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## REPORT TO THE HEARING EXAMINER

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### A. SUMMARY AND PURPOSE OF REQUEST

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**HEARING DATE:** November 18, 2014

**Project Name:** Weston Heights Preliminary Plat

**Owner(s):** Robert Johnseine, 650/684 Nile Avenue NE, Renton, WA 98059

**Applicant:** Justin Holland, Prospect Development LLC, 2913 5<sup>th</sup> Avenue NE, Suite 201, Puyallup, WA 98372

**Contact:** Bob Nix, Core Design, Inc., 14711 NE 29<sup>th</sup> Place, Suite 101, Bellevue, Wa 98007

**File Number:** LUA14-000958, ECF, PP, MOD

**Project Manager:** Jill Ding, Senior Planner

**Project Summary:** The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an existing 197,974 square foot (4.54 acre) project site into 12 lots for the future construction of single family residences and three tracts (Tracts A, B, and C). The project site is located within the Residential - 4 dwelling unit per acre (R-4) zoning designation and the Residential Low Density (RLD) Comprehensive Plan Land Use designation. The applicant has proposed to cluster Lots 1-9, which are located on the western portion of the project site. The proposed lots would range in size from 4,510 square feet to 11,718 square feet. An existing 31,048 square foot Category 2 wetland is centrally located within the project site, no impacts are proposed to the wetland or buffer area. Access to Lots 1-9 would be provided via a new public street off of Nile Avenue NE, which terminates in a hammerhead turnaround. Access to Lots 10-12 would be provided via a new 26-foot wide private dead end street over an abutting lot to the north, which connects to NE 7th Place. The private street would terminate in a hammerhead turnaround.

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**Project Location:** 650/684 Nile Avenue NE, Renton, WA 98059

**Site Area:** 197,974 SF (4.54 ac)

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Project Location Map

**B. EXHIBITS:**

- Exhibit 1: Staff Report, dated November 18, 2014
- Exhibit 2: Neighborhood Detail Map
- Exhibit 3: Preliminary Plat Map
- Exhibit 4: Preliminary Grading and Utility Plan
- Exhibit 5: Preliminary Road Profiles
- Exhibit 6: Preliminary Tree Inventory Plan
- Exhibit 7: Preliminary Landscape Plan
- Exhibit 8: Transportation Concurrency Test
- Exhibit 9: Critical Areas Report prepared by Sewall Wetland Consulting, Inc. (dated October 9, 2012)
- Exhibit 10: Critical Areas Report Update prepared by Sewall Wetland Consulting, Inc. (dated July 14, 2014)
- Exhibit 11: Geotechnical Engineering Study prepared by Geo Group Northwest, Inc. (dated July 3, 2014)
- Exhibit 12: Preliminary Technical Information Report prepared by Core Design, dated August 20, 2014
- Exhibit 13: Comment email from Todd Taylor with staff response dated September 24, 2014
- Exhibit 14: SEPA Determination
- Exhibit 15: ERC Mitigation Measures and Advisory Notes
- Exhibit 16: Affidavit of Mailing
- Exhibit 17: Drainage (Surface Water) Standards Administrative Policy/Code Interpretation, dated February 4, 2013
- Exhibit 18: Safe route to schools exhibit
- Exhibit 19: Street Modification recommendation dated October 28, 2014
- Exhibit 20: Modification of Conditions Associated with Development Standards for Small Lot Cluster Developments in the R-4 zoned Administrative Policy/Code Interpretation, dated June 11, 2014
- Exhibit 21: Lot Cluster Duplicate Definitions Administrative Policy/Code Interpretation, dated August 5, 2014

**C. GENERAL INFORMATION:**

- 1. **Owner(s) of Record:** Robert Johnseine  
650/684 Nile Avenue NE  
Renton, WA 98059
- 2. **Zoning Designation:** Residential – 4 du/ac (R-4)
- 3. **Comprehensive Plan Land Use Designation:** Residential Low Density (RLD)
- 4. **Existing Site Use:** Contains two single family residences and detached accessory structures.
- 5. **Neighborhood Characteristics:**
  - a. **North:** *Single Family Residential (R-4 zone)*
  - b. **East:** *Single Family Residential (R-4 zone)*
  - c. **South:** *Single Family Residential (R-4 zone)*

- d. **West:** Single Family Residential (R-4 zone)
- 6. **Site Area:** 197,974 SF (4.54 ac)

