ave SE, along SE 162nd St. The proposal would create a total of four lots intended for the development of detached single-family residences. There is an existing one-story, single-family residence built in 1960 that is proposed to be retained at the north of the site on proposed Lot 1.

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 Cascade Greens Short Plat application was determined a complete application on September 19, 2014, and therefore, is vested to the R-8 standards as were allowed prior to the Council adoption of Ordinance 5724.

The area where the proposal is located is designated Residential Single Family (RSF) in the City of Renton Comprehensive Land Use Plan. The subject site is located along SE 162nd St in the Cascade neighborhood area. The proposal for four lots would arrive at a net density of 7.5 dwelling units per acre (du/ac) (Exhibit 4). Lot sizes for the residential parcels range from 5,057 sf to 12,962 sf in size. Access to the lots would be through a private driveway located in a 20-foot wide utility and access easement connected to SE 162nd St (Exhibit 3). The private driveway is designed to provide the required fire emergency hammerhead. No right-of-way dedication is required along SE 162nd St.

The site is generally flat with no critical areas and some mature trees. Site topography has an approximate one-percent slope across the property (Exhibit 8). The rise in elevation is roughly 3 feet across the site, from north to south. There are 22 significant trees identified on the survey made up of a mix of deciduous and conifers (Exhibit 8). The Tree Retention Worksheet (Exhibit 5) states that 3 trees would be removed for the construction of the driveway and that 8 trees are proposed to be retained (Exhibit 6). Additional trees would be planted in the street planter strip as part of improvements within the SE 162nd St right-of-way.

On and off-site improvements are required. Site improvements include grading, stormwater facilities, utility connections, and landscaping. The proposed utility and access easement would provide for water line and sewer extensions to each proposed lot. Off-site improvements would be required as mentioned previously along SE 162nd St as there are no existing frontage improvements. Street improvements include installation of planter strip, sidewalk, curb and gutter.

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. 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 "Advisory Notes to the Applicant/Review Comments" (Exhibit 13).

4. Comment from the Public

One public comment was received and no comments were received from agencies. The comment identifies concerns with existing and future stormwater drainage water issues that may be created with added homes, changes to the neighborhood with added new single family homes, and lack of continuous sidewalks (Exhibit 12).

5. Consistency with Short Plat 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 short plat:

I. FINDINGS:

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

- 1. Request:** The project proponent has requested approval of a short plat subdivision of a 29,774 sf (0.68-acre) property in the Cascade community into 4 lots suitable for development with single-family residential structures, where the existing single-family dwelling would be retained. The project would have a density of 7.5 du/ac based on the numbers provided on the Short Plat plan (Exhibit 3).
- 2. Application:** The subject site is owned by Timothy and Elizabeth Zwicker; 11427 SE 162nd St; Renton WA 98055.
- 3. Comprehensive Plan:** The property has a Comprehensive Plan land use designation of Residential Single-Family (RSF). The proposed project furthers the objectives and policies of the RSF section of the Land Use Element of the Comprehensive Plan. The objectives and policies of the Community Design Element are also supported by the project as proposed.
- 4. Zoning:** Objectives and policies of the RSF designation are implemented by standards and regulations of the Residential 8 zone. The project, as proposed, meets or exceeds the R-8 zone standards and regulations, if conditions of approval are met.
- 5. Subdivision Regulations:** The short plat, as proposed, would meet the requirements of RMC 4-7 Subdivision Regulations, if conditions of approval are met.
- 6. Existing Land Uses:** The site consists of one parcel with an existing family home and accessory structure, which is proposed to be retained.
- 7. Setbacks:** Minimum setback requirements of the R-8 zone could be met for the new lots and would be compliant for the existing home proposed on Lot 1 if all conditions of approval are met.

8. Short Plat Review Criteria: Approval of a plat is based upon several factors. The following short plat criteria, in the matrix below, have been established to assist decision-makers in the review of the plat. The criteria are evaluated on compliancy, and the depth of compliance is provided through a denotation next to the criteria text as follows: (✓ 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 to 8 dwelling units per acre in Residential Single Family Neighborhoods.</p> <p>Staff Comment: <i>Four residential lots would be created, with one lot for the existing home and three lots for new single-family residences. The gross area is 29,774 sf. There is a deduction from the gross area for net density calculation for the shared private driveway access easement of 6,659 sf (Exhibit 3). The proposed density would be 7.5 du/ac based on site statistics on the Short Plat plan (Exhibit 3). The proposed density is within the required range for the R-8 zone.</i></p> <p><i>The submitted Density worksheet (Exhibit 4) has different numbers for gross area, private access easement, and density than the Short Plat plan. Staff has used the calculations and numbers provided on the Short Plat plan to provide gross area of property, private access easement, and density calculations for this report's analysis. A revised Density worksheet based on the Short Plat plan numbers is provided as Exhibit 14.</i></p>
✓	<p>Objective CD-C. Promote reinvestment in and upgrade of existing residential neighborhoods through redevelopment of small, underutilized parcels with infill development, modification and alteration of older housing stock, and improvements to streets and sidewalks to increase property values.</p> <p>Staff Comment: <i>Three new residential parcels would be created for infill next to the existing single-family home.</i></p>
✓	<p>Policy CD-12. Sidewalks or walking paths should be provided along streets in established neighborhoods, where sidewalks have not been previously constructed. Sidewalk width should be ample to safely and comfortably accommodate pedestrian traffic and, where practical, match existing sidewalks.</p> <p>Staff Comment: <i>The subject property is an interior lot and has street frontage along SE 162nd St of approximately 100 feet in length (Exhibit 8). There are no existing street improvements in the 162nd street right-of-way (Exhibit 13 – Engineering Review, Existing Conditions subsection). There are no street frontage improvements along the frontage of any surrounding streets although a Short Plat abutting the site to the west (Limelite</i></p>

	<p>LUA14-001083) is anticipated to provide street improvements from the subject site's west property line to the intersection of SE 162nd St and 114th Ave SE. Within SE 162nd St, there is sufficient existing right-of-way to provide required street improvements including the required 13 feet paving from centerline, curb and gutter, an 8-foot wide planter strip, and a 5-foot wide sidewalk. Proposed street improvements would include curb, gutter, planter strip and sidewalk for both street frontage of subdivision (Exhibit 9 – Utilities Plan).</p>
<p>✓</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>Staff Comment: <i>The four proposed lots would allow for updated housing stock.</i></p>
<p>Note 3</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>Staff Comment: <i>Detailed site and architectural designs will be reviewed to determine compatibility with the context of the site, at the time building permits are submitted.</i></p>
<p>2. COMPLIANCE WITH THE UNDERLYING ZONING DESIGNATION: Objectives and policies of the Comprehensive Land Use Plan Residential Single Family 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>✓</p>	<p>Density: The minimum density allowed in the R-8 zone is 4 dwelling units per net acre (du/ac). The maximum density permitted in the R-8 zone is 8.0 du/as. Net density is calculated after the deduction of critical areas, areas intended for public rights-of-way, and private access easements. Calculations for minimum or maximum density that result in a fraction that is 0.50 or greater shall be rounded up to the nearest whole number. Those density calculations resulting in a fraction that is less than 0.50 shall be rounded down to the nearest whole number.</p> <p>Staff Comment: <i>No dedication of right-of-way is required and the gross square footage is 29,774 sf (0.68-acre). The private access easement of 6,659 sf for the shared private driveway would be deducted from the gross area to provide a net area total of 23,115 sf. The 4-lot proposal would arrive at a net residential density of 7.5 dwelling units per acre (4 units / 0.53 acres = 7.5 du/ac), which falls within the permitted density range for the R-8 zoning classification.</i></p>
<p>✓</p>	<p>Lot Dimensions: Staff Comment: <i>R-8 Standards apply:</i></p>

	<i>Proposed Lots (Exhibit 3)</i>	<i>Lot Size 5,000 SF minimum</i>	<i>Width minimum 50 feet-interior; 60 feet-corner</i>	<i>Depth 65 feet minimum</i>
	Lot 1 & existing home	12,962 sf	100 ft	130 ft
	Lot 2	6,653 sf	67 ft	99 ft
	Lot 3	5,092 sf	51 ft	99 ft
	Lot 4	5,067 sf	51 ft	99 ft
Note 1	<p>Setbacks: The minimum front yard setback in the R-8 zone is 15 feet; minimum side yard is 5 feet and, minimum side yard along a street 15 feet for the primary structure; minimum rear yard is 20 feet.</p> <p>Staff Comment: For Lots 2-5 there is sufficient area for new residential structures that would comply with setbacks. Lots 2-5 would have setbacks reviewed at time of building permit.</p> <p>For Lot 1 where the existing home is proposed to be retained, setbacks for the underlying zone and setbacks along a driveway are required to be reviewed at the time of subdivision proposal. The home's setbacks are compliant for the front, rear, and side yard at the west. The front yard setback to front porch area is approximately 35 ft in distance where 15 ft is the minimum and a porch is allowed to project into the front yard setback. The east side yard setback is approximately 27 feet to the house where the minimum is 5 feet. The rear yard to the house is approximately 42 ft where the minimum is 20 feet.</p> <p>The eastern side yard is required to be setback from the proposed shared driveway by 5 feet. The Short Plat plan does not clearly identify the 5-foot setback (Exhibit 3). Additionally, the carport attached to the eastern wall of the home, if it still exists, would need to be removed to provide clear access along the proposed private driveway (Exhibit 15). In review of the submitted Short Plat, there seems to be sufficient space where the existing structure has a setback of 25 ft between the structure and property east property boundary, where the 20-foot wide private driveway would be located. The width of the driveway is shown at 23 ft and the distance between the driveway and structure is identified as 2.41 ft for a total of 25 ft. Therefore, staff recommends, as a condition of approval, that a revised Short Plat Plan be submitted to, and approved by the Current Planning Project Manager, identifying the required 5-foot setback between the 20-foot wide driveway and home. If there is not sufficient setback between the driveway and home, that portion or portions of the home would need to be removed to provide the required minimum setback.</p>			
Note 1	<p>Building Standards: The R-8 zone permits one single family residential structure per lot. Accessory structures are permitted at a maximum number of two per lot with a</p>			

