

**ENVIRONMENTAL REVIEW COMMITTEE REPORT AND
ADMINISTRATIVE SHORT PLAT REPORT & DECISION**

ERC MEETING DATE:	June 22, 2015
Project Name:	Campbell Short Plat
Project Number:	LUA15-000239, ECF, SHPL-A
Project Manager:	Clark H. Close, Associate Planner
Owner	Renton Church of the Nazarene, PO Box 2640, Renton WA 98056
Applicant:	Peter St. Pierre, Forest Contracting LLC, 27018 233 rd Pl SE, Maple Valley, WA 98038
Contact:	Tom Redding, Encompass Engineering & Surveying, 165 NE Juniper St., Suite 201 Issaquah, WA 98027

Project Location: SW Corner of the intersection of NE 9th St and Anacortes Ave NE (APN 1023059095)

Project Summary: The applicant is requesting approval of a 2-lot short plat of a vacant 1.92-acre parcel for the future development of 2 single-family homes. The site is located within the Residential-8 dwelling units per acre (R-8) zone. The proposed lots range in size from 7,912 SF to 13,445 SF in area with an average lot size of 10,679 SF. The site contains a 57,434 SF critical area tract (Tract A) and would include a 1,807 SF shared driveway (Tract B). The residential density is 4.08 dwelling units per net acre. Access to the site is via a single shared driveway from NE 9th St. Half-street frontage improvements will be completed along NE 9th St. The site includes a 26,107 SF onsite critical area (Category 2 wetland), in the south westerly portion of the property, requiring a 50-foot buffer. There are 172 trees onsite. The applicant is proposing to retain 142 trees within the critical areas and buffers and 11 trees throughout the rest of the site. The site generally slopes down to the southwest at approximately 10%. A combination of full and basic dispersion will be used, discharging towards the onsite wetland. The applicant has submitted an Arborist Report, Wetland Reconnaissance, Geotechnical Engineering Study, and a Preliminary Technical Information Report.

Exist. Bldg. Area SF:	N/A	Proposed New Bldg. Area (footprint):	N/A
		Proposed New Bldg. Area (gross):	N/A
Site Area:	83,428 SF (1.92 acres)	Total Building Area GSF:	N/A

STAFF RECOMMENDATION: Staff Recommends that the Environmental Review Committee issue a Determination of Nonsignificance (DNS).



Project Location Map

PART ONE: PROJECT DESCRIPTION / BACKGROUND

A. EXHIBITS:

- Exhibit 1 ERC Report
- Exhibit 2 Preliminary Campbell Short Plat
- Exhibit 3 Neighborhood Detail Map
- Exhibit 4 Boundary and Topographic Survey Map
- Exhibit 5 General Utility Plan
- Exhibit 6 Preliminary Tree Retention/Land Clearing Plan
- Exhibit 7 Preliminary Landscaping Plan (L1 & L2)
- Exhibit 8 Arborist Report prepared by Arborists NW, LLC (dated April 3, 2015)
- Exhibit 9 Wetland Reconnaissance prepared by Altmann Oliver Associates, LLC (dated January 29, 2015)
- Exhibit 10 Geotechnical Evaluation prepared by Geospectrum Consultants, Inc. (dated March 11, 2015)
- Exhibit 11 Preliminary Technical Information Report prepared by Encompass Engineering & Surveying (dated April 7, 2015)
- Exhibit 12 Wetland Delineation Map
- Exhibit 13 Construction Mitigation Description
- Exhibit 14 Honey Dew Elementary – Walk to School Route Options
- Exhibit 15 Advisory Notes to Applicant

B. GENERAL INFORMATION:

- 1. Owner(s) of Record:** Renton Church of the Nazarene, PO Box 2640, Renton WA 98056
- 2. Zoning Designation:** Residential – 8 du/ac (R-8)
- 3. Comprehensive Plan Land Use Designation:** Residential Single Family (RS)
- 4. Existing Site Use:** Vacant lot, Category 2 wetland
- 5. Neighborhood Characteristics:**

Location	Parcel Number(s)	Address(es)	Land Use	Zoning
Site	102305-9095	SW Corner of the interseciton of NE 9th St and Anacortes Ave NE	Residential Single Family	Residential-8
North	556145-0110 556145-0100 556145-0090 556145-0080	4345 NE 9th Pl 4341 NE 9th Pl 4335 NE 9th Pl 4331 NE 9th Pl	Residential Single Family	Residential-8
South	102305-9121	800 Union Ave NE	Residential Single Family	Residential-8
West	102305-9078	850 Union Ave NE	Residential Single Family	Residential-8
East	9510940120 9510940130 9510940180	855 Bremerton Ave NE 861 Bremerton Ave NE 4451 NE 9th St	Residential Single Family	Residential-8

- 6. Access:** Access to the short plat is proposed from Main Ave S (102nd Ave SE) to a new on-site public half-street.
- 7. Site Area:** 83,428 SF (1.92 acres)

C. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5329	12/10/2007
Zoning	N/A	5329	12/10/2007
Interim Zoning	N/A	5724	09/22/2014
Administrative Policy/Code Interpretation #CI-64	N/A	5724	02/27/2015
Annexation	N/A	3058	09/01/1976

D. PROJECT NARRATIVE:

The applicant is requesting Short Plat approval and Environmental (SEPA) Review for the subdivision of one parcel of land (King County Assessor's Parcel No. 102305-9095) into two tracts (Critical Area Tract A and Joint Use Driveway Tract B) and two (2) lots for the future construction of 2 single-family residences (*Exhibit 2*). A short plat is an administrative review process.

The subject property is located at the SW Corner of the intersection of NE 9th St and Anacortes Ave NE, in a portion of Section 10, Township 23 North, Range 05 East, W.M., within the Residential-8 dwelling units per acre (R-8) zone. The site is currently vacant. The subject site is rectangular in shape (218' wide by 381' long), totaling 83,428 SF (1.92 acres). The property is bordered on the north and east by developed single-family residential lots, on the south by Honey Dew Athletic Fields and to the west by open field behind the Renton Church of Nazarene. The site is well vegetated with primarily alder trees with occasional evergreen trees and understory, such as grasses, salal and blackberries. The site generally slopes down to the southwest at approximately 10%.

The proposed lots range in size from 7,912 to 13,445 square feet in area, with an average lot size of 10,679 square feet. The site also contains an on-site critical area tract (Tract A) that is 57,434 SF and would include a shared driveway (Tract B) that is 1,807 square feet. The residential density would be 4.08 dwelling units per net acre (du/ac) after 2,830 square feet of right-of-way dedication. Access to the site is from NE 9th Street. The proposed joint use driveway would be extended to the south property line of Lot 1 for access to both lots (Lot 1 and Lot 2). Half-street frontage improvements will be completed along NE 9th St and Anacortes Ave NE, which includes 2,830 square feet of right-of-way land dedication. The 57,434 square feet (1.32 acre) critical area tract (Category 2 wetland), throughout the central and southwestern portion of the site, requires a 50-foot buffer for that wetland.

The applicant is proposing to retain 142 trees within the critical areas and buffers and 11 of the 29 healthy significant trees in the buildable area of the site. The project development will utilize and extend existing public utilities from NE 9th St to each lot. Stormwater runoff from new impervious surfaces would drain to basic dispersion BMPs towards the natural discharge area, the on-site wetland.

The primary soil classification encountered at the three test pit location was generally silty fine to very fine sand with occasional gravel, generally suitable for residential development. The grading of the site would consist of excavation of the driveways, excavation of material for the leveling of the building pads and general lot leveling. The excavated material would be removed from the site. The quantities are not known at this time. Grading quantity information would be provided when the engineering plans are provided for review and approval.

The applicant submitted a Geotechnical Evaluation prepared by Geospectrum Consultants, Inc., dated March 11, 2015 (*Exhibit 10*). The report identifies four (4) test pits for the purpose of assessing the soil infiltration feasibility and site development. These exploration pits were dug up to 6 ½ feet in native's soil. No ground water was encountered on exploration pits number 1, 2 and 3 but seepage was observed at 2 ½ feet. Fill soils were encountered in TP-3 located at the northwest quadrant of Lot 1. Fill soils were silty very fine sand with

occasional gravel and were only about 3 feet thick at that location. Natural soils encountered at the test pit locations were generally silty fine to very fine sand with occasional gravel, which would allow for limited infiltration on Lots 1 and 2. The natural soils underlying the property are glacial till (Qgt). The Qgt glacial till soils are highly consolidated, heterogeneous mixtures of sand, silt, clay and gravel soils deposited during the advance of the Vashon glaciation. Bearing soils are expected to be encountered at depths ranging from about 3 to 4 feet below the natural ground surface of the site (below any fill soils on the site). The geotechnical report concludes that the site conditions are suitable for the development provided recommendations are followed.

According to City of Renton citywide geotechnical critical areas maps, the site exhibits moderate to high landslide hazard characteristics on the western most portion and high seismic hazards. According to the Geotechnical Evaluation, the undisturbed very dense/hard natural glacial till soils encountered should provide good support for the proposed structure foundations. The applicant would be subject to compliance with the recommendations contained in the Geotechnical Evaluation prepared by Geospectrum Consultants, Inc. dated March 11, 2015 (or an updated report submitted at a later date) during site and building construction.

E. PUBLIC SERVICES:

1. Utilities

- a. Water: Water service will be provided by the City of Renton.
- b. Sewer: Sewer service will be provided by the City of Renton.
- c. Surface/Storm Water: There is no formal storm conveyance system in NE 7th Street.