**D. HISTORICAL/BACKGROUND:**

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5099	11/01/04
Zoning	N/A	5100	11/01/04
Annexation	N/A	5459	07/05/09
Short Plat	LUA09-120	N/A	Expired
Preliminary Plat and PUD	LUA12-000182	N/A	Canclcd

**E. PUBLIC SERVICES:**

- 1. **Existing Utilities**
  - a. Water: Water service will be provided by Water District #90.
  - b. Sewer: Sewer service will be provided by the City of Renton. There is an existing 8 inch sewer main located south of the project site (at 625 Orcas Ave NE).
  - c. Surface/Storm Water: There is an existing 15-inch diameter storm conveyance in Nile Avenue NE and a 12-inch diameter pipe in Pasco Place NE.
- 2. **Streets:** The existing right of way on Nile Avenue NE is approximately 60 feet in width and is classified as a minor arterial. There are no frontage improvements on Nile Avenue NE.
- 3. **Fire Protection:** City of Renton Fire Department

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

- 1. **Chapter 2 Land Use Districts**
  - a. Section 4-2-020: Purpose and Intent of Zoning Districts
  - b. Section 4-2-070: Zoning Use Table
  - c. Section 4-2-110: Residential Development Standards
  - d. Section 4-2-115: Residential Design and Open Space Standards
- 2. **Chapter 3 Environmental Regulations and Overlay Districts**
  - a. Section 4-3-050: Critical Areas Regulations
- 3. **Chapter 4 Property Development Standards**
  - a. Section 4-4-030: Development Guidelines and Regulations
  - b. Section 4-4-130: Tree Cutting and Land Clearing Regulations
- 4. **Chapter 6 Streets and Utility Standards**
  - a. Section 4-6-060: Street Standards
- 5. **Chapter 7 Subdivision Regulations**
  - a. Section 4-7-080: Detailed Procedures for 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 Procedures and Review Criteria**

**7. Chapter 11 Definitions**

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

- 1. Land Use Element
- 2. Community Design Element

**H. FINDINGS OF FACT:**

- 1. The applicant is requesting preliminary plat approval and a modification of street improvements in order to subdivide a 4.54 acre site into 12 single family lots, two stormwater tracts (Tracts A and C), and one open space/critical area tract (Tract B). The proposal would result in a density of 4.45 du/ac.
- 2. The Planning Division of the City of Renton accepted the above master application for review on July 21, 2014 and placed it on hold on August 14, 2014. On September 10, 2014 the project was taken off hold and review of the proposal commenced. The project complies with the 120-day review period.
- 3. The proposed plat would be located on the east side of Nile Avenue NE between NE 6<sup>th</sup> Street and NE 7<sup>th</sup> Place at 650 and 684 Nile Avenue NE.
- 4. The property is in the Residential Low Density (RLD) Comprehensive Plan land use designation and the Residential-4 (R-4) zoning classification. Lands in the RLD designation are intended to guide development on land appropriate for a range of low intensity residential where land is either constrained by sensitive areas or where the City has the opportunity to add larger-lot housing stock, at urban densities of 4 du/net acre, to its inventory. Small lot cluster development is proposed for Lots 1-9 on the western portion of the project site and standard R-4 lots are proposed for the eastern portion of the site (Lots 10 – 12).
- 5. The project site is comprised of two parcels 1123059010 and 1123059092.
- 6. The proposed subdivision would result in 12 lots ranging in lot size from 4,510 square feet to 11,718 square feet, one 18,891 square foot stormwater tract (Tract A), one 71,616 square foot open space/critical area tract (Tract B), and one 13,977 square foot stormwater tract (Tract C).
- 7. The site is currently occupied by two single family residences and associated detached accessory structures.
- 8. The existing residences and detached accessory structures are proposed to be demolished as a part of the proposed subdivision.
- 9. The current site contains 25 significant trees of which 1 would be located in the proposed public right-of-way, 10 would be located within private streets, 5 would be located within the wetland and/or associated buffer area, and 2 are proposed to be retained.
- 10. The site is rectangular in shape.
- 11. The following table identifies the proposed approximate dimensions for Lots 1-12:

<b><u>As Proposed</u></b>	<b><u>Lot Size</u></b>	<b><u>Width</u></b>	<b><u>Depth</u></b>
<b>Lot 1</b>	5,374 SF	60 feet	90 feet
<b>Lot 2</b>	4,510 SF	50 feet	90 feet
<b>Lot 3</b>	4,891 SF	52 feet	100 feet
<b>Lot 4</b>	5,478 SF	50 feet	95 feet
<b>Lot 5</b>	4,908 SF	50 feet	95 feet
<b>Lot 6</b>	4,944 SF	50 feet	103 feet
<b>Lot 7</b>	5,911 SF	56 feet	90 feet
<b>Lot 8</b>	4,915 SF	66 feet	90 feet
<b>Lot 9</b>	5,527 SF	60 feet	90 feet
<b>Lot 10</b>	11,718 SF	80 feet	183 feet
<b>Lot 11</b>	11,048 SF	80 feet	147 feet
<b>Lot 12</b>	10,018 SF	83 feet	147 feet
<b>Storm Drainage Tract A</b>	18,891 SF	-	-
<b>Open Space/Critical Area Tract B</b>	71,616 SF	-	-
<b>Storm Drainage Tract C</b>	13,977 SF	-	-

12. Access to Lots 1-9 would be provided via a new public street (Road A), which terminates in a hammerhead turnaround (Private Road B). An additional 16-foot wide shared driveway easement is proposed over the north side of Lot 6 to provide access to Lot 7. A 26-foot wide private street (Private Road C) off of NE 7<sup>th</sup> Place over the abutting property to the north is proposed to provide access to Lots 10-12.
13. The site topography is relatively flat. A geotechnical report prepared by Geo Group Northwest, Inc. (Exhibit 11) (dated July 3, 2014) was submitted with the project application containing information on the surface conditions, subsurface conditions and groundwater.
14. A wetland report prepared by Sewall Wetland Consulting, Inc. (Exhibits 9 and 10) (dated October 9, 2012, updated July 14, 2014) was submitted with the project application. A centrally located 31,048 square foot Category 2 wetland has been identified and delineated on the project site.
15. The conceptual landscape plan (Exhibit 7) submitted with the application includes the installation of street trees within a proposed 8-foot planter along the Nile Avenue NE and proposed Road A street frontages. A 10-foot wide onsite landscape strip is proposed along the frontage of Lots 1-6, 9, and 10-12 and a 15-foot wide landscape strip is also proposed along the east and west boundaries of storm drainage Tract C. A 10-foot landscaped visual barrier is proposed along the north boundary of Lots 1-3 and along the south boundary of Lots 7-9. Landscaping is also proposed over the propose stormwater vault to be located within Tract A. Vegetation proposed along street frontages and over Tract A includes: Amur Maple, Eastern Redbud, Pyramidal European Hornbeam, Chinese Dogwood, Chanticleer Pear, Apple Blossom Escallonia, Oregon Grape, Goldfinger Potentilla, Evergreen Huckleberry, Crimson Pygmy Barberry, Winter Heath, Creeping Mahonia, David Viburnum, Kinnikinnick, Beach Strawberry, Green Carpet Raspberry, and lawn. The 10-foot landscaped visual barrier would consist of the following vegetation: Shore Pine, Western Red Cedar, and Western Hemlock. Vegetation proposed around the perimeter of stormwater Tract C would consist of Grand Fir, Oregon Ash, and Sitka Spruce.
16. A grading and utility plan (Exhibit 4) and drainage report (Exhibit 12) have been submitted with the application. The report addresses compliance with 2009 King County Surface Water Manual and City of

Renton Amendments to the KCSWM, Chapters 1 and 2. The Engineer proposes to develop an on-site storm detention/water quality vault located in proposed Tract A and a storm detention/ water quality pond within proposed Tract C.

17. Based on the provided Geotechnical Report (Exhibit 11) the existing onsite soils are sandy silt and therefore infiltration on the site or individual lots is not feasible.
18. Pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended), on October 6, 2014, the Environmental Review Committee issued a Determination of Non-Significance - Mitigated (DNS-M) for the Weston Heights Preliminary Plat (Exhibit 14). The DNS-M included two mitigation measures. A 14-day appeal period commenced on October 10, 2014 and ended on October 24, 2014. No appeals of the ERC Determination were filed.
19. Based on an analysis of probable impacts from the proposal, the Environmental Review Committee (ERC) issued the following mitigation measures with the Determination of Non-Significance – Mitigated:
  - 1) Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Geo Group Northwest, Inc. (dated July 3, 2014) including the need to over excavate past loose fill and the placing of compacted structural fill.
  - 2) The sewer connection from the east side (Lots 10, 11 & 12) shall be made to the west side via a trenchless construction method to be approved by the City and shall be butt-fusion welded HDPE pipe. There shall be no construction trenches located in the wetland or wetland buffer. The manholes used to make the connection for this pipe shall reside within the proposed paved areas.
20. 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.
21. Staff received one citizen comment during the 14 day public comment period and provided a response on September 24, 2014 (Exhibit 13).