	<p>maximum size of 720 square feet each, or a maximum of one per lot with a maximum of 1,000 square feet. Accessory structures are permitted only when associated with a primary structure located on the same parcel of land.</p> <p>The maximum building height in the R-8 zone is 30 feet. <u>Building height</u> is based on the measurement of the vertical distance from the grade plane to the average height of the roof surface. The <u>grade plane</u> is the average of existing ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line, or where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.</p> <p>The maximum building coverage in the R-8 zone, for lots larger than 5,000 sf, is 35 percent or 2,500 sf, whichever is greater.</p> <p>The maximum impervious surface area is 75 percent.</p> <p><i>Staff Comment:</i> For Lot 1, proposed at 12,962 sf, lot coverage is approximately 1,976 sf using the home's dimensions as identified on the Short Plat Plan (Exhibit 3). The lot coverage is less than the less than the maximum 2,500 sf allowed for the zone and therefore complies with the lot coverage standard. Impervious coverage combines the lot coverage with the shared driveway paved area. The shared driveway easement for Lot 1 is 3,855 sf (Exhibit 3) and the home lot coverage is approximately 1,976 sf for a combined impervious coverage of approximately 5,831 sf for an approximate impervious coverage of 45 percent. Up to 75 percent impervious is allowed for the zone, therefore the approximate 45 percent impervious coverage for Lot 1 complies with the standard.</p> <p>For Lots 2-5, building elevations, floor plans and a site plan, which would be used to determine building height, building coverage and impervious surface coverage, have not been submitted. They would be submitted for building permit review (compliance not yet demonstrated).</p>
<p>Note 2</p>	<p>Landscaping: Landscaping is required for all subdivisions including short plats. A detailed landscape plan is usually required to be approved prior to issuance of street or utility construction permits.</p> <p>A ten foot-wide on-site landscaped area is required along all public street frontages, with the exception of areas for required crosswalks and driveways. This landscaped area shall be on-site and shall include a mixture of trees, shrubs and ground cover. Two trees are required in the front yard of each lot.</p> <p>For street improvements, and street trees and landscaping required within the right-of-way, a minimum planting strip width 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 per subsection 4-4-070 L2, 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. Refer to the City's Approved Tree list and spacing standards available through the Department of Community and Economic Development and on the City's website. In addition, where there is insufficient right-of-</p>

	<p>way space or no public frontage, street trees are required in the front yard of each lot.</p> <p>Staff Comment: <i>The applicant requested that the conceptual landscape plan be waived as there is existing mature landscaping along the public right-of-way and because the applicant does not plan to develop the project. For the code required 10-foot landscaping strip along a street, the applicant provided a photo of what currently exists which is primarily groundcover consisting of grass with some shrubs (Exhibit 11). As part of off-site landscaping requirements in the street right-of-way, the submitted Utilities Plan does identify the 8-foot off-site planter strip to be constructed where new trees would be planted (Exhibit 9). The applicant would need to identify the spacing of street trees and their species.</i></p> <p><i>Therefore, staff recommends, as a condition of approval, that a detailed landscape plan identifying on-site and off-site improvements consistent with code, be provided to and approved by, the Current Planning Project Manager prior to construction permit approval. The applicant shall be required to submit a revised landscape plan, depicting a 10-foot wide on-site landscape strip along the street with landscaping materials that meet the Code, where existing landscaping may need to be supplemented with additional plantings and a minimum of 2 trees in the front yards of Lots 2 - 4. The applicant shall be required to submit a landscape plan for the off-site right-of-way landscaping planter strips in the roadway with proper spacing and species identified according to the spacing standards and approved tree list available on the City's website.</i></p>
<p>Note 1</p>	<p>Tree Retention: Existing trees shall be retained where feasible. RMC 4-4-130 requires 30 percent of trees to be retained. If the required number of trees cannot be retained, they must be replaced according to RMC 4-4-130H.</p> <p>Staff Comment: <i>According to the Tree Retention Worksheet and Tree Inventory there are 22 significant trees with 6-inch diameter or greater on the site (Exhibits 5 and 8). Eight trees are proposed to be retained with 3 to be removed for the construction of the proposed private driveway. The Tree retention standards require a minimum of 6 trees to be retained where the applicant is proposing to retain 8 trees which is more than the minimum. Four of the trees to be retained are identified where Lot 1 would be located and one tree for retention is identified in Lot 2. The other three trees to be retained are identified at the southern portion of the site, in Lot 4.</i></p> <p><i>The submitted utilities plan (Exhibit 9) identifies locations of stormwater facilities at the rear of Lots 2, 3, and 4. There may be possible conflict with the trees to be retained depending on the ultimate location of stormwater facilities for the homes. Therefore, staff recommends, as a condition of approval, that an updated Tree Retention Worksheet and Tree Retention Plan be submitted that is compliant with the RMC 4-8-120.</i></p> <p><i>In addition to the trees proposed to be retained, new trees would be planted in the street right-of-way within the planter strip, adding to the total number of trees to be located on the Short Plat site. A staff recommended condition of approval for a final detailed landscape plan was stated in the above subsection and would be required as part of a Short Plat approval.</i></p>

✓	<p>Parking: Off-street parking for 2 vehicles per residential unit is required.</p> <p>Staff Comment: <i>There is sufficient space to provide on-site parking as required for Lots 2-4. For the existing home on Lot 1, there is sufficient space to provide on-site parking in the rear yard. Parking is not allowed on the shared driveway or hammerhead turn around as it is to be clear at all times for fire and emergency services.</i></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>	
N/A	<p>Lot Configuration: Standards apply to subdivisions of 4 or more street-fronting lots. Variety in the configuration of lots enhances the image of variety of housing stock and helps minimize perceptions of monotony. One of the following is required:</p> <ol style="list-style-type: none"> 1. Lot width variation of 10 feet minimum of one per four abutting street-fronting lots, or 2. Minimum of four lot sizes (minimum of 400 gross square feet size difference), or 3. A front yard setback variation of at least 5 feet minimum for at least every four abutting street fronting lots. <p>Staff Comment: <i>There is only one street-fronting lot. The other lots would be facing a private shared driveway.</i></p>
Note 3	<p>Garages: The minimization of the visual impact of garages contributes to creating communities that are oriented to people and pedestrians, as opposed to automobiles. One of the following is required (some options are not listed here due to lack of site feasibility, i.e. garages accessed from alley):</p> <ol style="list-style-type: none"> 1. Recessed from the front of the house and/or front porch at least 8 feet, or 2. Located so the roof extends at least 5 feet (excluding eaves) beyond the front of the garage for at least the width of the garage, plus the porch/stoop area, or 3. Sized so that it represents no greater than 50 percent of the width of the front façade at ground level, or 4. Detached. <p>The portion of the garage wider than 26 feet across the front shall be set back at least 2 feet.</p> <p>Staff Comment: <i>Lot 1 has an existing home, where garage design standards would be evaluated if remodeling or addition were to occur in the future. For Lots 2-4, building plans, which would be used to determine visual impact of garages, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</i></p>
	<p>Primary Entry: Entrances to houses shall be a focal point and allow space for social</p>

<p>Note 3</p>	<p>interaction. One of the following is required:</p> <ol style="list-style-type: none"> 1. Stoop: minimum 4 feet by 6 feet and 12 inches above grade, or 2. Porch: minimum 5 feet deep and 12 inches above grade. <p>Exception: An ADA accessible route may be taken from a front driveway.</p> <p><i>Staff Comment:</i> Lot 1 has an existing home and front porch area, where primary entry design standards would be evaluated if remodeling or addition were to occur in the future. For Lots 2-5, building designs, which would be used to evaluate design of entrances, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</p>
<p>Note 3</p>	<p>Façade Modulation: Buildings shall not have monotonous facades along public areas. 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 10 feet wide and 2 feet in depth on façades visible from the street, or 2. At least a 2-foot offset of second story from first story on one street-facing façade. <p><i>Staff Comment:</i> Lot 1 has an existing home, where façade modulation design standards would be evaluated if remodeling or addition were to occur in the future. For Lot 2-4, building designs, which would be used to evaluate design of façades, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</p>
<p>Note 3</p>	<p>Windows and Doors: Windows and front doors are an integral part of the architectural character of a house. Windows and doors shall constitute 25 percent of all façades facing street frontage or the front yard for homes not facing a public street.</p> <p><i>Staff Comment:</i> Lot 1 has an existing home, where windows and doors design standards would be evaluated if remodeling or addition were to occur in the future. For Lots 2-4, building designs, which would be used to evaluate design of windows and doors, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</p>
<p>Note 3</p>	<p>Scale, Bulk, and Character: Neighborhoods shall have a variety of home sizes and character. Abutting houses shall have differing architectural elevations.</p> <p><i>Staff Comment:</i> Lot 1 has an existing home, where scale, bulk, and character design standards would be evaluated if remodeling or addition were to occur in the future. For Lots 2-4, building designs, which would be used to evaluate scale, bulk, and character of structures, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</p>
<p>Note 3</p>	<p>Roofs: Roof forms and profiles are an important architectural component. One of the following is required:</p> <ol style="list-style-type: none"> 1. Hip or gabled roof with at least a 6:12 pitch for the prominent form of the roof (dormers, etc.), may have lesser pitch, or