2. Streets: There are no frontage improvements.

3. Police and Fire Protection: City of Renton Police and Fire Departments would provide service.

4. Schools: The site is within the Renton School District.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS with a 14-day Appeal Period

B. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Water

a. Wetland, Streams, Lakes

Impacts: The applicant submitted a Wetland Reconnaissance prepared by Altmann Oliver Associates, LLC (AOA), dated January 29, 2015. The purpose of the reconnaissance was to confirm that the wetland boundary and classification as delineated by AlderNW (dated December 16, 2008) remained valid. Pursuant to the provided 2008 report, the subject wetland has been classified as a Category 2 wetland throughout the central and southwestern portion of the site. Based on the recent site review by AOA, the surveyed wetland boundary appears to remain accurate and re-delineation did not appear warranted. In addition, the classification of the wetland as a Category II wetland did not change. A wetland classified as Category II requires a standard protective buffer of 50 feet (RMC 4-3-050M.6.c). The majority of the existing runoff

sheet flows southwest towards the on-site wetland. The vegetation within the wetland includes black cottonwood, Oregon ash and red alder trees. The predominate shrub species within the wetland is hardhack spirea.

The AlderNW's report indicates that the wetland unit and its buffer (Tract A) have been affected by the existing developments surrounding the property or shows signs of human disturbance. The buffer along the south and west side of the wetland has been affected by previous development including the existing athletic fields and the existing storm water treatment facility extending along the west side of the wetland. The existing developments on the south and west side of the property extends to the limits of the wetlands; this activity likely filled some portion of the subject wetland. The changes caused by past development have created a small island habitat surrounded by the existing urban development. The applicant will designate the wetland, associated buffers, and contiguous pocket areas along the wetland buffer that are not associated with the lots as a Native Growth Protection Area (NGPA) Tract (Tract A). No impacts to existing functions and values of the wetland area are expected as a result of the subject development.

The applicant submitted a Preliminary Technical Information Report (TIR) prepared by Encompass Engineering & Surveying (dated April 7, 2015; *Exhibit 11*). A combination of full and basic dispersion would be used, discharging towards the onsite wetland. Full dispersion is proposed in the plans for lot 1 and tract A and basic dispersion/limited infiltration is proposed for lot 2. Full dispersion, basic dispersion and limited infiltration must be designed and located per City of Renton Amendments to King County Storm Water Design Manual sections C.2.1 and C.2.4 and 5.4. Calculations within the report for the project would be exempt from detention since the development of this project would result in flow control that is less than 0.1 CFS increase of the 100-year runoff. Since the total proposed PGIS is less than 5,000SF, water quality would also not be required for this project per King County Storm Water Design Manual Amended by City of Renton section 1.2.8.

Mitigation Measure: No further mitigation recommended.

Nexus: N/A

C. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant" (*Exhibit 15*).

✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

PART THREE: ADMINISTRATIVE SHORT PLAT REVIEW

A. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

1. Chapter 2 Zoning Districts – Uses and Standards

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

2. Chapter 3 Environmental Regulations and Overlay Districts

- a. Section 4-3-050: Critical Areas Regulations

3. Chapter 4 City-Wide Property Development Standards

- a. Section 4-4-030: Development Guidelines and Regulations – General
- b. Section 4-4-060: Grading, Excavation and Mining Regulations
- c. Section 4-4-130: Tree Retention and Land Clearing Regulations

4. Chapter 6 Streets and Utility Standards

- a. Section 4-6-030: Drainage (Surface Water) Standards
- b. Section 4-6-060: Street Standards

5. 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 4-7-160: Residential Blocks – General Requirements and Minimum Standards
- e. Section 4-7-170: Residential Lots – General Requirements and Minimum Standards

6. Chapter 9 Permits – Specific

- a. Section 4-9-070: Environmental Review Procedures

7. Chapter 11 Definitions

B. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

- 1. Land Use Element: *Residential Single Family (RS) land use designation*
- 2. Community Design Element: *Natural areas; Established Residential areas; and New and Infill Development;*
- 3. Environment Element: *Wetland*

C. DEPARTMENT ANALYSIS:

1. 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). The proposed project is subject to environmental review due to a critical area on the site (within proposed Tract A) and is subject to City of Renton Environmental Review Procedures (RMC 4-9-070).

2. Compliance with ERC Conditions

The City of Renton, on June 22, 2015, issued a Determination of Nonsignificance (DNS).

3. Staff Review Comments

Representatives from various city departments and the Renton School District have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.

4. Comments from the Public

Comments received from the public were considered during review of the proposed project.

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 plat:

a) Compliance with the Comprehensive Designation

The site is designated Residential Single Family (RS) on the Comprehensive Plan Land Use Map. Land designated RS is intended to be used for quality detached residential development organized into neighborhoods at urban densities. It is intended that infill development 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:

Policy LU-158. Net development densities should fall within a range of 4.0 to 8.0 dwelling units per net acre in Residential Single Family neighborhoods.

Policy Objective Met Not Met

Policy EN-6. When development may impact wetlands, the following hierarchy should be followed in deciding the appropriate course of action:

- a. avoid impacts to the wetland,
- b. minimize impacts to the wetland,
- c. restore the wetland when impacted,
- d. recreate the wetland at a ratio which will provide for its assured viability & success,
- e. enhance the functional values of an existing degraded wetland.

Policy Objective Met Not Met

Policy EN-7. Protect buffers along wetlands to facilitate infiltration and maintain stable water temperatures, provide for biological diversity, reduce amount and velocity of run-off, and provide for wildlife habitat.

Policy Objective Met Not Met

Objective CD-A. The City's unique natural features, including land form, vegetation, lakeshore, river, creeks and streams, and wetlands should be protected and enhanced as opportunities arise.

Policy Objective Met Not Met

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.

Policy Objective Met Not Met

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.

Policy Objective Met Not Met

Policy CD-14. Infill development, defined as new short plats of nine or fewer lots, should be encouraged in order to add variety, update housing stock, and increase vitality of neighborhoods.

Policy Objective Met Not Met

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.

Policy Objective Met Not Met

b) Compliance with the Underlying Zoning Designation

The subject site is designated Residential-8 (R-8) Dwelling Units Per Net Acre (du/ac) on the City of Renton Zoning Map. 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 complied with:

Density: The allowed density range in the R-8 zone is a maximum of 8.0 dwelling units per net acre. There is also a minimum density of 4 dwelling units per net acre. After subtracting 2,830 square feet for proposed right-of-way dedications, 1,807 square feet for private access easements, and 57,434 square feet for critical areas, the net square footage of the site is 21,357 square feet (0.49 net acres). The 2-lot proposal would arrive at a net density of 4.08 dwelling units per net acre (2 lots / 0.49 acres = 4.08 du/ac), which falls within the permitted density range for the R-8 zone.

Additionally, due to the environmental constraints of the property the minimum density requirements of the code can be waived (RMC 4-2-110D.1.b.).

Lot Dimensions: The minimum lot size permitted in the interim R-8 zoning designation is 7,000 square feet. A minimum lot width of 60 feet is required for interior lots and 70 feet for corner lots. Lot depth is required to be a minimum of 90 feet (*Exhibit 2*). ***As demonstrated in the table below, all lots meet the requirements for minimum lot size, depth, and width for the R-8 zone:***

<u>Proposed Lots</u>	<u>Lot Size</u> <i>7,000 SF minimum</i>	<u>Lot Depth</u> <i>90 feet minimum</i>	<u>Lot Width</u> <i>60 feet required (70 feet corner lots)</i>
Lot 1	13,445 GSF (7,318 NSF*)	90 feet	71.12 feet
Lot 2	7,912 SF	100.37 feet	91.13 feet
All Lots (Average)	8,948 SF	95.19 feet	81.13 feet
Tract A – Critical Areas	57,434 SF	N/A	N/A
Tract B – Joint Use Driveway	1,807 SF	N/A	N/A

**Because the panhandle portion of the northwest corner of Lot 1 has a width of less than 80% of the minimum lot width of 50', it was subtracted from the gross lot area and noted as "net" area.*

Setbacks: The minimum front yard and rear yard setbacks in the interim R-8 zone are 25 feet front yard; 25 feet side yard along a street (including access easements); 7.5 feet side yards (combined 15 feet with not less than 5 feet on either side per CI-64); and 25 feet rear yard.

The proposed lots are oriented so that the front yards of each lot would face north towards NE 9th Street and the rear yards would be located along the south portion of the lots. The proposed lots appear to contain adequate area to provide all the required setback areas. Compliance with building setback requirements would be reviewed at the time of building permit review.

Building Standards: The R-8 zone permits one dwelling with one accessory dwelling unit per lot. Accessory structures are permitted at a maximum number of two per lot with a 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. The property is currently vacant of any structures.

Height: The maximum building height in the R-8 zone is 30 feet. Detached accessory structures must remain below a height of 15 feet and one story. Building height is based on the measurement of the vertical distance from the grade plane to the average height of the roof surface. The grade plane 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. One dwelling unit, of typical two-story, wood-frame construction, per lot is planned. Building elevations,

which would be used to determine building height, have not been submitted. The building standards for the proposed lots would be reviewed and verified at the time of building permit review.

Building Coverage: The maximum building coverage in the R-8 zone is 40 percent. Compliance with building coverage requirements would be reviewed at the time of building permit review.

Impervious Coverage: The maximum allowed impervious surface area in the R-8 zone is fifty-five percent (55%). The maximum building coverage is limited to 40% per lot, and the maximum impervious surface is 55% (Ordinance No. 5724 and CI-64). Compliance with impervious lot coverage requirements would be reviewed at the time of building permit review.