**I. CONCLUSIONS:**

**PRELIMINARY PLAT REVIEW CRITERIA:**

**1. CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

The site is designated Residential Low Density (RLD) on the Comprehensive Plan Land Use Map. The proposal is consistent with the following Comprehensive Plan Land Use and Community Design Element policies if all conditions of approval are complied with:

✓	<i>Policy LU-147. Adopt urban density of at least four (4) dwelling units per net acre for residential uses except in areas with identified and documented sensitive areas and/or areas identified as urban separators.</i>
✓	<i>Policy LU-157. Within the Residential 4 du/acre zoned area allow a maximum density of 4 units per net acre to encourage larger lot development and increase the supply of upper income housing consistent with the City's Housing Element.</i>
✓	<i>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.</i>
✓	<i>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</i>

	<i>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.</i>
✓	<b>Policy CD-17.</b> <i>Setbacks and other development standards should not be reduced on newly platted lots through modification or variance to facilitate increased density.</i>
<b>2. COMPLIANCE WITH THE UNDERLYING ZONING DESIGNATION:</b>	
The subject site is classified <b>Residential-4 du/ac (R-4)</b> on the City of Renton Zoning Map. RMC 4-2-110A provides development standards for development within the R-4 zoning classification. The proposal is consistent with the following development standards if all conditions of approval are complied with:	
✓	<p><b>Density:</b> The maximum density permitted in the R-4 zone is 4.0 dwelling units per net acre. All fractions which result from net density calculations shall be truncated at two (2) numbers past the decimal (e.g., 4.5678 becomes 4.56). Calculations for minimum or maximum density which 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><i>Staff Comment: After subtracting 15,069 square feet of road for proposed right-of-way dedication, 11,083 square feet of private access easements, and 31,048 square feet of critical areas; the net square footage of the site is 140,774 square feet (3.23 net acres). The 12 lot proposal would arrive at a net density of 3.72 dwelling units per acre (12 lots / 3.23 acres = 3.72 du/ac), which falls within the permitted density range for the R-4 zone.</i></p>
✓	<p><b>Lot Dimensions:</b> The minimum lot size permitted in the R-4 zoning designation is 8,000 square feet, except for small lot clusters where the R-8 standard of 4,500 square feet for parcels greater than 1 acre shall apply. A minimum lot width of 70 feet is required for interior lots and 80 feet for corner lots, except for small lot clusters where the R-8 standards of 50 feet for interior lots and 60 feet for corner lots shall apply. Lot depth is required to be a minimum of 80 feet, except for small lot clusters where the R-8 standard of 65 feet shall apply. Small lot clusters may be permitted in the R-4 zone when at least 30 percent of the site is permanently set aside as "significant open space". Such open space shall be situated to act as a visual buffer between small lot clusters and other development in the zone.</p> <p><i>Staff Comment: Lots 1-9 on the western portion of the project site are proposed as small lot cluster development and are designed to comply with the R-8 zone development standards. The proposed Open Space Tract B totals 71,616 square feet, which is 36 percent of the gross site area (71,616 square feet / 197,974 square feet = 36 percent). Tract A, Tract, B, and a 10-foot landscaped visual barrier along the north boundary of Lots 10-12 and along the south boundary of Lots 7-9 are proposed to provide a visual buffer of the small lot cluster development from the surrounding R-4 development pattern. Lots 10-12 are proposed as R-4 development and would comply with the R-4 development standards. As demonstrated in the table above under finding of fact 11, all lots meet the requirements for minimum lot size, width and depth.</i></p>
✓	<p><b>Setbacks:</b> Setbacks in the R-4 zone are the following: front yard is 30 feet, a side yard along the street is 20 feet, interior side yard is 5 feet, and the rear yard is 25 feet, except for small lot cluster development where the following R-8 standards shall apply: front yard is 15 feet, side yard along a street is 15 feet, interior side yard is 5 feet, and the rear yard is 20 feet.</p> <p><i>Staff Comment: Lots 1-9 on the western portion of the project site are proposed as small lot cluster development; therefore the R-8 setbacks would be applicable to these lots. The standard R-4 setbacks would be applicable to Lots 10-12. Two existing single family residences and associated detached accessory structures are located on the project site and are proposed for removal. The setback requirements for the new residences would be verified at the time of building permit review. Staff recommends as a condition of approval that a demolition permit be obtained and all required inspections be completed for the removal of the existing single family residences and detached accessory structures prior to Final Plat</i></p>