	<p>2. Shed roof.</p> <p>Staff Comment: Lot 1 is an existing home, where roof design standards would be evaluated if remodeling or addition were to occur in the future. For Lots 2-4, building designs, which would be used to evaluate roof forms, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</p>
<p>Note 3</p>	<p>Eaves: Eaves and overhangs act as unifying elements in the architectural character of a house. 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 12 inches with horizontal fascia or fascia gutter at least 5 inches deep on the face of all eaves, and 2. Rakes on gable ends must extend a minimum of 2 inches from the surface of exterior siding materials. <p>Staff Comment: Lot 1 is an existing home, where eave design standards would be evaluated if remodeling or addition were to occur in the future. For Lots 2-4, building designs, which would be used to evaluate design of eaves and overhangs, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</p>
<p>Note 3</p>	<p>Architectural Detailing: Architectural detailing contributes to the visual appeal of a house and the community. 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 8 inches is required between the first and second story. Also, one of the following is required:</p> <ol style="list-style-type: none"> 1. Minimum 3-1/2 inch trim surrounds all windows and details all doors, or 2. A combination of shutters and minimum 3-1/2 inch trim details all windows and minimum 3-1/2 inch details all doors. <p>Staff Comment: Lot 1 has an existing home, where architectural detailing design standards would be evaluated if remodeling or addition were to occur in the future. For Lots 2-4, building designs, which would be used to evaluate architectural detailing, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</p>
<p>Note 3</p>	<p>Materials and Color: A variety of materials and color contributes to the diversity of housing in the community. Abutting houses shall be different colors. Color palettes for all new dwellings, coded to the building elevations, shall be submitted for approval. Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. A minimum of 2 colors shall be used on the building (a main color with different trim color is acceptable), or 2. A minimum of 2 different siding materials shall be used on the building. One siding material shall comprise a minimum 30 percent of the street-facing façade. If masonry siding is used, it shall wrap the corners no less than 24 inches. <p>Staff Comment: Lot 1 has an existing home, where materials and color design standards would be evaluated if remodeling or addition were to occur in the future. For Lots 2-4,</p>

	<p><i>building designs, which would be used to evaluate material and color choices, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</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: Each lot must have access to a public street, private road, or by a private access easement per the requirements of the street standards. Per RMC 4-4-0801.1.iii, Driveways shall not be closer than five feet to any property line.</p> <p>Staff Comment: <i>Access to the lots would be from a shared private driveway access easement that connects to SE 162nd St (Exhibit 3). Shared driveways may be permitted for access up to a maximum of four lots and up to three of the lots may use the driveway as primary access for emergencies. Therefore, the shared driveway would meet the driveway standard where four lots would use the driveway. Staff recommends, as a condition of approval, that a note be added to the face of the plat stating language to the effect "that all lots shall take access from the proposed shared driveway."</i></p> <p><i>The Fire department requires a fire apparatus turnaround for this short plat (Exhibit 13). Although the code allows a 16-foot width for a shared driveway, the driveway would also be used for emergency access to the residential lots therefore the width is required to have a 20-foot minimum paved width. The Site Plan identifies a couple lines on the plan, a dotted line that measures 23 feet from the east property line and a solid line. With the two identified lines, the plan lacks clarity. The width of the driveway easement needs to be identified clearly on the short plat plan, especially as the setback to the existing home must be 5 feet from the driveway.</i></p> <p><i>Therefore, staff recommends as a condition of approval that all plans identify the access easement width correctly. If the identified 23 feet width is the driveway width, the sideyard setback for the existing home would be non-conforming. A non-conforming setback cannot be created through a short plat approval. Greater detail of staff's analysis for the setback of the home to be retained can be found in the above report subsection "2. Compliance with the Underlying Zoning Designation" "Setbacks". As part of the Setback analysis above, staff recommends the minimum sideyard setback along a driveway be properly identified.</i></p>
<p>✓</p>	<p>Alleys: Alley access is the preferred street pattern for all new residential development in the R-8 zone. New residential development in areas without existing alleys shall utilize alley access for interior lots. The City will consider the following factors in determining whether the use of alleys is not practical: A) Size: The new development is a short plat; B) Topography: The topography of the site proposed for development is not conducive for an alley configuration; C) Environmental Impacts: The use of alleys would have more of a negative impact on the environment than a street pattern without alleys.</p>

	<p>Staff Comment: The proposal is required to consider alleys as part of the layout because the project is 6 du/ac or greater. Pursuant to criterion A, the subject project is a short plat, therefore an alley is not required.</p>
✓	<p>Streets: The short plat is the subdivision of an interior lot into four lots, with street frontage along SE 162nd St. Street improvements are required. Street lighting is not required for a four lot short plat.</p> <p>Staff Comment: The SE 162nd St is classified as Residential Access streets and requires 53 feet of width. The street has an existing width of 60 feet. Therefore, the applicant is not required to dedicate right-of-way. Currently, there are no street improvements along the lot frontage. The applicant has proposed is to provide the required paving, curb, gutter, planter strip, and sidewalk along the street frontage. The planter strip would be 8 ft in width where street trees would be located, and the sidewalk would be 5 ft in width.</p>
N/A	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p> <p>Staff Comment: No new blocks or streets are proposed, therefore the criteria does not apply.</p>
<p>5. AVAILABILITY AND IMPACT ON PUBLIC SERVICES:</p>	
✓	<p>Police: The Renton Police Department has commented that the proposed project would have probable minor impacts.</p>
✓	<p>Fire: Sufficient resources exist to furnish services to the proposed development, subject to the condition that the applicant provides Code required improvements and fees (Exhibit 13, Fire Review subsection).</p> <p>The fire flow requirement for a single-family residence is minimum 1,000 gpm for structures up to 3,600 sf, including attached garage and basement. If dwellings exceed 3,600 sf, a minimum of 1,500 gpm 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 requirement increases to 1,500 gpm.</p> <p>A water availability certificate is required from Soos Creek Water and Sewer District. Therefore, staff recommends the certificate be required as part of the construction permit application.</p> <p>Fire Impact Fees shall be paid prior to issuance of building permits. This fee is assessed per new single family lot at the rate in place at the time the building permit is issued. For 2014 and 2015 the fee is \$479.28 per new single family lot and fees may increase year to year. The fee shall be payable to the City as specified by the Renton Municipal Code prior to building permit issuance.</p>
Note 1	<p>Schools: It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools (Exhibit 10): Cascade Elementary (0.14 miles from the subject site), Nelsen Middle School (0.49 miles from the subject site) and Lindbergh High School (1.0 miles from the subject site). RCW 58.17.110(2) provides that no subdivision be approved without making a written finding of adequate provisions for safe walking conditions for students who walk to and from</p>

	<p>school and/or bus stops. Maplewood Elementary and Nelsen Middle Schools are within walking distance of the subject site and Lindbergh High School is within approximately one mile but the school district states that future high school students can be transported to the high school via bus (Exhibits 10). The nearest high school bus stop is at the intersection of 108th Ave SE and SE 170th St (per phone conversation with Judy Holcomb, Renton School District Transportation, December 2, 2014).</p> <p>Except for the street fronting the subject site, between 116th Ave SE and 114th Ave SE, there are safe routes to all schools for walking including the high school, and a safe route to the bus stop for the high school. At the nearest intersections to the east and west, there are safe routes to all schools and the bus stop for the high school. As for anticipated sidewalk improvements next to the subject site, it is anticipated that the short plat approved on the western border of the subject property, called Limelite Short Plat (LUA14-1083), would provide sidewalk from the subject site, west to the intersection at SE 162nd St and 114th Ave SE. This connection would provide safe routes for the middle school and high school bus stop.</p> <p>It is not clear that there is a safe walking route to the eastern intersection at SE 162nd St and 116th Ave SE, and if Limelite is not constructed, to the western intersection at SE 162nd St and 114th Ave SE. At both intersections, safe routes to all schools and the high school bus stop are available. Without clarity that there is sufficient room for students to walk on SE 162nd St, staff is not able to determine that there are safe walking routes to all schools and the nearest high school bus stop. Therefore staff recommends that the applicant provide a safe route to school plan to the intersections, to be provided to, and approved by, the Current Planning Project Manager, prior to construction permit application.</p> <p>The applicant is proposing street frontage improvements, including sidewalks, along the south side of the street frontage of the property along SE 162nd St. There are no existing sidewalks directly to the east and west of the subject site on SE 162nd St although there is a sidewalk at the intersection of 114th Ave SE and SE 162nd St.</p> <p>School impact fees shall be paid prior to issuance of building permits. This fee is assessed per new single family lot at the rate in place at the time the building permit is issued. For 2014 the fee is \$5,455 per dwelling, and for 2015 the fee is \$5,541 per dwelling and shall be paid prior to building permit issuance.</p>
<p>✓</p>	<p>Parks: Although there would be no significant impacts to the City of Renton Park System anticipated from the proposed project, an impact fee is required of all new residential development.</p> <p>Park impact fees shall be paid prior to issuance of building permits. This fee is assessed per new single family lot at the rate in place at the time the building permit is issued. For 2014 the fee is \$963.01 per dwelling and for 2015, the fee is \$1,395.25.</p>
	<p>Stormwater: A drainage report was submitted by Development Engineering PLLC, dated April 25, 2014. The drainage report complies with the 2009 King County Surface Water Manual and City Amendments. Based on the City's flow control map, the 4-lot short plat, falls within the Flow Control Standard, Forested Condition. The 0.69-acre site has one existing home that will remain. The site is subject to Full Drainage review. The applicant's</p>

Note 1

engineer is proposing to mitigate the new impervious surface by implementing full on-site infiltration.