Parking: Off-street parking for two (2) vehicles per residential unit is required. Sufficient area exists, on each lot, to accommodate off-street parking for a minimum of two vehicles.

c) Community Assets

Site Landscaping: Landscaping is required for all subdivisions, including short plats. A detailed landscape plan must be approved prior to issuance of street or utility construction permits. Ten feet (10') of on-site landscaping is required along all public street frontages, with the exception of areas for required walkways and driveways per RMC 4-4-070. Such landscaping shall include a mixture of trees, shrubs, and ground cover as approved by the Department of Community and Economic Development. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard. 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, ground cover are to be located in this area when present.

The City's landscaping regulations require the installation of landscaping within the public right-of-way and the landscaping proposed must either consist of drought resistant vegetation or shall be irrigated appropriately. The applicant has submitted a conceptual landscape plan including the following landscaping within the 8-foot planter strip: 4 Persian Parrotia; 15 boxleaf hebe, 15 evergreen huckleberry, 10 English lavender; and 45 kinnickinnick (*Exhibit 7*). The submitted landscaping plan identifies that all trees, shrubs and other plants will be maintained by the developer by watering, pruning, cultivating and weeding until final acceptance by the future owner but in no case less than 90 days after substantial completion of the project. Staff recommends that the applicant be required to revise the Landscape Plan to show a minimum of 10 feet of on-site landscaping along the street frontage of Lot 1.

Additionally, where there is insufficient right-of-way space or no public frontage, two street trees are required in the front yard. Therefore, a minimum of two (2) trees are to be located in the front yard of proposed Lot 2 prior to construction permit approval.

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. The applicant provided a Tree Retention Plan (*Exhibit 6*) and a Tree Retention Worksheet. The applicant is proposing to retain all trees within critical areas and buffers of Tract A and nine (9) trees throughout the rest of the site (7- Douglas fir trees outside the wetland buffer and 2 Madrone trees and 1 Douglas fir tree within the south portion of Lot 2). The trees proposed to be retained range between 8 and 24 inches in caliper. According to the Arborist Report, there are a total of 135 significant trees with a diameter at breast height (DBH) of 6" or greater within the parcel boundaries (*Exhibit 8*). Red Alder represents the majority or roughly 60%, followed by wild Cherry, Cottonwood, Douglas fir, Hazelnut, Pacific willow, and a row of Bamboo. The identified trees range in diameter from 6" to 60" DBH. There are a total of 38 (of the possible 135) trees that exist outside the wetland, wetland buffers or the proposed private access tract.

As previously mentioned, the applicant is required to retain 30 percent of the trees located on-site that are not located within critical areas, proposed rights-of-way, and access easements. Therefore, the applicant would be required to retain at least 11 trees in order to meet the 30% tree retention

requirement. The applicant has proposed to retain 11 of the significant trees throughout the site, thereby complying with Tree Retention requirements of the code (*Exhibit 6*). The proposed tree retention plan preserves and enhances the City's physical and aesthetic character by minimizing indiscriminate removal of the vegetation on-site.

The provided Tree Protection Plan would be consistent with the specific tree protection measures required by Renton Municipal Code for retained trees and seek to retain 11 trees, which meets the minimum tree retention requirement.

Critical Areas: The site contains a critical area throughout the central and southwestern portion of the property. The applicant submitted a Wetland Reconnaissance prepared by AOA, LLC (dated January 29, 2015; *Exhibit 9*), which addresses the site's critical area. The on-site wetland is a classified as a Category II under RMC 4-3-050(M), and receives a standard buffer of 50 feet. The applicant is proposing to designate all the wetland and associated buffer as a designated Native Growth Protection Area (NGPA) Tract. The vegetation within the wetland includes black cottonwood, Oregon ash and red Alder trees. The predominate shrub species within the wetland is hardhack spirea, which allows the wetland to serve somewhat as a filter and allow sediment in the water to settle.

The 2008 AlderNW's Wetland Evaluation Report delineated the limits of the wetland and indicated the effectiveness of the wetland buffers and how they have been affected by the existing residential development activity immediately adjacent to the subject property (*Exhibits 9 & 12*). For example, the southern limits of the wetland generally follow the southern property line due to the development of the athletic field. Hydrologically, the wetland is supported by surface runoff and near surface seepage from the adjacent side slopes, along with some discharge from the stormwater pond to the west. No buffer mitigation or enhancement plan is proposed as part of the development.

The Critical Areas Tract is proposed to be a 57,434-square-foot wetland tract. In order for the Category II wetland and its proposed buffer to remain protected, staff recommends, as a condition of approval, that the applicant place Tract A in a Native Growth Protection Easement (NGPE), which shall be noted on the face of the plat.

Staff recommends as a condition of approval that a Homeowners' Association (HOA) or similar entity be established for the development, to ensure that responsibility is taken for maintenance of common improvements and tracts within the short plat. Finally, adequate provisions are being made for drainage and utility connections. Each owner of Lots shall have a fractional interest in the Critical Areas Tract A in order to protect the site in perpetuity. Staff is recommending, as a condition of approval, that the applicant install a wood, split-rail fence with wetland signage along the edge of Tract A. The split-rail fence shall be constructed prior to recording of the short plat. Staff also recommends a condition of approval requiring the HOA or similar entity ensure maintenance of the split-rail fence.

d) Compliance with Subdivision Regulations

Streets: No new public streets would be created as part of the proposed short plat. There is currently a partially paved and improved public right-of-way along the frontage of NE 9th Street. The existing right-of-way width in NE 9th Street is 30 feet and has been identified as a residential access street. The required frontage improvements along NE 9th Street include 16 feet of pavement, a 0.5-foot-wide curb, an 8-foot-wide landscaped planter, and a 5-foot-wide sidewalk. The applicant has proposed to dedicate 2,830 square feet to for right-of-way improvements on NE 9th Street.

The proposed short plat is anticipated to generate additional traffic on the City's street system. However, it is not anticipated that the proposed project would significantly or adversely impact the City of Renton's street system subject to the payment of code-required impact fees and the construction of code-required frontage improvements (*Exhibit 15*). In order to mitigate

transportation impacts, payment of transportation impact fees is applicable on all new single-family homes. The current transportation impact fee rate is \$2,214.44 per new lot. The transportation impact fee that is current at the time of building permit will be levied. Payment of the transportation impact fee is due at the time of issuance of the single-family building permits.

The applicant is proposing a 20-foot-wide joint use driveway, Tract B, along the first 90 feet of the east property line to serve the short plat's internal site access needs. The shared driveway is proposed to connect with the existing public street (NE 9th St). Access to each lot shall be served from the proposed shared driveway; a note to this effect shall be placed on the face of the short plat. The minimum requirements identified in RMC 4-6-060J *Shared Driveway Standards* including but not limited to maintenance covenants and access easements (including a City of Renton Public Utility easement) shall be recorded prior to, or concurrent with, the recording of the short plat. No additional curb cuts from the short plat to the public street will be allowed as part of the platting process. Upon the approval of the Renton Fire Department, the width of the shared driveway tract and paved surface may be reduced from twenty feet (20') to a minimum of sixteen feet (16').

All new driveway approaches for single-family lots are required to maintain a five-foot (5') separation from the adjoining property line (RMC 4-8-060I.2.b). One reason for this is so the apron of the driveway approach doesn't extend onto the right-of-way of the neighboring lot. Staff is recommending that the applicant provide a shared driveway approach to Tract B that is no closer than five feet (5') to the east property line in order to retain enough room for the driveway approach apron, road maintenance, a privacy fence, and onsite landscape screening. The additional area on the east side of the shared driveway, between the east property line and the edge of the pavement, should not impact the 2-lot short plats ability to maintain compliance with Renton Municipal Code.

The maximum width of any single loaded garage driveway shall not exceed nine feet (9'), and the maximum width of any double-loaded garage driveway shall not exceed sixteen feet (16').

There is an existing luminaire pole located at corner of Anacortes Ave NE and NE 9th St. Staff is recommending, as a condition of short plat approval, that the existing luminaire pole be located within the proposed 8-foot-wide planter strip at corner of Anacortes Ave NE and NE 9th St.

Blocks: No blocks are being created as part of this short plat.

Lots: The proposed two (2) lots would meet the principles of acceptability for a short plat as stated in RMC 4-7-070B. Each lot would be a legal building site compliant with shape, orientation, and arrangement of the subdivision regulations and the development standards of the R-8 zone. All lots are located outside the 50-foot wetland buffer and the design allows for tree preservation, and public to private shared driveway access. All lots meet the requirements for minimum lot size, depth, and width as demonstrated above in the lot dimension table on page 8 of this report. All proposed lots appear to have sufficient building area for the development of detached single-family residences, provided the applicant complies with the conditions of approval.

Access to a public road would be created to each legal building lot. No direct driveway access from any lot to NE 9th St will be allowed. In addition to the proposed two new lots, the small subdivision would create a new shared driveway tract (Tract B) and one new wetland tract (Tract A).

e) Compliance with Residential Design Standards

RMC 4-2-115E *Residential Design and Open Space Standards* provides residential and open space standards for development within the R-8 zoning classification. Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-8 zoning classification. The Standards implement policies established in the Land Use and Community Design Elements of the Comprehensive Plan. Compliance with Site Design Standards for lot configuration, garages, open space, primary entry, façade modulation, windows and doors, scale, bulk, and character, roofs, eaves, architectural detailing, and materials and color would be demonstrated prior to issuance of building permits.