✓	<p><i>recording.</i></p> <p><b>Building Standards:</b> Building height is restricted to 30 feet. Detached accessory structures must remain below a height of 15 feet and one-story. The allowed building lot coverage for lots over 5,000 SF in size in the R-4 zone is 35 percent or 2,500 SF, whichever is greater. The allowed impervious surface coverage is 55 percent.</p> <p><i>Staff Comment:</i> The building standards for the proposed lots would be verified at the time of building permit review.</p>
	<p><b>Critical Areas:</b> A wetland report and update letter, prepared by Sewall Wetland Consulting, Inc. (Exhibits 9 and 10) were submitted with the application materials. According to the report, a 31,048 square foot Category 2 wetland is centrally located within the project site. A Category 2 wetland requires a 50-foot buffer. The wetland and buffer area are proposed to be located within an Open Space/Critical Area tract and per RMC 4-3-050E.4 would require fencing and signage. The City's Environmental Review Committee (ERC) imposed a SEPA mitigation measure that requires the sewer connection from the east side (Lots 10, 11 &amp; 12) to be made to the west side via a trenchless construction method to be approved by the City that shall be butt-fusion welded HDPE pipe. There shall be no construction trenches located in the wetland or wetland buffer. The manholes used to make the connection for this pipe shall reside within the proposed paved areas. Therefore, provided the above mentioned construction methods are followed, it is anticipated that there would be no adverse impacts to the wetland or buffer area.</p> <p>Staff recommends as a condition of approval that a fencing and signage detail be submitted at the time of Utility Construction Permit review for review and approval by the Current Planning Project Manager.</p>
Partial Compliance	<p><b>Landscaping:</b> Ten feet 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 groundcover as approved by the Department of Community and Economic Development.</p> <p>Minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover are to be located in this area when present.</p> <p>Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard. A minimum of two (2) trees are to be located in the front yard prior to final inspection.</p> <p>In addition, per an Administrative Interpretation (effective date February 4, 2013) (Exhibit 17) a minimum 15-foot wide landscaping strip around the outside of the fenced stormwater detention tract (Tract C) is required unless otherwise determined through the subdivision review process.</p> <p><i>Staff Comment:</i> A conceptual landscape plan (Exhibit 7) was submitted with the application materials. The proposed landscape plan includes an 8-foot wide planting strip between the sidewalk and curb, 10 feet lot landscaping along all street frontages, and 15 feet of landscaping along the east and west boundaries of the stormwater pond within the fenced area, Tract C. One tree is proposed within the 10-foot street frontage landscaping or 8-foot planter strip of Lots 1-6, 9, and two trees are proposed within the front yard area of Lots 10-12. There are no trees proposed within the front yard areas of Lots 7 and 8. All lots would have trees along the street frontage; therefore staff recommends approval of eliminating the requirement for trees in the on-site landscape strips along the frontages of Lots 1,2, 5, and 6. However, the requirement for a mixture of shrubs and ground cover would still be required and is shown on the conceptual landscape plan (Exhibit 7). Additional landscaping is proposed within stormwater detention Tract A and would provide a visual buffer between the proposed cluster lots (Lots 1-9) and the surrounding R-4 properties to the west. A 10-foot</p>