Overall, the project includes a disturbed area of approximately half an acre in size. According to the report, the site will disturb more than 7,000 square feet of area and will add more than 10,000 square feet of new impervious area. The site soils are classified as "Alderwood" (AgC) by the USDA NRCS website, which are soils typically derived from glacial till and typically have very limited infiltration capabilities. To mitigate for the additional impervious surface the engineer states that it is intended to use full infiltration in accordance with City requirements. The report states that infiltration trenches for individual home roof drainage and pervious concrete or asphalt driveway surfacing will provide the required mitigation. Based on the test pits mentioned below, the engineer states that infiltration is feasible at a low design rate and if the trench bottom is kept to within 24 inches of the existing ground surface.

Two test pit excavations were dug on March 6, 2014 in the area to explore the general subsurface conditions of the site. Excavations were performed to a depth of approximately 6 to 7 feet (Exhibit 7, Appendix A 'Figure 4'). In summary, the test pits generally encountered three distinctive soil units: 1) topsoil/fill, 2) brown silty sand/silt with gravel (moist), and 3) tan sandstone bedrock. Slight groundwater seepage was encountered at bedrock contact in Test Pit 1. No groundwater was encountered in the Test Pit 2.

Although Development Engineering LLC provides geotechnical analysis, a full geotechnical report was not included with the application and is required to be submitted as part of construction permits. The geotechnical report was waived by City review staff as part of the subject application. Therefore, staff recommends as a condition of approval that a geotechnical report be provided with construction permit application and that if the geotechnical report concludes the soils will not support 100% infiltration, even though it is the opinion of the drainage engineer that infiltration is feasible (Exhibit 7, page 3), the technical information report will need to be updated and revised. The public comment received (Exhibit 12) identifies existing and future stormwater as an issue. The comment letter states that the commenter had walked across the subject site in the past and sunk in mud and that there is concern about onsite infiltration for stormwater. Staff is recommending that a geotechnical report be provided which should address the concern where the drainage report would be updated to reflect if full infiltration, partial infiltration, or no infiltration is suitable at the site.

A geotechnical report usually provides a recommendation that a qualified geotechnical engineering service be retained to conduct a review of the final project plans and specifications and to monitor the construction of geotechnical elements. Recommendations of geotechnical reports are regularly required as conditions of development projects by City staff and it is anticipated that such recommendations would become requirements of the project.

	Stormwater drainage plans for individual lots will be required prior to issuance of construction permits. The Surface Water System Development fee for 2014 is \$1,228.00 per new lot and \$1,350.00 for 2015. Fees are payable prior to issuance of the construction permit.
✓	Water Service: The project is located in the Soos Creek Water and Sewer district. A water availability certificate will be required to be submitted to the City as part of construction permit application. Additionally, all new construction must have a fire hydrant capable of delivering a minimum of 1,000 gpm and must be located within 300 feet of the structures. A minimum of one new hydrant will be required to be installed.
✓	Sanitary Sewer Service: The project is located in the Soos Creek Water and Sewer district. A sewer availability certificate will be required to be submitted to the City as part of construction permit application. Therefore, staff recommends the certificate be required as part of the construction permit application.
✓	Transportation: Impacts to the city transportation system are expected, due to increased vehicle trips to and from the proposed project. The 2014 Traffic Impact fee is \$1,430.72 per single family home and the 2015 fee is \$2,143.70. Credit would be provided for existing homes. No right-of-way dedication is required. Street frontage improvements are required along both streets that include curb, gutter, 8-foot planter strip, and 5-foot sidewalks. The Transportation Impact fee would be calculated and assessed at the rate in effect when building permits are issued.

9. **System Development Charges:** The Surface Water System Development Fee for 2014 is \$1,228.00 per new lot and \$1,350.00 for 2015. Water and Sanitary Sewer are provided by Soos Creek Water and Sewer district.
10. **Public Utilities:** Sufficient public utilities would be available for the development of homes on the proposed lots if all conditions of approval are met, where the applicant is required to provide water and sewer availability certificates from Soos Creek Water and Sewer District.
11. **Street Frontage Improvements:** Improvements for SE 162nd St is required to include 13 feet of paving from centerline, curb and gutter, and 8-foot planter strip with trees, a 5-foot sidewalk, and storm drainage improvements according to City code.
12. **Safe Routes to School:** Students would attend Renton School District. A safe walking route would be provided to all schools and/or bus stops if the conditions of approval are met.

J. CONCLUSIONS:

1. The subject site is designated **Residential Single Family (RSF)** in the Comprehensive Land Use Plan and complies with the goals, objectives, and policies established with this designation.
2. The subject site is zoned **Residential 8 (R-8)** and complies with the zoning and development standards established with this designation, provided the applicant complies with the Renton Municipal Code and conditions of approval.

3. The proposed use is anticipated to be compatible with existing and future surrounding uses as permitted in the R-8 zoning classification, provided the applicant complies with the Renton Municipal Code and conditions of approval.
4. Staff does not anticipate any adverse impacts on surrounding properties and uses as long as the conditions of approval are complied with.
5. The proposed 4-lot short plat complies with the subdivision regulations as established by Renton Municipal Code and state law provided all advisory notes and conditions are complied with.
6. The proposed Cascade Greens Short Plat complies with the street standards as established by Renton Municipal Code, provided the project complies with all advisory notes and conditions of approval contained herein.
7. Safe and efficient access and circulation has been provided for all users.
8. There are adequate public services and facilities to accommodate the proposed short plat.
9. Safe routes to schools are anticipated to be available, provided the applicant complies with the Renton Municipal Code and conditions of approval.

K. DECISION:

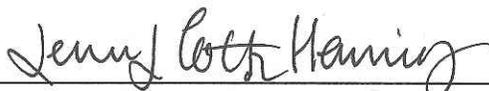
The **Cascade Greens Short Plat**, File No. **LUA14-001284; SHPL-A**; is **APPROVED** and subject to the following conditions:

1. The applicant shall provide an updated Short Plat plan that provides for the required 5-foot setback between the existing home and the proposed 20-foot wide shared driveway. The Short Plat plan shall be provided to the Current Planning Project Manager for review and approval prior to construction permit issuance. If the setback cannot be met by a revision to the driveway, the Short Plat would not be approved without demolition of the structure or parts of the structure that would bring the home into compliance with the required 5 foot setback.
2. The applicant shall provide detailed landscape plans compliant with RMC 4-8-120 for both on-site and off-site landscaping to the Current Planning Project Manager at the time of construction permit review. The detailed landscape plans shall be reviewed and approved by the Current Planning Project Manager prior to construction permit issuance.
3. The applicant shall provide an updated tree retention plan and tree retention worksheet compliant with RMC 4-8-120. The final tree retention plan shall be provided for review and approval by the Current Planning Project Manager prior to construction issuance.
4. The applicant must provide sufficient information to show how the students that walk to school or the nearest high school bus stop would have a safe walking route to the nearby intersection at SE 162nd St and 116th Ave SE and intersection at SE 162nd St and 114th Ave SE where safe walking routes are available. If a safe route to school is not identified to the intersections, then the applicant will be required to provide a safe walking path, which may entail some off-site improvements. A safe walking route to the intersections on either side of the project site shall be identified and approved by the Current Planning Project Manager prior to construction permit application. If off-site improvements are required to accommodate a safe walking rout, such constriction shall be included with the construction permit application and be completed prior to short plat recording.

5. The applicant shall provide a Geotechnical Report, to be provided to the Current Planning Project Manager and Plan Reviewer, for review and approval as part of construction permit application. If the Geotechnical Report provides different analysis or conclusions than what are stated in the Technical Drainage Report, the Drainage Report and any utility plans shall be updated and provided as part of construction permit application.
6. The applicant shall provide Water and Sewer availability certificates from Soos Creek Water and Sewer District with the construction permit application.
7. The applicant shall provide a revised short plat plan identifying compliance with the shared driveway standards and emergency access standards, including but not limited to the minimum 5 foot separation from the property line and the 20 foot width. Such plan shall clearly identify the easement location on all proposed lots. The revised plan shall be submitted for review and approval to the Current Planning Project Manager prior to construction permit issuance.
8. The applicant shall update all plans that identify the width of private driveway to be consistent with the revised short plat plan. All plans to be revised shall be provided to the Current Planning Project Manager, for review and approval as part of construction permit application.
9. All lots shall take access from the proposed shared driveway. A note to this effect shall be recorded on the face of the short plat.
10. The applicant shall remove the carport on the east side of the existing home where the private driveway is to be located and to provide for the required setback between the existing home and driveway. The carport shall be demolished and documentation of such demolition shall be provided to the Current Planning Project Manager prior to recording of the short plat.