Building designs, which would be used to evaluate residential design standards, have not been submitted for the undeveloped lots yet. They would be submitted for building permit review.

f) Reasonableness of Proposed Boundaries

Access: Each lot must have access to a public street or road. There will be a 20-foot-wide shared driveway along the east property line, designed as Tract B, which will be constructed to serve the proposed two (2) lots from NE 9th St.

Topography: The site slopes down from an elevation of about 416 feet along the east property line to an elevation of about 406 feet. The southwest corner of the property is generally flat at about an elevation of 404 to 406 feet. Due to the potential for erosion that could occur during construction activities, staff recommended a condition of approval, that Temporary Erosion Control Plan be installed and maintained in accordance with the Department of Ecology's Erosion and Sediment Control Standards and subject to the approval of the Department of Community & Economic Development Plan Review project manager.

Relationship to Existing Uses: All properties surrounding the subject site are designated R-8 on the City's zoning map. To the north and east of the site, there are existing single-family residences. To the south of the site are the Honey Dew athletic fields and to the west, beyond the wetlands on the subject site, is a church. The proposal is similar to existing development patterns in the area and is compatible with the athletic fields and the church property. In addition, the proposal is consistent with the Comprehensive Plan and Zoning Code, which encourages residential infill development.

g) Availability and Impact on Public Services (Timeliness)

Police and Fire: Police service would be provided by the Renton Police Department. The Renton Police Department has commented that the proposed project would have minimal impact on police services. Sufficient resources exist to furnish services to the proposed development, subject to the condition that the applicant provides Code-required improvements and fees.

Fire Department apparatus access roadways are required to be a minimum of 20 feet wide fully paved. The fire flow requirement for a single-family residence is a minimum 1,000 gallons per minute (gpm) for structures up to 3,600 sf (including any attached garage and basement). If dwelling(s) exceed 3,600 sf, a minimum of 1,500 gpm would be required. A minimum one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow requirement goes up to 1,500 gpm. Any existing hydrants can be counted toward the requirements as long as they meet current code including 5 inch storz fittings. A minimum of one new hydrant shall be required as there are no hydrants within 300 feet of Lot 2.

The fire impact fees are currently applicable at the rate of \$495.10 per single-family unit. The fee shall be payable to the City as specified by the Renton Municipal Code prior to building permit issuance. Furthermore, buildings shall have approved address numbers placed in a position that is plainly legible and visible from NE 9th Street.

Schools: The Renton School District has indicated that they have capacity to accommodate students anticipated from this development. Students would attend Honey Dew Elementary School, McKnight Middle School, and Hazen High School. The Middle School is the only school that would be located far enough away for the school district to provide bus transportation. The other two schools are within walking distance and no school bus would be provided. There is an identified safe walking route to the elementary school (*Exhibit 14*). The safe walking route to the high school includes walking north on Anacortes Ave NE, east on NE 10th St and north along Hoquiam Ave NE.

A School Impact Fee would be collected on behalf of the Renton School District for each new residence at the time of building permit issuance. The current Renton School District fee for each new single-family dwelling is \$5,541.00 per unit.

Parks: Although there would be no significant impacts to the City of Renton Park System anticipated from the proposed project, a Park Impact Fee is required of all new residential development. The current Park Impact Fee is \$1,441.29 per new residence and is paid at the time of building permit issuance.

Storm Water: A drainage plan and drainage report was submitted by Encompass Engineering & Surveying (dated April 7, 2015; *Exhibit 11*). Pursuant to this report the subject site is underlain with Alderwood, gravelly sandy loam (AgC). The proposed 2-lot subdivision is subject to Full Drainage review in accordance with the City of Renton Amendments to the 2009 King County Surface Water Manual. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. The project is subject to flow control BMPs per City of Renton Amendments to King County Storm Water Design Manual section 1.2.3.3. Full dispersion is proposed in the plans for lot 1 and tract A and basic dispersion/limited infiltration is proposed for lot 2. Full dispersion, basic dispersion and limited infiltration must be designed and located per City of Renton Amendments to King County Storm Water Design Manual sections C.2.1 and C.2.4 and 5.4. Because the development of this project will result in less than 0.1 CFS increase of the 100-year runoff, detention is not required for this project per King County Storm Water Design Manual Amended by City of Renton. Final plans and a drainage report based on the City of Renton Amendments to the 2009 King County Surface Water Manual are required to be submitted with the utility construction permit.

The current surface water system development charge (SDC) fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit, and the fee rate that is current at the time of issuance of the utility construction permit will be applicable.

Water: The proposed development is within the City's water service area and in the Highlands 565 hydraulic zone. The development is outside of the City's aquifer protection areas. In NE 9th St there is an existing 8-inch water main (see City water project plan no. W 2107), which can deliver 2,000 gallons per minute (gpm). Located at the southwest corner of NE 9th St and Bremerton Ave NE is a fire hydrant that can deliver 1,000 gallons per minute. However, the hydrant is more than 300 feet away from the new southerly lot. The development would be subject to the following: 1) applicable water improvements, including installation of 1-inch minimum domestic water service line and meter to each lot prior to recording of the plat and submittal of civil plans for the water main extension; 2) water system development charges and water meter installations fee (based on the size of the meters) in order to provide water service for domestic use and fire protection to the subject development; 3) installation of an additional fire hydrant within 300 feet of each lot in order to provide the required coverage.

Sanitary Sewer: Sewer service is provided by the City of Renton. In NE 9th St there is an existing 8-inch sewer main that the applicant would be allowed to directly connect to. The development is subject to a wastewater system development charge (SDC) fee that is based on the size of the new domestic water to serve the new home on each lot. The sewer fee for a ¾ inch or 1 inch meter install is \$2,135.00. This parcel is also subject to a Special Assessment District. The East Renton Interceptor fee is \$316.80 per lot. Payment of these fees will be required prior to issuance of the utility construction permit. All plats shall provide separate side sewer stubs to each building lot prior to recording of the short plat.

D. FINDINGS OF FACT:

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 of 83,428 square feet (1.92 acres), located in the Highlands District, into two (2) lots, suitable for development with single-family

residential structures, one critical areas tract, and one shared driveway tract. The project would have a density of 4.08 dwelling units per net acre.

2. **Application:** The property, located at SW Corner of the intersection of NE 9th St and Anacortes Ave NE (APN 1023059095), is owned by Renton Church of the Nazarene.
3. **Comprehensive Plan:** The property has a Comprehensive Plan land use designation of Residential Single Family (RS). The proposed project furthers the objectives and policies of the RS section of the Land Use Element of the Comprehensive Plan.
4. **Zoning:** Objectives and policies of the RS designation are implemented by standards and regulations of the Residential 8 zone. The project, as proposed, meets or exceeds the R-8 standards and regulations if all conditions are met.
5. **Subdivision Regulations:** The short plat, as proposed, would meet the requirements of Chapter 4-7 RMC, *Subdivision Regulations* if all conditions of short plat approval set forth below are met.
6. **Existing Land Uses:** Vacant.
7. **Setbacks:** Minimum building setback requirements would be met.
8. **System Development Charges:** The current surface water system development charge (SDC) fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit, and the fee rate that is current at the time of issuance of the utility construction permit will be applicable.
9. **Public Utilities:** Impacts to public services are assessed on a single-family dwelling unit basis; it is not anticipated the project would result in impacts to utilities if all the conditions of approval are met and the fees are paid. The current fee for transportation impacts is \$2,214.44 per single-family dwelling; the current fee for parks is \$1,441.29 per single-family dwelling; the current fee for schools is \$5,541.00 per single-family dwelling; and the current fee for fire is \$495.10 per single-family dwelling. The identified 2015 fee rates are effective from January 1, 2015 through December 31, 2015. City of Renton 2016 development fees become effective January 1, 2016.
10. **Schools:** The project site is located within the Renton School District (RSD), which encompasses approximately 35 square miles. Students would attend Honey Dew Elementary School, McKnight Middle School, and Hazen High School. RSD has indicated it would be able to handle the impact of the additional students estimated to come from the proposed development.
11. **Safe Routes to Schools:** The Renton School District will bus all students to and from the middle school. The elementary school and the high school have been identified as being within walking distance. There is an identified safe walking route to the elementary school and the high school.

E. CONCLUSIONS:

1. The subject site is designated **Residential Single Family (RS)** 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, advisory notes and conditions of approval contained herein.
3. The proposed 8-lot short plat complies with the **subdivision regulations** as established by Renton Municipal Code and state law, provided the project complies with advisory notes and conditions of approval contained herein.
4. The proposed short plat complies with the **street standards** as established by Renton Municipal Code, provided the project complies with advisory notes and conditions of approval contained herein.