	<p><i>landscaped visual barrier within a 15-foot easement is proposed along the north boundary of Lots 1-3 and along the south boundary of Lots 7-9, which would buffer these clustered lots from the surrounding R-4 development to the north and south.</i></p> <p><i>Staff recommends as a condition of approval that a revised landscape plan be submitted at the time of Utility Construction permit review for review and approval by the Current Planning Project Manager. The revised landscape plan shall provide a 10-foot landscaped visual barrier within a 10-foot wide easement along the northern portion of Lots 1-3 and along the southern portion of Lots 7-9, shall include the required 15 feet of landscaping outside of the required fencing around the full perimeter of the stormwater pond in Tract C, and shall include two trees within the front yard areas of Lots 7 and 8. The landscaping around the stormwater pond shall be installed prior to recording of the final plat, the 10-foot landscaped visual barrier and the front yard trees shall be installed prior to Certificate of Occupancy for the new homes.</i></p> <p><i>The submitted landscape plan (Exhibit 7) proposes Amur Maple and Eastern Redbud as street trees, and Pyramidal European Hornbeam, Chinese Dogwood, and Chanticleer Pear as front yard trees. The following shrubs are proposed within and around the perimeter of Tract A: apple blossom Escallonia, Oregon Grape, Goldfinger Potentilla, Evergreen Huckleberry, Crimson Pygmy Barberry, Winter Heath, Creeping Mahonia, and David Viburnum. Groundcover proposed includes Kinnikinnick, Beach Strawberry, and Green Carpet Raspberry. The 10-foot landscaped visual barrier would be vegetated with Shore Pine, Western Red Cedar, and Western Hemlock. The 15-foot wide landscaped strip around the stormwater pond would be vegetated with Grand Fir, Oregon Ash, and Sitka Spruce.</i></p>
✓	<p><b>Parking:</b> Each unit is required to accommodate off street parking for a minimum of two vehicles.</p> <p><i>Staff Comment: Sufficient area exists, on each lot, to accommodate off street parking for a minimum of two vehicles.</i></p>
<p><b>3. COMMUNITY ASSETS:</b> The proposal is consistent with the following community asset requirements if all conditions of approval are complied with:</p>	
<p><b>Partial Compliance</b></p>	<p><b>Tree Retention:</b> RMC 4-4-130H requires thirty percent of the trees shall be retained in a residential development. When the required number of protected trees cannot be retained, new trees, with a two-inch (2") caliper or greater, shall be planted. The replacement rate shall be twelve (12) caliper inches of new trees to replace each protected tree removed.</p> <p><i>Staff Comment: The site is currently occupied by two existing single family residences, detached associated outbuildings. The site is currently vegetated with a total of 25 significant trees, lawn, and landscaping associated with the existing single family residences. Of the existing 25 significant trees 1 would be located in the proposed public roadway, 10 would be located within the proposed private street, and 5 are located within the onsite wetland and/or associated buffer resulting in a total of 9 trees that have been identified as protected trees. Of the 9 protected trees 30 percent or 3 trees are required to be retained and/or replaced on the project site. The applicant's tree retention calculations state that they are proposing to retain 3 trees, however upon further review of the tree retention plan (Exhibit 6) it appears that the applicant proposes to retain 2 trees. One tree proposed for retention would be within the rear yard of Lot 6 and the other would be located on the southeast corner of Private Road C. There are two additional trees to the north of the tree to be retained on Private Road C that should be retained unless an arborist determines that these trees are hazard trees, which require removal. The retention of these additional trees would bring the total number of retained trees onsite to 4 trees, which would comply with the City of Renton's Tree Retention requirements. Staff recommends as a condition of approval that the applicant be required to provide a final tree retention/replacement plan which includes the retention of two additional trees on the southeast corner of Private Road</i></p>