DECISION ON LAND USE ACTION:

SIGNATURE:



Jennifer T. Henning, Planning Director
Department of Community & Economic Development

12/4/2014
Date

TRANSMITTED this 4th day of December, 2014 to the Contact/Applicant/Owner(s):

Contact/Applicant:

Owner:

Kristen Harris
10945 SE 168th St
Renton WA 98055

Timothy and Elizabeth Zwicker
11427 SE 162nd St
Renton WA 98055

TRANSMITTED this 4th day of December, 2014 to the Party(ies) of Record:

Peter Sparring
16022 114th Ave SE
Renton, WA 98055

TRANSMITTED this 4th day of December, 2014 to the following:

Chip Vincent, CED Administrator
Steve Lee, Development Engineering Manager
Craig Burnell, Building Official
Short Plat Report LUA14-001284

Vanessa Dolbee, Current Planning Manager
Fire Marshal

L. 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.

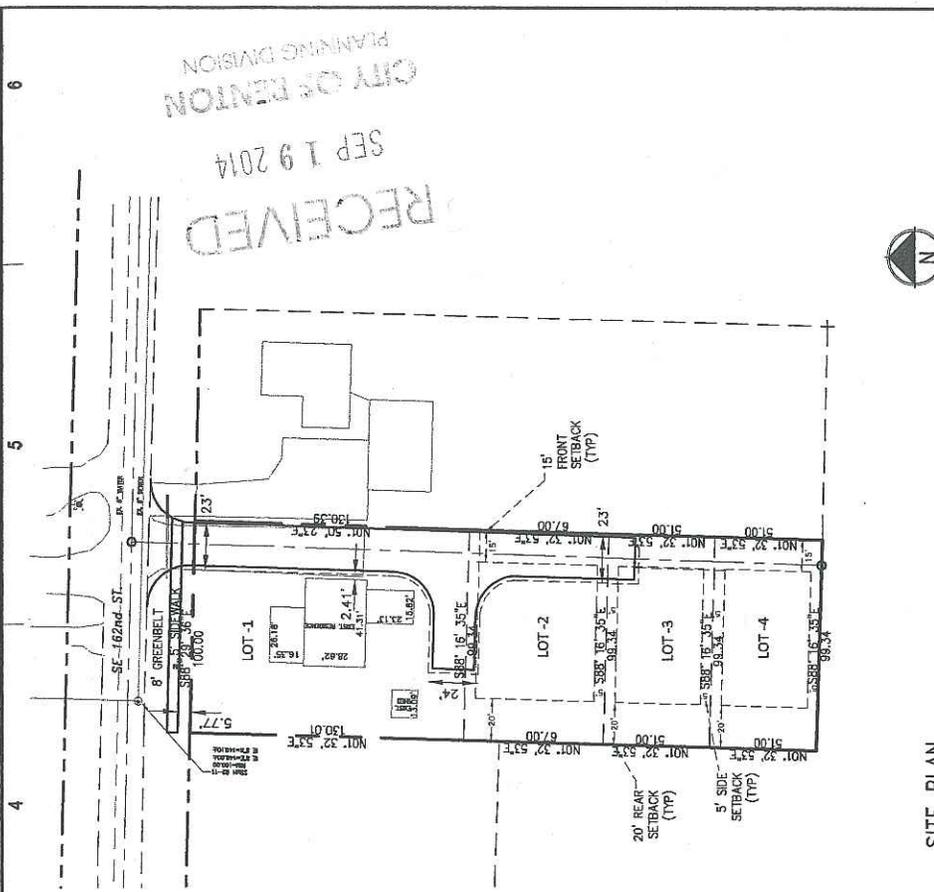
APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on December 18, 2014. An appeal of the decision(s) must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680). Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, (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.

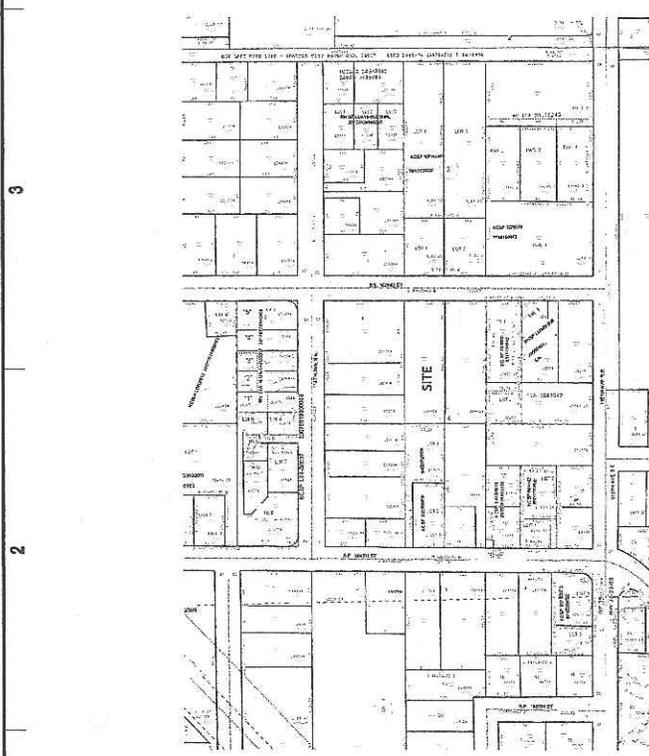
RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of 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.

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 CITY OF RENTON
 PLANNING DIVISION



SITE PLAN



VICINITY MAP

SITE ADDRESS

11427 S.E. 162ND STREET
 PARCEL NUMBER 008800-0260

LEGAL DESCRIPTION

PN: 008800-0260
 THE WEST HALF (1/2) OF LOT 5, BLOCK 4 (4), AKER'S FARMS NO.6, ACCORDING TO PLAT RECORDED IN VOLUME 42, OF PLATS, PAGE 15, RECORDS OF KING COUNTY, WASHINGTON

SITE STATISTICS

LOT AREA = 0.68 ACRES
 PROPOSED NUMBER OF LOTS: 4
 ZONING: RB (B DU/ACRE)
 LOT 1: 12,962 SF = 0.298 AC
 EASEMENT AREA LOT-1=3,865SQFT
 LOT 2: 6,653 SF = 0.153 AC
 EASEMENT AREA LOT 2 = 1,894SQFT
 LOT 3: 5,092 SF = 0.117 AC
 EASEMENT AREA LOT 3 = 910SQFT
 LOT 4: 6,653 SF = 0.153 AC
 PROPOSED DENSITY: 470.88=5.88 DU/ACRE

SURVEYOR

MODAWELL & ASSOCIATES, LAND SURVEYORS
 2324 - 187TH AVENUE NE
 REDMOND, WASHINGTON 98052
 (425) 649-8718

EXHIBIT 3

PREPARED BY:

 DEVELOPMENT ENGINEERING, PLLC
 871 DOCK STREET, SUITE 207 TACOMA WA 98402
 PHONE: (253) 728-0613
 WWW.DE-ENR.COM
 CIVIL - GEOTECHNICAL

PROJECT TITLE:
ZWICKER SHORT PLAT
 11427 SE 162ND STREET
 RENTON, WA
 PN:008800-0260

APPROVALS:

Job No.:	14-036
Proj. Manager:	WCC
Drawn:	JS
Reviewed:	WCC
Eng. Chk.:	WCC
Date:	9/15/14
Scale:	1" = 20'

REVISIONS:

SIGNATURE:

 SHEET TITLE:
 SHORT PLAT PLAN
 PLAT PLAN
 SHEET NO.: 1

DENSITY WORKSHEET

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PLANNING DIVISION

City of Renton Planning Division
1055 South Grady Way-Renton, WA 98057
Phone: 425-430-7200 Fax: 425-430-7231

1. Gross area of property:

1. 24,939 square feet

2. Deductions: Certain areas are excluded from density calculations.
These include:

Public streets**

0 square feet

Private access easements**

5322 square feet

Critical Areas*

0 square feet

Total excluded area:

2. 5322 square feet

3. Subtract *line 2* from *line 1* for net area:

3. 24,617 square feet

4. Divide *line 3* by 43,560 for net acreage:

4. .57 acres

5. Number of dwelling units or lots planned:

5. 4 units/lots

6. Divide *line 5* by *line 4* for net density:

6. 7.62 = dwelling units/acre

Note #6 Can't exceed 8.49

*Critical Areas are defined as "Areas determined by the City to be not suitable for development and which are subject to the City's Critical Areas Regulations including very high landslide areas, protected slopes, wetlands or floodways." Critical areas buffers are not deducted/excluded.