F. DECISION:

The **Campbell Short Plat**, File No. **LUA15-000239, ECF, SHPL-A** is approved subject to the following conditions:

1. The applicant shall create and record a Native Growth Protection Easement (NGPE) for the area contained within the wetland and associated buffers over Critical Area Tract A prior to or concurrent with short plat recording. Each owner of Lots 1 and 2 shall have a fractional interest in the Critical Areas Tract in order to protect the Tract in perpetuity.
2. The applicant shall be required to revise and resubmit the Landscape Plan to show a minimum of 10 feet of on-site landscaping on Lot 1 along the public street frontage and two trees in the front yard of Lot 2. The plan shall be submitted for review and approval by the Current Planning Project Manager prior to the issuance of the construction permit for on-site utilities.
3. The applicant shall provide a shared driveway approach to Tract B that shall be no closer than five feet (5') to the east property line in order to retain enough room for the driveway approach apron, road maintenance, a privacy fence, and onsite landscape screening. The additional area on the east side of the shared driveway, between the east property line and the edge of the pavement, should not impact the 2-lot short plats ability to maintain compliance with Renton Municipal Code.
4. The applicant shall install a wood split-rail fence with wetland signage along the edge of Tract A. The wood split-rail fence shall include the proposed group of trees to be retained at the northwest corner of the property. Such a split-rail fence shall be constructed prior to the recording of the short plat. A requirement to maintain the fence by a Homeowners' Association or similar entity shall be placed on the face of the short plat.
5. The applicant shall provide access to each lot from the proposed shared driveway (Tract B). A note to this effect shall be placed on the face of the short plat prior to recording.
6. The applicant shall locate the existing luminaire pole at corner of Anacortes Ave NE and NE 9th St to be within the proposed 8-foot-wide planter strip at corner of Anacortes Ave NE and NE 9th St.
7. The applicant shall comply with the recommendations contained in the Geotechnical Evaluation prepared by Geospectrum Consultants, Inc. dated March 11, 2015 (or an updated report submitted at a later date) during site and building construction.
8. The applicant shall be required to submit, to the Plan Reviewer for review and approval, a revised final drainage report and associated plans, based on the 2009 King County Surface Water Design Manual (as amended by the City of Renton) prior to construction permit approval.

DECISION ON LAND USE ACTION:

SIGNATURE:

Jennifer Henning, Planning Director
Department of Community & Economic Development

Date

TRANSMITTED this 22nd day of June 2015 to the Contact/Applicant/Owner(s):

<i>Owner(s):</i>	<i>Applicant:</i>	<i>Contact:</i>
<i>Renton Church of the Nazarene</i>	<i>Peter St. Pierre</i>	<i>Tom Redding</i>
<i>PO Box 2640</i>	<i>Forest Contracting LLC</i>	<i>Encompass Engineering & Surveying</i>
<i>Renton WA 98056</i>	<i>27018 233rd Pl SE</i>	<i>165 NE Juniper St., Suite 201</i>
	<i>Maple Valley, WA 98038</i>	<i>Issaquah, WA 98027</i>

TRANSMITTED this 22nd day of June 2015 to the Parties of Record:

Peter St Pierre
Pacific Peak Construction Services Inc.
4004 NE 19th St
Renton, WA 98056

Stephen Chow
862 Bremerton Ave NE
Renton, WA 98059

Chad Allen
Encompass Engineering & Surveying
165 NE Juniper St., Suite 201
Issaquah, WA 98027

Iosif Mishkov
2471 S 224th St
Des Moines, WA 98198

Renton Church of Nazarene
850 Union Ave NE
Renton, WA 98056

TRANSMITTED this 22nd day of June 2015 to the following:

Jan Conklin, Development Services
C.E. "Chip" Vincent, CED Administrator
Vanessa Dolbee, Current Planning Manager
Steve Lee, Development Engineering Manager
Plan Review
Fire Marshal

G. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION

The Environmental Determination and the Administrative Short Plat Review decisions will become final if the decisions are not appealed within the 14-day appeal period [RCW 43.21.C.075(3); WAC 197-11-680)].

Environmental Determination Appeal: Appeals of the environmental determination must be filed in writing to the Hearing Examiner on or before 5:00 p.m. July 10, 2015.

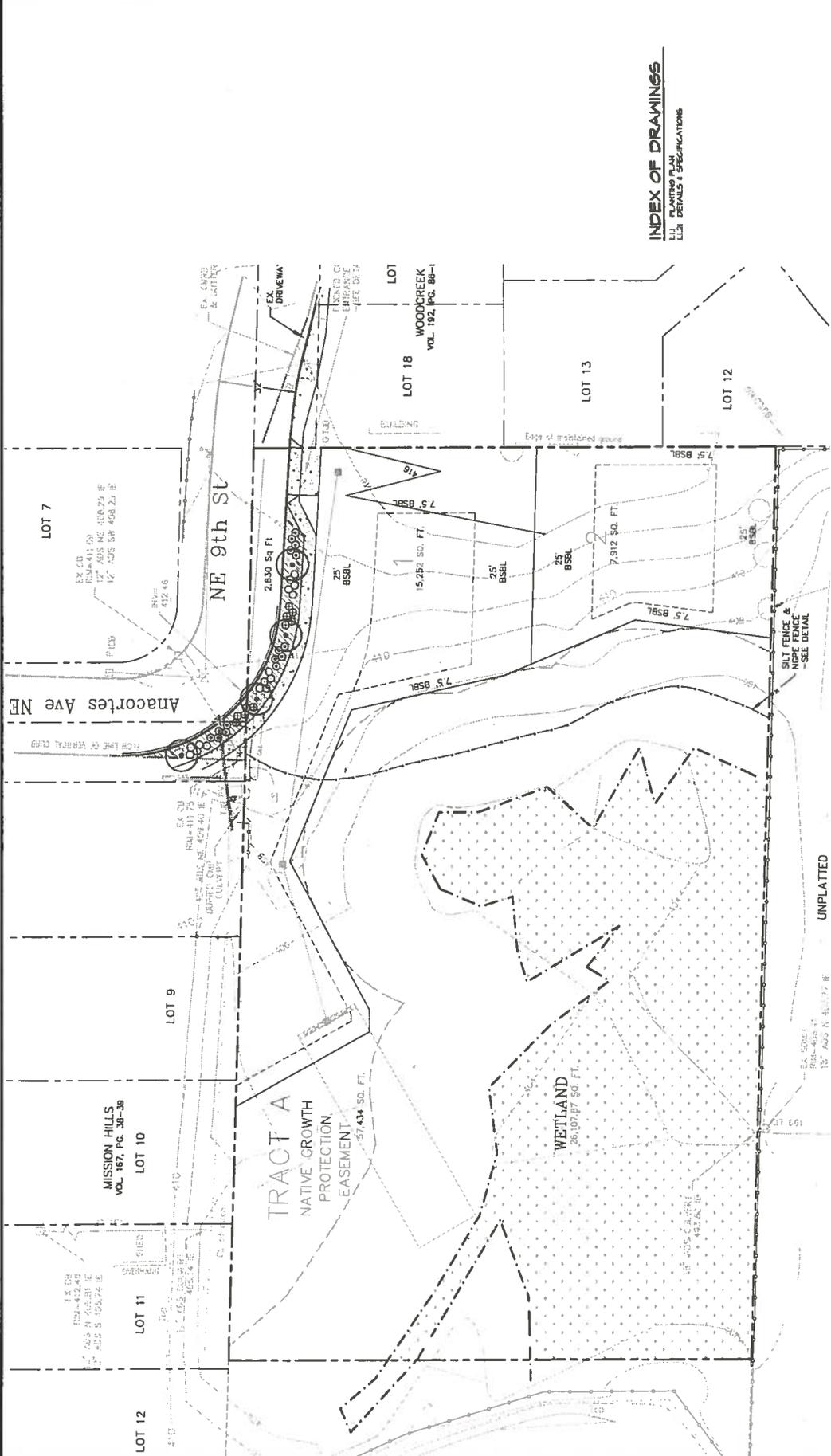
Administrative Short Plat Approval Appeal: Appeals of the administrative site development plan review decision must be filed in writing to the Hearing Examiner on or before 5:00 p.m. on July 10, 2015.

APPEALS: The above land use decisions will become final if not appealed in writing together with the required fee to: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110 governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, (425) 430-6510.

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.

EXPIRATION: The Administrative Short Plat approval 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.

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.



INDEX OF DRAWINGS
 L11 PLANTING PLAN
 L12 DETAILS & SPECIFICATIONS

NOTES
 1. PLANTING SHALL BE DONE BY THE CONTRACTOR UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT.
 2. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE WASHINGTON STATE PLANTING STANDARDS AND SPECIFICATIONS.

COMMON NAME	SCIENTIFIC NAME	SPACING	QUANTITY	SIZE (MIN)	NOTES
BOXLEAF PINE	QUERCUS PARVIFLORA	5' O.C.	5	2 GAL	FILL & BUSH
EVERGREEN HUCKLEBERRY	VACCINIUM OVATUM	5' O.C.	5	2 GAL	FILL & BUSH
ENGLISH LAVENDER	LAVANDULA ANGSTROMII	5' O.C.	10	2 GAL	FILL & BUSH
KINGSLINE	AGASTHIS APERTUS (W. WASH)	5' O.C.	45	1 GAL	FILL & BUSH

PLANTING PLAN

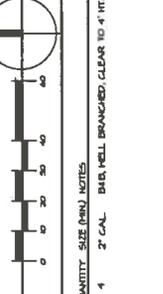
PLANT SCHEDULE

TREES

COMMON NAME	SCIENTIFIC NAME	SPACING	QUANTITY	SIZE (MIN)	NOTES
PARROTIA PERSIKA	PARROTIA PERSIKA	AS SHOWN	1	2" GAL	BAR HELL BRANCHED, CLEAR TO 4 FT.

GROUND COVERS

COMMON NAME	SCIENTIFIC NAME	SPACING	QUANTITY	SIZE (MIN)	NOTES
UNPLANTED					



**Entire Document
Available Upon Request**

Real
Forest Contracting
(206) 255-9893

I have personally inspected the trees located at the Campbell subdivision south of the corner of NE 9 and Anacortes, Renton WA, King count parcel number 1023059095 as you requested. A International Society of Arboriculture level 1 limited visual method was used. The map supplied with the proposed new homes general locations was used to aid in determining any possible impact on the trees.