	<p><i>C, or an arborist report classifying these trees as hazard trees which need to be removed. The final tree retention/replacement plan shall be submitted at the time of Utility Construction Permit review for review and approval by the Current Planning Project Manager.</i></p>
<p><b>4. COMPLIANCE WITH SUBDIVISION REGULATIONS:</b> RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:</p>	
<p><b>Partial Compliance</b></p>	<p><b>Access:</b> Each lot must have access to a public street or road. Access may be by private access easement per the requirements of the street standards.                  The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').  <u>Staff Comment:</u> Access to proposed Lots 1-9 would be provided via a new public road (Road A), which would terminate in a private hammerhead turnaround (Road B) required for emergency access. Access to Lots 10-12 would be provided via a private street (Road C), which incorporates a hammerhead turnaround for emergency access. Private Road C exceeds 300 feet in length and per RMC 4-6-060H.2 requires a 90-foot diameter cul-de-sac turnaround, which is not provided. A variance from this requirement was requested to permit a hammerhead turnaround in lieu of a cul-de-sac. The Renton Fire Department would support the approval of this variance subject to the condition that the three homes accessed by Private Road C on Lots 10-12 are fully equipped with an automatic fire sprinkler system. The driveway width standards for the proposed lots would be verified at the time of building and construction permit review. The hammerhead turnaround (Road B) located at the terminus of Road A does not meet the City's standards for Residential Access Streets and must therefore be a private street. Private streets are required to be located within a 26-foot wide tract with 20 feet of paving for emergency access. Private Road B is currently not delineated on the preliminary plat map (Exhibit 3). Therefore, staff recommends as a condition of approval that the preliminary plat layout be revised to located the hammerhead turnaround (Road B) within a 26-foot wide tract and be paved with 20 feet of paving. There is a shared driveway proposed across the north portion of Lot 8 to provide access to Lot 7. The shared driveway would be located within a 16-foot wide easement and would require a maximum of 12 feet of paving. Staff recommends as a condition of approval that access for Lots 6-8 be required to be provided off of the proposed shared driveway across the north portion of Lot 7.</p>
<p>✓</p>	<p><b>Blocks:</b> Blocks shall be deep enough to allow two tiers of lots.  <u>Staff Comment:</u> There is one block proposed and it contains two tiers of lots, therefore the proposed preliminary plat complies with this requirement.</p>
	<p><b>Lots:</b> Width between side lot lines at their foremost points (i.e., the points where the side lot lines intersect with the street right-of-way line) shall not be less than eighty percent (80%) of the required lot width except in the cases of (1) pipestem lots, which shall have a minimum width of twenty feet (20') and (2) lots on a street curve or the turning circle of cul-de-sac (radial lots), which shall be a minimum of thirty five feet (35').  <u>Staff Comment:</u> Proposed Lots 2-5 would be located along the curve of proposed Road A and would therefore be required to maintain a minimum width of 35 feet along the street frontage. As proposed, Lots 3 and 4 would not comply with this requirement. Staff recommends as a condition of approval that the widths of Lots 2-5 be revised to provide a minimum width of 35 feet along the street frontage. A revised plat map shall be submitted at the time of Utility Construction Permit application for review and approval by the Current Planning Project Manager.</p>
<p><b>Partial Compliance</b></p>	<p><b>Streets:</b> The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.  <u>Staff Comment:</u> The following street improvements are required:</p>

- To meet the City's Private Streets standards, the new internal private roadways B and C shall be designed to have a minimum of a 26-foot wide easement, with a 20-foot pavement width. No sidewalks are required and the pavement thickness shall be a minimum of 4-inches of HMA over 6-inches of crushed surfacing and top course. Please revise section B-B on sheet PO3.
- To meet the City's Residential Access Streets standards, the new internal roadway A shall be designed to have 53 ft. of right of way, with 2 travel lanes at 10ft in width (20 ft of pavement), 6 ft. parking on one side, curb and gutter on both sides with 8 ft. planting strip and 5 ft. sidewalks on both sides. Please revise section A-A on sheet PO3.
- Existing right-of-way width in Nile Avenue NE fronting the site is approximately 60 feet. Nile Avenue NE is classified as a Collector, with 2 existing lanes would require a right of way width of 83 ft. However, the Transportation Department has the Nile Avenue Corridor Plan, which requires a reduced right of way width. To meet this plan, the required improvement standards are as follows: 22 ft. wide pavement from the centerline of the road, an 8-foot planting strip behind the 0.5 ft. curb and gutter, a 5-foot sidewalk, for a half street right of way dedication of approximately 35.5 ft. The applicant submitted an application to the City requesting a waiver from the requirement to dedicate additional right-of-way along Nile Avenue NE in accordance with RMC 4-9-250C5d. The waiver was recommended for approval October 28, 2014.
- LED Street lighting meeting collector and residential road lighting levels will be required per City of Renton Standards.
- An access easement across the neighboring property to the north will be required for Private Road C prior to issuance of a Utility Construction Permit.

The applicant provided Cross Section Details on the Preliminary Grading and Utility Plan (Exhibit 4) which shows the proposed frontage improvements. Staff recommends as a condition of approval that Section B-B on the Preliminary Grading and Utility Plan be revised to provide a minimum of a 26-foot wide easement, with a 20-foot pavement width. No sidewalks are required and the pavement thickness shall be a minimum of 4-inches of HMA over 6-inches of crushed surfacing and top course. Staff further recommends as a condition of approval that Section A-A on the Preliminary Grading and Utility Plan be revised to provide 53 ft. of right of way, 20 ft of pavement, 6 ft. parking on one side, curb and gutter on both sides with 8 ft. planting strip and 5 ft. sidewalks on both sides. The revised cross section details shall be submitted at the time of Utility Construction Permit review for review and approval by the City's Plan Reviewer. A street lighting plan was not included with the preliminary plat submittal, staff recommends as a condition of preliminary plat approval that a street lighting plan be submitted at the time of Utility Construction Permit review for review and approval by the City's Plan Reviewer. Staff recommends that the applicant be required to create a homeowner's association of maintenance agreement for the shared utilities, common landscaping and maintenance and responsibilities for all shared improvements of this development. A draft of the document(s) shall be submitted to Current Planning Project Manager for the review and approval by the City Attorney and Property Services section prior to the recording of the final plat.