** Alleys (public or private) do not have to be excluded.

EXHIBIT 4

TREE RETENTION WORKSHEET

1. Total number of trees over 6" in diameter¹ on project site: 1. 19 trees

2. Deductions: Certain trees are excluded from the retention calculation:

- Trees that are dead, diseased or dangerous² trees
- Trees in proposed public streets trees
- Trees in proposed private access easements/tracts 3 trees
- Trees in critical areas³ and buffers trees

Total number of excluded trees: 2. 3 trees

3. Subtract **line 2** from **line 1**: 3. 16 trees

4. Next, to determine the number of trees that must be retained⁴, 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. 4.8 trees

5. List the number of 6" or larger trees that you are proposing⁵ to retain⁴: 5. 8 trees

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

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

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

9. Divide **line 7** by **line 8** for number of replacement trees⁶: 9. trees
(if remainder is .5 or greater, round up to the next whole number)

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

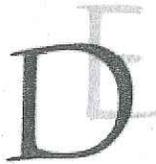
⁶ Inches of street trees, inches are less than 6" but are great

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trees retained on site that
requirement. PLANNING DIVISION

EXHIBIT 5



DEVELOPMENT ENGINEERING, PLLC

P.O. Box 446
Tacoma, WA 98401
Ph (253) 228-0513
www.de-civil.com

DRAINAGE TECHNICAL INFORMATION REPORT

Zwicker Short Plat

11427 SE 162nd Street

Renton, Washington

PN: 008800-0260

For

Timothy & Elizabeth Zwicker
11427 SE 162nd Street
Renton, WA 98055

April 25, 2014

By

Development Engineering, PLLC

P.O. Box 446
Tacoma, WA 98401
Ph (253) 228-0513
www.de-civil.com



Entire Document
Available Upon Request

EXHIBIT 7

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SITE BENCHMARK

TOP OF MONUMENT IN CASE AT EAST 1/4 CORNER OF SECTION 29-23-S. ELEVATION = 139.904

BASIS OF BEARINGS

BETWEEN NE CORNER OF SECTION 29 AND THE EAST QUARTER CORNER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M. IS NORTH 01°47'11" EAST

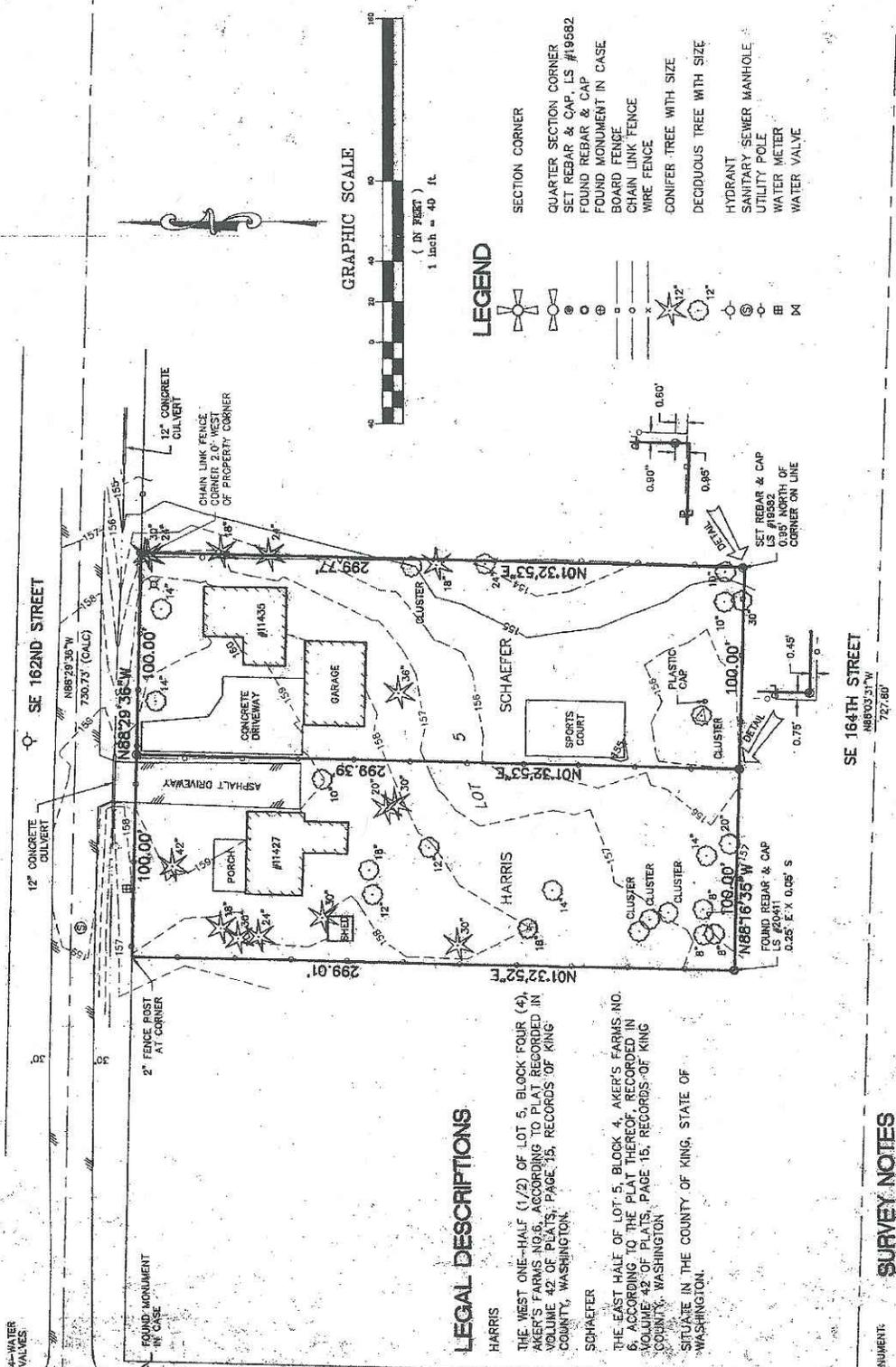
HORIZONTAL CONTROL

KING COUNTY SURVEY CONTROL POINT NO. 3789, AKA NE CORNER SECTION 29, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M. AND KING COUNTY SURVEY CONTROL POINT NO. 3796, AKA EAST QUARTER CORNER OF SECTION 23, OF SAID TOWNSHIP AND RANGE.

FOUND MONUMENT IN CASE WITH BRASS CAP

116TH AVENUE SE
N01°47'11" E 2660.65' (MEAS)
583.81'

961.85' (CALC)



LEGAL DESCRIPTIONS

HARRIS
THE WEST ONE-HALF (1/2) OF LOT 5, BLOCK FOUR (4), AKER'S FARMS NO.6, ACCORDING TO PLAT RECORDED IN VOLUME 42 OF PLATS, PAGE 15, RECORDS OF KING COUNTY, WASHINGTON.

SCHAEFER
THE EAST HALF OF LOT 5, BLOCK 4, AKER'S FARMS NO. 6, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGE 15, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEY NOTES

- EASEMENTS, ROADS, RESTRICTIONS, RESERVATIONS, AND HAZARDOUS WASTE DEPOSITS, IF ANY, ARE NOT SHOWN EXCEPT AS INDICATED.
- EQUIPMENT AND PROCEDURES USED: TOPCON GTS-3C 5" EDM / CLOSED FIELD TRAVERSE. LAST CALIBRATION DECEMBER, 2005.
- ALL MONUMENTS VISITED DURING JUNE, 2006.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF HARRIS & SCHAEFER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS WITHOUT EXPRESS RECERTIFICATION BY SURVEYOR NAMING SAID PARTY.

HORIZONTAL DATUM

WASHINGTON STATE PLANE, NORTH ZONE HPGN 83/91

VERTICAL DATUM

NAVD 1988

7-7-06

RECORDER'S CERTIFICATE

Filed for record this _____ day of _____ 20____ at _____ M in book _____ of _____ at the request of
John A. Modawell

John A. Modawell
Supt. of Records

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of HARRIS & SCHAEFER in MAX., 2006.