A count was made of the trees 6" DBH "Diameter at Breast Height" and larger in the area outside of the wetland designated piece of the parcel. The total was 135, with Red Alder representing the majority in the 60% range with wild Cherry next, Cottonwood, Douglas fir, Hazelnut, Pacific willow and a row of Bamboo (this species growing on the Northside of the parcel having grown from under the neighboring property). Black berry vines dominate the understory to a depth of 30' along the street frontage into the parcel.

Several of the trees are stump sprouted from some earlier cutting bordering the neighboring property on that north side.

Of the species on site all but the Douglas fir could be termed young trees with the firs being in the 30-40 year old range the remainder in the 10-15 year old range. Overcrowding would be my opinion on the whole site with again the Douglas fir being above the competition for light. The overcrowding aside the trees on site appear to be in good health. The largest stand of Douglas fir is in the far south east corner of the parcel.

To address any possible conflict between the trees and the proposed homes there are Douglas firs that look to need their root systems protected. If I have the location of the homes correct 2 Douglas firs north of the building site closest to the street and one larger fir along the fence line east of the second home, the back building site will be affected. It is this second fir that appears to be the closest to the new home. There are smaller trees also to be affected but as they are the Red Alder and they so numerous I have not addressed them here.



Neal Baker
ArboristsNW.com
ISA Cert PN1075A
ISA Tree Risk Assessment Qualified
PNW ISA CTRA #867
Member AREA & SOCA

Entire Document
Available Upon Request

Altmann Oliver Associates, LLC

AOA



PO Box 578 Carnation, WA 98014 Office (425) 333-1535 Fax (425) 333-4509

Environmental
Planning &
Landscape
Architecture

January 29, 2015

AOA-3860

Peter St. Pierre
Pacific Peak Construction Services
peter@pacificpeakcs.com

**SUBJECT: Wetland Reconnaissance for Mackenzie Lane Short Plat;
Renton, WA (Parcel 102305-9095)**

Dear Peter:

On January 28, 2015 I conducted a wetland reconnaissance throughout the eastern portion of the subject property utilizing the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*. The primary purpose of the reconnaissance was to confirm that the wetland boundary and classification as delineated by AlderNW in 2008 remained valid.

AlderNW delineated one Category 2 wetland (Wetland A) throughout the central and southwestern portion of the site. The wetland boundaries were subsequently surveyed (see survey drawing) and the delineation was documented in an August 26, 2008 report (**Attachment A**).

Based on the recent site review, the surveyed wetland boundary appears to remain accurate and a re-delineation does not appear warranted. In addition, the classification of the wetland as a Category 2 wetland has also not changed. Category 2 wetlands in the City of Renton currently require a standard 50-foot buffer.

Proposed Project

It is my understanding that the proposed project has been reduced from a 4-lot short plat to a 2-lot short plat and that previously proposed buffer averaging is no longer a component of the project. The 50-foot buffer in the eastern portion of the site adjacent the proposed development currently consists of a native mixed forest and no planting is required.

GEOSPECTRUM CONSULTANTS, INC.

Geotechnical Engineering and Earth Sciences

March 11, 2015

Entire Document Available Upon Request

Mr. Peter St. Pierre
Forest Contracting
27018 233rd Place SE
Renton, WA 98038

SUBJECT: GEOTECHNICAL EVALUATION
Proposed Campbell Short Plat
KCPN 1023059095, 4400 Block NE 9th Street
Renton, Washington
Project No. 15-107-01

Dear Peter,

This report presents the results of our geotechnical evaluation for the site of your proposed new residential development on the subject property. The purpose of our work was to provide geotechnical engineering evaluations of the site including storm water infiltration feasibility and geotechnical recommendations for the residential development including design of foundations, site grading, site drainage and erosion control. Our work was performed in accordance with the scope and conditions of our proposal dated March 2, 2015.

A site topographic map and short plat plan (see Figure 2) was provided to us and was used as a reference for our evaluations. Based on our review of the plan provided and discussions with you, we understand that the property will be divided into 2 lots plus Tract A (wetlands) and Tract B (storm water/utilities). We assume that the residential development will include a new 2-to 3-story wood-frame residence on each of the new lots. The structures are expected to include ground level garages which will have slab-on-grade floors and the remainder of structures may have raised floors with crawl space or slab-on-grade.

We assume that bearing wall loads will be in the range of about 2 to 3 klf and maximum column loads to be in the range of about 10 to 20 kips. If actual structural loads exceed the above values by more than 25%, this office should be notified.

Review of the Renton online Sensitive Areas Maps indicates that the property is not indicated to be within a Steep Slope Hazard, Landslide Hazard, Erosion Hazard, Seismic Hazard or Coal Mine Hazard area.



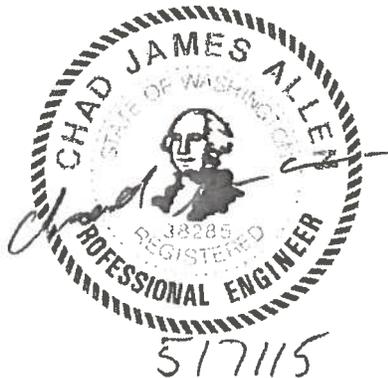
**Entire Document
Available Upon Request**

PRELIMINARY TECHNICAL INFORMATION REPORT

for

Campbell Short Plat

April 7, 2015



Encompass Engineering Job No. 15517

Prepared For

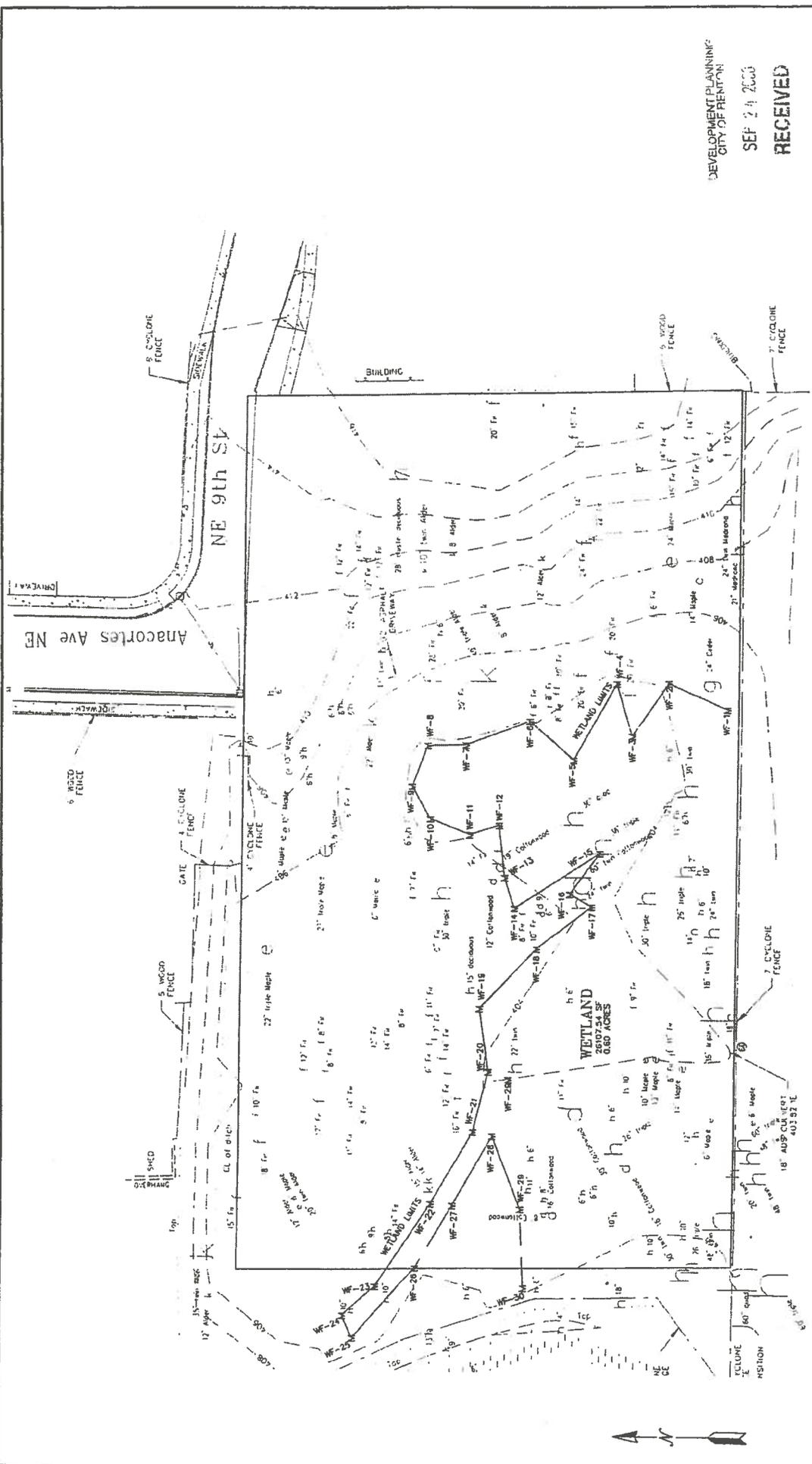
**Pacific Peak Construction
4004 NE 19th Street
Renton, WA 98056**

EXHIBIT 11

Western Washington Division
165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division
407 Swiftwater Blvd, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419

www.EncompassES.net



DEVELOPMENT PLANNING
CITY OF RENTON
SEP 24 2008
RECEIVED

AlderNW

SITE MAP
Renton, Washington

Proj. No. 20108 Date Aug., 2008 Figure 2



CAMPBELL SHORT PLAT

CONSTRUCTION MITIGATION DESCRIPTION

Proposed construction start date will be approximately in Summer/Fall 2015 and completion will be in approximately two months.