Signature *John A. Modawell* Certificate No. 19582



MODAWELL & ASSOCIATES
LAND SURVEYORS

2374 16TH AVENUE NORTHEAST
RENO, WASHINGTON 98002
(253) 849-8718

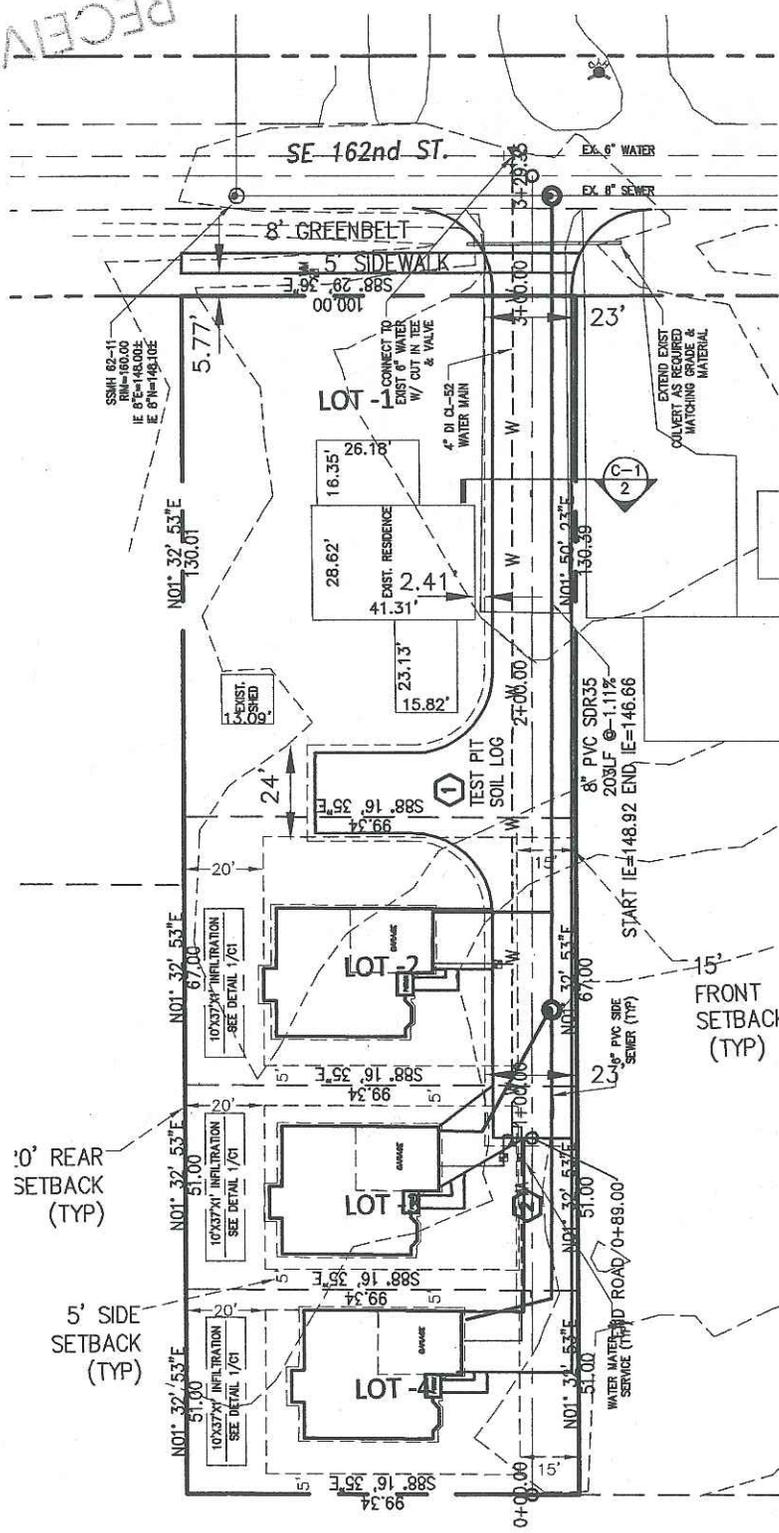
BOUNDARY & TOPOGRAPHIC SURVEY FOR HARRIS & SCHAEFER

DWN. BY	DATE	JOB NO.
JAM	7/7/06	06121
CHKD. BY	SCALE	SHEET
JAM	1" = 40'	1 of 1

RECEIVED
SEP 19 2011
COUNTY CLERK
PLANNING DIVISION

EXHIBIT 8

RECEIVED
SEP 19 2014



SKETCH NO:
Fig. 2

PROJECT NO:
14-036

PROJECT NAME:
ZWICKER SHORT PLAT

DEVELOPMENT
ENGINEERING, PLLC
821 DOCK STREET, SUITE 207
PHOENIX, AZ 85013
WWW.DE-CHIL.COM
MAIL TO: PO Box 446 TACOMA, WA 98401

UTILITIES SITE PLAN
11427 SE 162nd STREET
RENTON, WA
PN:008800-0260

DATE:
9/17/14

BY:
WCC



SCALE:
SITE PLAN 1" = 30'

EXHIBIT 9

Kris Sorensen

From: Randy Matheson <randy.matheson@rentonschools.us>
Sent: Thursday, November 06, 2014 12:26 PM
To: Sabrina Mirante
Cc: Kris Sorensen
Subject: RE: City of Renton Notice of Short Plat - Cascade Greens Short Plat - LUA14-001284, SHPL-A

Hey Sabrina,
Answers below.

Randy Matheson, Executive Director, Community Relations Renton School District | 300 SW 7th Street, Renton WA 98057 | 425.204.2345 |

randy.matheson@rentonschools.us | www.rentonschools.us |



From: Sabrina Mirante [<mailto:SMirante@Rentonwa.gov>]
Sent: Thursday, November 6, 2014 12:14 PM
To: Randy Matheson
Cc: Kris Sorensen
Subject: City of Renton Notice of Short Plat - Cascade Greens Short Plat - LUA14-001284, SHPL-A

Randy,

This is another that I believe slipped through the cracks with Nancy's departure.

Subject: Cascade Green Short Plat
LUA14-001284, SHPL-A

The City of Renton's Department of Community and Economic Development (CED) has received an application for a Short Plat located at 11427 SE 162nd St. Please see the attached Notice of Application for further details.

In order to process this application, CED needs to know which Renton schools would be attended by children living in residences at the location indicated above. Please fill in the appropriate schools on the list below and return this letter to my attention, City of Renton, CED, Planning Division, 1055 South Grady Way, Renton, Washington 98057 or fax to (425) 430-7300, **by** asap.

Elementary School Cascade Elementary (within walking distance-no bus transportation)

Middle School: Nelsen Middle School (within walking distance-no bus transportation)

High School: Lindbergh High (bus transportation provided)

Will the schools you have indicated be able to handle the impact of the additional students estimated to come from the proposed development? Yes No

Any Comments: _____

EXHIBIT 10

Thank you for providing this important information. If you have any questions regarding this project, please contact me at (425) 430-6593.

Sincerely,
Kris Sorensen

Attachment

THANK YOU!

Sabrina Mirante, Planning Secretary

City of Renton | CED | Planning Division

1055 S Grady Way | 6th Floor | Renton, WA 98057

Phone: 425.430.6578 | Fax: 425.430.7300 |

smirante@rentonwa.gov





There is grass, wild flowers, h
corner landscaping just inside

EXHIBIT 11

Peter Spairring

10-09-14

16022 114th AVE SE

Renton WA 98055

To whom it may concern, Cit of Renton Planning,

I am writing you today as a concerned citizen and neighbor to a short plat located at 11427 SE 162nd St and the property adjacent to the east and west of the property. I have lived in the neighbor 49 years and as child played on all three properties.

These properties all get very wet and muddy during the winters. I looked at the map that is proposed on the property on the corner of SE 162nd st and 114th AVE SE and see that you are allowing for 5 houses and three of the houses will be located on the areas that I played on as a child. These houses are located on areas that were extremely muddy. During the winter I can remember walking across the yard and sinking far enough that I would lose a boot in the mud. The same situation would happen on the south half of the property 11427 SE 162st and on the property to the east of it.

I am very concerned with the water runoff from these proposed homes. The current ditches do not run anywhere. In the winter months they are already full of sitting water. Also the homes to the west of 162nd st already have a problem with erosion from the street water that runs down the street. This is most evident at the last house on the west end of SE 162nd St that sits on the south side of the street. There is also a problem with water erosion at the corner of 113th ave se and SE 162nd ST

I am also concerned with a major change happening to the neighbor hood. By allowing so many homes to be crammed in to such a small area you are changing the quality of life that I have enjoyed for the past 49 years. On my whole block there is less homes than you are proposing to put on these properties. I am also concerned that you will have another short section of sidewalk that it put in differently and does not match with the surrounding area. During school hours their already exist a major congestion problem when Cascade Elementary starts and ends. You can look at the need for no parking signs that was placed on SE 162nd st. Already the street has several dozen kids that walk this street every day while cars are traveling by at high rates of speed. With the added homes and new sidewalks on only partial part of the street it will add to the confusion and likely end up with one of the kids getting hit by a car. Partial sidewalks that go nowhere look awful and do nothing for making the roads safer.

Anything short of a side walk going the entire length of SE 162nd st between 116th and 114th ave se would live the school at danger. And anything short of connecting the storm drainage to a system that removes the water from the area will only make the existing erosion problems worse.

Thank you,

Peter L Spairring.

EXHIBIT 12

PLAN REVIEW COMMENTS (LUA14-001284)



PLAN ADDRESS: SE 11427 162ND ST
RENTON, WA 98055-5229

APPLICATION DATE: 09/19/2014

DESCRIPTION: The applicant is requesting Administrative Short Plat review for a 29,939 sf (0.69-acre) property to be subdivided into 4 lots in the R-8 zone. Density would be 7.27 du/ac. The existing home is proposed to stay. Lot sizes would range between 5,067 sf and 12,962 sf. Access to all lots would be from a private shared driveway on the eastern side of the site that connects to SE 162nd St. Studies submitted include the tree survey and tree retention worksheet and technical information report for drainage. Street improvements are required.

Engineering Review

Jan Illian Ph: 425-430-7216 email: jillian@rentonwa.gov

Recommendations: EXISTING CONDITIONS

WATER 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 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.

STORM There are no drainage improvements in SE 162nd Street. There is a ditch in SE 162 Street.

STREETS There are no street improvements fronting the site in SE 162nd Street.

CODE REQUIREMENTS

SURFACE WATER

1. A drainage report dated April 25, 2014 was prepared and submitted by Development Engineering, PLLC. The report complies with the 2009 King County Surface Water Manual and the 2009 City of Renton Amendments to the KCSWM, Chapters 1 and 2. Based on the City's flow control map, the 4-lot short plat zoned R-8 falls within the Flow Control Standard, Forested Condition. The 0.69 site has one existing home that will remain. Access to the new lots will be via a private road. The site is subject to Full Drainage review. The engineer is proposing to mitigate the new impervious surface by implementing full infiltration.

2. A geotechnical report was not included with the site plan. It is not clear if full infiltration is feasible. The applicant will need to submit a geotechnical report and TIR with the construction permit. If the geotechnical report concludes the soils will not support 100% infiltration, then the TIR will need to be revised.

3. Surface water system development fee is \$1,228.00 for the new lot. Credit will be given to the existing home.

TRANSPORTATION/STREET

1. Existing right of way width in SE 162nd Street is 60 feet. This street is classified as residential access roads. To meet the City's new complete street standards, street improvements including 13 feet of paving from centerline, curb and gutter, an 8-foot planter strip, a 5-foot sidewalk, and storm drainage improvements are required to be constructed in the right of way fronting the site per City code 4-6-060.

2. Current traffic impact fee is \$1,430.72 per new single-family lot. Payment of the transportation impact fee is due at the time of issuance of the building permit. Credit will be given to the existing home.

3. Street lighting is not required for a four lot short plat.

4. 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').

5. Driveway shall not exceed 15% slope. Driveways over 8 % slopes require strip drains.

GENERAL COMMENTS

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 be 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.

Technical Services

Bob MacOnie Ph: 425-430-7369 email: bmaconie@rentonwa.gov

Recommendations: Initial Review: Bob Mac Onie 10/17/2014

Note the City of Renton land use action number and land record number, LUA14-001284 and LND-20-0613, 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.

Two of the short plat drawing submittals note the short plat name as "ZWICKER", while the Land Use Permit Master Application calls said subdivision "Cascade Greens". Note the correct name on all future drawing submittals.

The final short plat submittal must be submitted by a licensed surveyor (signed, stamped and dated).

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.

Include a Basis of Bearing.

Provide sufficient information to determine how the plat boundary was established.

Provide short plat and lot closure calculations.

Note what was found when visiting the existing monuments.

Indicate what has been, or is to be, set at the corners of the proposed lots.

Note discrepancies between bearings and distances of record and those measured or calculated, if any.

The city will provide addresses for the proposed lots as soon as possible. Note said addresses on the final short plat drawing.

Do note encroachments, if any.

Do include a "LEGEND" block for the short plat drawing, detailing any symbols used thereon.

Note all easements, covenants and agreements of record on the drawing.

Note any relevant researched resources on the short plat submittal.

Note the plat name and lot and tract numbers of the adjoining properties or note as "Unplatted."

The City of Renton Administrator, PublicWorks 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.

All vested owner(s) of the subject final short plat need to sign the final short plat drawing. Include notary blocks as needed.

Include a declaration block on the drawing, titled "OWNERS' DECLARATION" not "CERTIFICATION" or other.

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.

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 driveway easement 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.

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

Remove the zoning and density information from the "SITE STATISTICS" block currently shown on the "ZWICKER SHORT PLAT" submittal.

Include a smaller "SITE MAP" on the final short plat submittal package. Space needs to be available for the short plat approvals blocks, pertinent notes, etc. including references to easements per the title report. Include a north arrow for the site map.

Remove the setback lines shown on Lots 2, 3 and 4. Setbacks are determined when permits are issued.

Include a statement of equipment and procedures used, per WAC 332-130-100.

Reviewer Comments

Leslie Betlach Ph: 425-430-6619 email: LBetlach@rentonwa.gov

Community Services Review Created On: 10/22/2014

Via email...

Parks Impact Fees per Ord. 5670 apply.

Provide tree protection and retention plan. Provide landscape plan.

Technical Services Created On: 10/17/2014

Initial Review: Bob Mac One 10/17/2014

Addresses need to be assigned.

Fire Review - Building

Corey Thomas Ph: 425-430-7024 email: cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

1. The fire impact fees are applicable at the rate of \$479.28 per single family unit. This fee is paid at building permit issuance. Credit will be granted for the one existing home to remain.

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. 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 one existing up to code hydrant within 300-feet of all of the proposed homes. A water availability certificate is required from Soos Creek Water and Sewer District.

2. 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 322-psi point loading. Access is required within 150-feet of all points on the buildings. An approved turnaround is required for all dead end streets exceeding 150-feet in length.

Police Review

Cyndie Parks Ph: 425-430-7521 email: cparks@rentonwa.gov

Recommendations: Minimal impact on police services.

Additional Plan Review Comments LUA14-001284

Site Address: 11427 SE 162nd St

Planning: Review Comments

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. Commercial, multi-family, 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.
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.
4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.
5. 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.
6. 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.

DENSITY WORKSHEET

City of Renton Development Services Division
1055 South Grady Way-Renton, WA 98055
Phone: 425-430-7200 Fax: 425-430-7231

1. Gross area of property: 1. 29,774 square feet

2. Deductions: Certain areas are excluded from density calculations.
These include:

Public streets**	<u>0</u>	square feet
Private access easements**	<u>6,659</u>	square feet
Critical Areas*	<u>0</u>	square feet
Total excluded area:		

2. 6,659 square feet

3. Subtract *line 2* from *line 1* for net area: 3. 23,115 square feet

4. Divide *line 3* by 43,560 for net acreage: 4. 0.53 acres

5. Number of dwelling units or lots planned: 5. 4 units/lots

6. Divide *line 5* by *line 4* for net density: 6. 7.5 = dwelling units/acre

***Critical Areas are defined as "Areas determined by the City to be not suitable for development and which are subject to the City's Critical Areas Regulations including very high landslide areas, protected slopes, wetlands or floodways." Critical areas buffers are not deducted/excluded.**

**** Alleys (public or private) do not have to be excluded.**

EXHIBIT 14

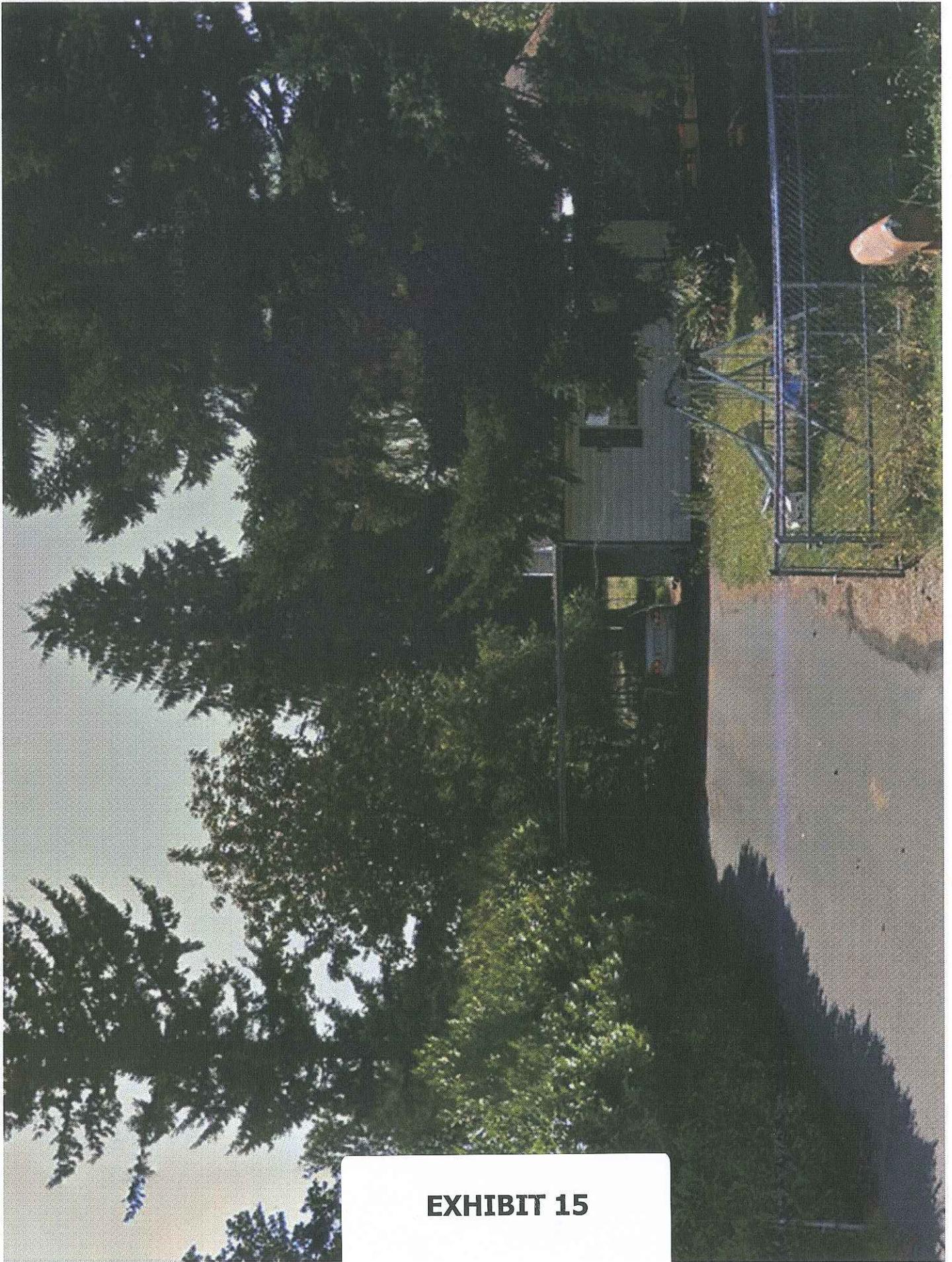


EXHIBIT 15