Hours of operation will be within the permitted time of 7:00 A.M. to 8:00 P.M. Monday through Friday.

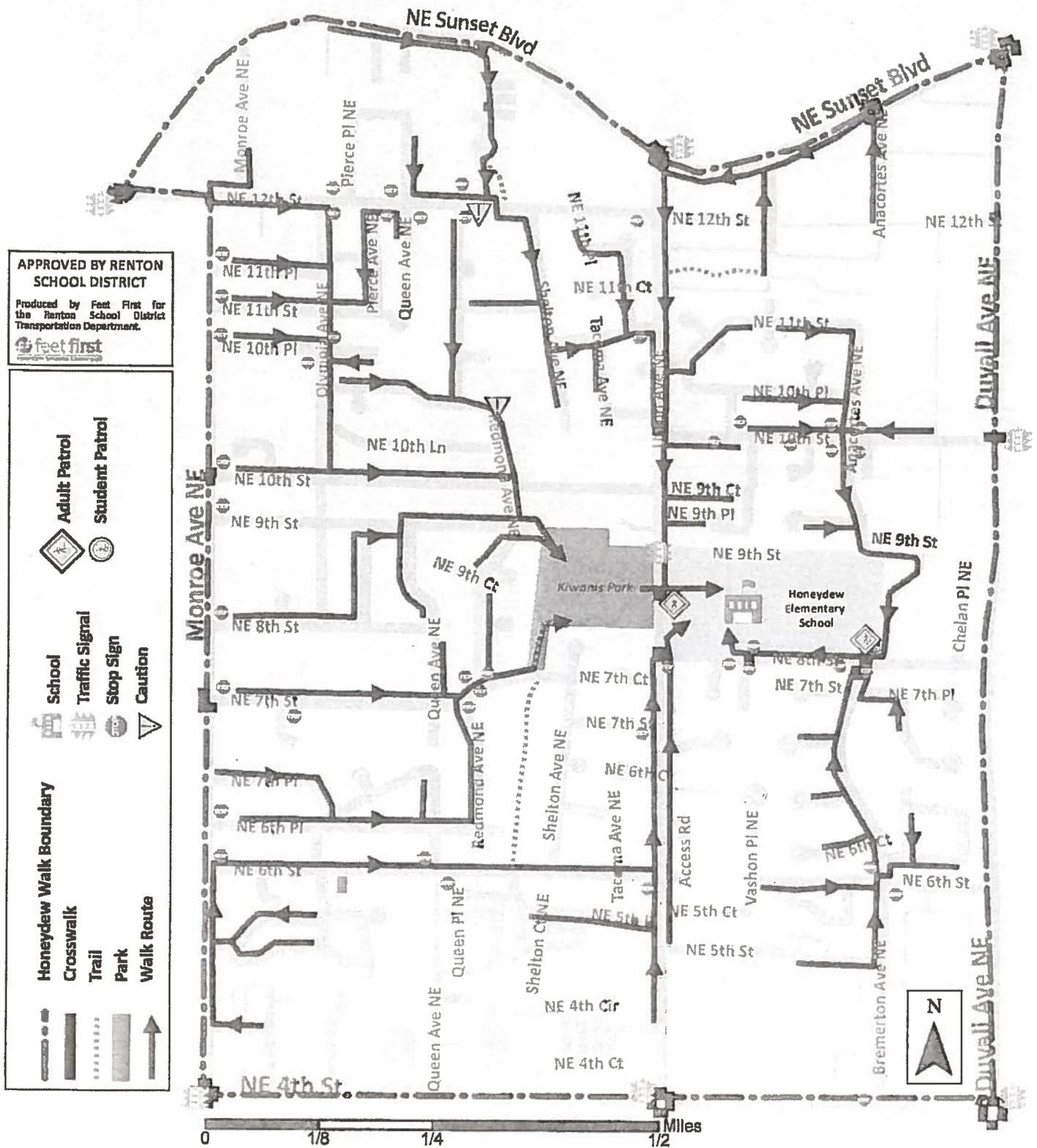
Proposed hauling/transportation route will be north on Anacortes Ave NE, west on NE 10th St. to Union Ave NE. Hauling will be within the restricted hours of 8:30 A.M. and 3:30 P.M Monday through Friday.

Water trucks, street sweepers and any other requirements deemed necessary would be implemented for any impacts that may occur.

There will be no anticipated weekend, late night or any other specialty hours proposed for construction or hauling at this time.

Flag persons will be employed and signs will be installed for traffic control when necessary.

Honeydew Elementary - Walk to School Route Options



RECOMMENDED ROUTES ARE MARKED WITH ARROWS:

- This map shows the preferred routes for walking to school safely. Please show your child the safest routes and teach them good safety habits, such as:
1. to stop at every corner and look all ways for oncoming vehicles before crossing;
 2. to walk quickly, but don't run when crossing streets;
 3. to use crosswalks, stop signs, traffic signals, school patrols, and adult crossing guards;
 4. where no walkways are provided, walk on the left side of the roadway as far off the travelled part of the roadway as possible, facing approaching traffic;
 5. to wear bright clothing.

ADVISORY NOTES TO APPLICANT LUA15-000239



Application Date: April 10, 2015
Name: Campbell Short Plat

Site Address: SW Corner of the interseciton of NE 9th St
and Anacortes Ave NE, Renton, WA 98059

Plan – Planning Review

Engineering Review Comments Kamran Yazdidoost | 425-430-7382 | kyazdidoost@rentonwa.gov

Recommendations:

EXISTING CONDITIONS

- WATER** Water service will be provided by the City of Renton.
SEWER Sewer service will be provided by the City of Renton.
STORM There is no formal storm conveyance system in NE 7th Street.
STREETS There are no frontage improvements.

CODE REQUIREMENTS

WATER

The proposed development is within the City's water service area and in the Highlands 565 hydraulic zone. The development is outside of the City's aquifer protection areas.

There is an existing 8 inch water main (see City water project plan no. W 2107) in NE 9th St. The 8 inch line can deliver 2,000 gallons per minute (gpm).

The static water pressure is about 63 psi at elevation of 416 feet.

There is an existing fire hydrant at the southwest corner of NE 9th St and Bremerton Ave NE which can deliver 1,000 gallons per minute.

The hydrant is more than 300 feet away from the new southerly lot.

The following water improvements will be required to provide water service for domestic use and for fire protection for the subject development:

1. Installation of 1 inch minimum domestic water service line and meter to each lot.
2. Installation of an additional fire hydrant within 300 feet of each lot if required by Renton Fire Prevention Department and/or if the proposed single family dwellings will exceed 3,600 sq ft of gross area.
3. The development is subject to applicable water system development charges and water meter installations fee based on the size of the meters.
4. Civil plans for the water main extension will be required.

SANITARY SEWER

1. Sewer service is provided by the City of Renton. There is an existing 8 inch sewer main in NE 9TH Street. The applicant can connect directly to the 8 inch main sewer at NE 9TH street.

2. The development is subject to a wastewater system development charge (SDC) fee. The SDC fee for sewer is based on the size of the new domestic water to serve the new home on each lot. The sewer fee for a ¾ inch or 1 inch meter install is \$2,135.00.

3. This parcel is subject to a Special Assessment District. The East Renton Interceptor fee is \$316.80 per lot. Payment of these fees will be required prior to issuance of the utility construction permit.

4. All plats shall provide separate side sewer stubs to each building lot prior to recording of the plat.

SURFACE WATER

1. A drainage plan and drainage report dated April 7, 2015 was submitted by Encompass Engineering and surveying. The proposed 2 lot subdivision, zoned R 8, is subject to Full Drainage Review in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. Based on the City's flow

Engineering Review Comments, continued

Kamran Yazdidoost | 425-430-7382 | kyazdidoost@rentonwa.gov

- control map, this site falls within the Flow Control Duration Standard, Forested Condition. Flow control BMPS required for this project per City of Renton Amendments to King County Storm Water Design Manual section 1.2.3.3.
2. The submitted drainage report includes the 8 core requirements, but includes only 5 special requirements. The special requirement #6 regarding aquifer protection area needs to be included in the drainage report (TIR) submitted with the utility construction permit.
 3. Water quality is not required for this project per King County Storm Water Design Manual Amended by City of Renton section 1.2.8. Since the total proposed PGIS is less than 5000SF.
 4. Full dispersion is proposed in the plans for lot 1 and tract A and basic dispersion/limited infiltration is proposed for lot 2. Full dispersion, basic dispersion and limited infiltration must be designed and located per City of Renton Amendments to King County Storm Water Design Manual sections C.2.1 and C.2.4 and 5.4. Detention is not required for this project per King County Storm Water Design Manual Amended by City of Renton since the development of this project will result in less than 0.1 CFS increase of the 100 year runoff.
 5. A geotechnical report, dated March 11, 2015 was submitted by Geospectrum Consultants Inc. The field study included 4 exploration pits on the 1.92 acre site. These exploration pits were dug up to 6.5 feet in native's soil. No ground water was encountered on exploration pits number 1, 2 and 3 but seepage was observed at 2.5 foot. Fill soils encountered in exploration pit number 3 about 3 foot. Soil type encountered is Glaciation Till (QGT). The geotechnical report recommended full dispersion, basic dispersion and limited infiltration methods for BMP. The geotechnical report recommends full dispersion for lot 1, tract B and basic dispersion/limited infiltration for lot 2.
 6. Surface water system development fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit.

TRANSPORTATION/STREET

1. Existing right of way width in NE 9th Street is 30 feet. This street has been identified as a residential access street. To meet the City's new complete street standards, street improvements fronting this site will include 16 feet of pavement, an 8 foot planter strip, 5 foot sidewalk, 0.5 foot curb, and gutter.
2. A 20 feet wide joint access/utility easement road proposed. Lots 1 and 2 will get access via this road.
3. Traffic Impact Fees, Transportation impact fee is applicable on single family houses based on the applicable rate at the time of building permit, and payment is due at the time of issuance of the building permit.
4. The current transportation impact fee rate is \$2,214.44 per new single family home. The transportation impact fee that is current at the time of building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit.
5. To meet the City's new complete street standards, street improvements fronting this site will include 16 feet of pavement, an 8 foot planter strip, 5 foot sidewalk, 0.5 foot curb, and gutter.
6. All electrical, phone, and cable services and lines serving the proposed development must be underground. The construction of these franchise utilities must be inspected and approved by a City of Renton inspector prior to recording the plat.
7. Mailbox locations shall be approved by the Post Office.
8. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.

GENERAL COMMENTS

1. Separate permits and fees for water, sewer and 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.

ADVISORY NOTES TO APPLICANT LUA15-000239



Engineering Review Comments, continued	Kamran Yazdidoost 425-430-7382 kyazdidoost@rentonwa.gov
4. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.	
PLAN REVIEW RECOMMENDED CONDITIONS	
1. Flow control BMPS required for this project per City of Renton Amendments to King County Storm Water Design Manual section 1.2.3.3.	
2. A City of Renton Public Utility easement is required over the entire private road.	
3. The special requirement #6 regarding aquifer protection areas should be included in the drainage report submitted with the utility construction permit.	
4. Foundation of new building must penetrate through the existing fill to bear on undisturbed very dense/hard natural soils. Building must have conventional spread footing to support the proposed structures.	
5. Planter strip must be continued to proposed driveway.	
6. Existing sidewalk at eastside of proposed driveway (Northeast corner) must be removed and relocated to align with proposed sidewalk at west side of proposed driveway.	
7. Luminaire pole located at corner of Anacortes Ave NE and NE 9th St must be relocated to proposed planter strip at corner of Anacortes Ave NE and NE 9th ST.	

Fire Review - Building Comments	Corey Thomas 425-430-7024 cthomas@rentonwa.gov
Recommendations: Environmental Impact Comments:	
1. The fire impact fees are currently applicable at the rate of \$495.10 per single family unit.	
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. Existing hydrants can be counted toward the requirements as long as they meet current code including 5 inch storz fittings. A minimum of one new hydrant shall be required as there are no hydrants within 300 feet of Lot 2.	
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 75 psi point loading. Access is required within 150 feet of all points on the buildings.	

Police Review Comments	Cyndie Parks 425-430-7521 cparks@rentonwa.gov
Recommendations: Minimal impact on police services.	

Community Services Comments	Leslie Betlach 425-430-6619 lbetlach@rentonwa.gov
Recommendations:	
Street trees — use only species that will achieve a large mature size and not <i>Persica parrotia</i> . Use only two street trees spaced 50' on-center and 30' from street light. Reduce proposal from four street trees to two.	
Parks impact fees per Ordinance 5670 applies.	

ADVISORY NOTES TO APPLICANT LUA15-000239



Planning Review Comments

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

Recommendations:

1. RMC section 4 4 030.C.2 limits haul hours between eight thirty (8:30) a.m. and three thirty (3:30) p.m., Monday through Friday unless otherwise approved in advance by the Development Services Division.
2. New single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays is by permission only. No work is permitted on Sundays.
3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plants 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.

Technical Services Comments

Bob Mac Onie | 425-430-7369 | bmaconie@rentonwa.gov

Recommendations: Short Plat: Bob Mac Onie 04/30/2015

Note the City of Renton land use action number and land record number, LUA15 000239 and LND20 0621, respectively, on the final short plat submittal.

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.

Show on the drawing the second tie to the City of Renton Survey Control Network (Mon #1849), and note what was found. Also note Monument Number 1848 on the drawing (lower left hand corner of the short plat submittal). Both of these monuments are noted under the "RENTON CONTROL MONUMENTS" block, but are not specifically referenced on the drawing.

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

Provide short plat and lot closure calculations.

Note on the short plat drawing what was set at the corners of the proposed lots. Currently, what was set is noted under the "LEGEND" block, but the symbol is not shown on the drawing.

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.

ADVISORY NOTES TO APPLICANT LUA15-000239



Technical Services Comments, continued

Bob Mac Onie | 425-430-7369 | bmaconie@rentonwa.gov

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

A 17.5 foot easement recorded under Rec. No. 8006240435 (shown along the south line of Tract A and Lot 2 of the subject short plat) is said "to be vacated" (in the future?). This transmission/distribution line was granted to Puget Sound Power in 1980. Is said easement to be vacated before the short plat is recorded? What is it's status?

A 10 foot utility easement, recorded under Rec No. 8109020545 for City of Renton utilities, is shown along the north line of Tract A and Lot 1 of said short plat. It is noted that said easement was not noted on the underlying Lot Line Adjustment recorded under Rec No. 200402129000008.

A 1 foot utility easement, recorded under Rec No 4043986 for Puget Sound Power, is also shown along the north line of said Tract A and said Lot 1, but was not noted on said underlying Lot Line Adjustment.

Remove all point designations ("WF17", "WF18", etc.) shown on Tract A.

Remove all catch basin information, sanitary sewer manhole information, gas lines, water lines, sewer lines, sidewalks, vertical curbs, etc. from the short plat submittal. Said data is not relevant for short plat recording.

Note any relevant researched resources on the short plat submittal.

Note that the property to the west of the subject short plat is "UNPLATTED".

Remove the building setbacks lines. Setbacks will be determined when building permits are issued.

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.

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

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

The Tigor Title Company title report, per Guarantee/Certificate No. 70020273, dated March 18, 2015, states that the subject short plat site is vested in Fred and Donna Alberts. The City of Renton Land Use Permit Master Application notes the Renton Church of the Nazarene as the property owner. The short plat submittal notes Pacific Peak Construction Review as the property owner (per Contract). Review all and resolve as needed.

Remove the Property Owner, Engineer/Surveyor, Zoning, Proposed Net Density and Max. Allowable Density data from the right hand side of the subject submittal.

Remove the City of Renton "SEAL" from the upper right hand corner of the submittal.

The "VICINITY MAP" notes "MONROE AVE NE" to the west of the subject site. Said street should be noted as "UNION AVE NE". "UNION AVE NE" is shown east of the subject site and south of NE 4th St. It appears that NE 4th St is placed

Technical Services Comments, continued

Bob Mac Onie | 425-430-7369 | bmaconie@rentonwa.gov

too close (on the map) under the subject site. Add a north arrow to the "VICINITY MAP". Review and alter as needed.

Because the subject property falls within Zone 2 of the City of Renton Aquifer Protection Area, the Aquifer Protection Notice needs to be noted on the drawing.

AQUIFER PROTECTION NOTICE

The lots created herein fall within Zone 2 of Renton's aquifer protection area and are subject to the requirements of the City of Renton Ordinance #4367. This city's sole source of drinking water is supplied from a shallow aquifer under the city surface. There is no natural barrier between the water table and ground surface. Extreme care should be exercised when handling of any liquid substance other than water to protect from contact with the ground surface. It is the homeowner's responsibility to protect the city's drinking water.

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 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.

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

Include the following statement on the short plat:

NATIVE GROWTH PROTECTION EASEMENT

The Native Growth Protection Easement (NPGE) on this short plat identifies the steep slopes. The creation of the Easement conveys to the public a beneficial interest in the land within the Easement Area. This interest shall be for the purpose of preserving native vegetation for the control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The Easement imposes upon all present and future owners and occupiers of the Easement area enforceable on behalf of the public by the City of Renton, to leave undisturbed all trees and other vegetation within the Easement area. The vegetation within the Easement area may not be cut, pruned covered by fill, removed or damaged without express written permission from the City of Renton, provided however, that the owners of underlying property may install landscaping. The right of entry herein shall apply to the agents, representatives and employees of the owners or subsequent owners of the underlying property.

ADVISORY NOTES TO APPLICANT LUA15-000239



Technical Services Comments, continued

Bob Mac Onie | 425-430-7369 | bmaconie@rentonwa.gov

Include the following on the short plat

TRACT NOTES

A 'Tract' is land reserved for specified uses, including, but not limited to reserve tracts, recreation, open space, critical areas, surface water retention, utility facilities and access. Tracts are not considered building sites for the purposes of residential dwelling.

Tract 'A' is a Wetland and Storm Drainage tract. An easement is hereby granted and conveyed to the City of Renton over, under and across Tract 'A' for the purpose of conveying, storing, managing and facilitating storm and surface water per the engineering plans on file with the City of Renton. The City of Renton has the right to enter said stormwater easement for the purpose of inspecting, operating, maintaining, improving, and repairing it's drainage facilities contained therein. Tract 'A' is subject to a Native Growth Protection Easement as defined hereon. Development, alteration, or disturbance within the tract is prohibited except for purposes of habitat enhancement as part of an enhancement project which has received prior written approval from the City.