Staff recommends as a condition of approval that a copy of the required access easement over the neighboring property to the north for Private Road C be submitted at the time of Utility Construction Permit application.

	<p><i>The current transportation impact fee rate is \$1,430.72 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. Credit will be given to the two existing homes to be demolished.</i></p>
✓	<p><b>Relationship to Existing Uses:</b> The proposed project is compatible with existing surrounding uses.</p> <p><i>Staff Comment: The properties surrounding the subject site are single-family residences and are designated R-4 on the City's zoning maps. The proposal includes the development of Lots 1-9 as small lot cluster development in accordance with RMC 4-2-110D.10. As previously discussed above under Lot Dimensions, the proposed Open Space Tract (Tract B), Stormwater Tract (Tract A), and 10-foot wide landscaped visual barrier along the north portion of Lots 1-3 and the south portion of Lots 7-9 would serve as a visual buffer between the small lot cluster and the surrounding R-4 development. The proposed stormwater detention system within Tract A is a wetvault. Landscaping is proposed over the top of the vault which would provide an amenity to the neighborhood as well as providing an attractive buffer between the small lot cluster development and existing development to the west of Nile Ave NE. A Stormwater detention pond within Tract A would not provide the same level of aesthetic benefits as the proposed vault does, which is integral to the approval of the requested small lot clustering. Therefore, staff recommends as a condition of approval that any proposal to convert the Stormwater vault within Tract A to a Stormwater detention pond be considered a Major Plat Amendment subject to the requirements outlined under RMC 4-7-080M.2. Proposed Lots 10-12 would be developed to standard R-4 zoning requirements.</i></p>
<b>5. AVAILABILITY AND IMPACT ON PUBLIC SERVICES:</b>	
✓	<p><b>Police and Fire:</b> Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. Current fire impact fees are \$479.28 per single family unit. The fee in place at the time of building permit application would be applicable to the subject project.</p>
✓	<p><b>Schools:</b> It is anticipated that the Issaquah School District can accommodate any additional students generated by this proposal at the following schools: Apollo Elementary, Maywood Middle School and Liberty High School. Any new students from the proposed development would be bussed to their schools. The stop for Apollo Elementary School is located approximately 0.07 miles to the south of the project site at 615 Nile Avenue NE. Students would cross Nile Avenue NE and walk to the south along the shoulder to 615 Nile Avenue NE. The stop for Maywood Middle and Liberty High School is located approximately 0.09 miles to the south of the project site at NE 6<sup>th</sup> Street &amp; Nile Avenue NE. The proposed project includes the installation of frontage improvements along the Nile Avenue NE frontage, including sidewalks. Students would walk a short distance along Nile Avenue NE to the south of the project site along the road shoulder to the bus stop. However, there appears to be adequate area along the road shoulder to provide for safe walking conditions (Exhibit 18).</p> <p>A School Impact Fee, based on new single-family lot, will be required in order to mitigate the proposal's potential impacts to the Renton School District. The fee is payable to the City as specified by the Renton Municipal Code. Currently the 2014 fee is assessed at \$5,730.00 per single family residence, the 2015 fee is \$4,560 per single family residence.</p>
✓	<p><b>Storm Water:</b> An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><i>Staff Comment: A drainage plan (Exhibit 4) and drainage report (Exhibit 12) dated August 28, 2014 was submitted by CORE Design. The proposed 12 lot plat, zoned R-4, is subject to full drainage review in accordance with the 2009 King County Surface Water Manual and City of</i></p>

Renton Amendments to the KCSWM, Chapters 1 and 2. All core and six special requirements have been discussed in the report. The 4.55 acre site is located within the Lower Cedar River drainage basin. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition and requires a flow control facility sized to match the flow duration of pre-developed rates for forested site conditions over the range of flows extending from half of the 2-year to the full 50 year flow. The project has provided a Level 1 downstream analysis.

Basic water quality will be provided using a wet pond to be located on the east side of the site (R-4 zone) and wet vault proposed on the west side of the site where the applicant is using small lot clustering. Appropriate individual lot flow control BMPs proposed are basic dispersion to help mitigate the new runoff created by this development.

A geotechnical report (Exhibit 11), dated July 3, 2104 was submitted by Geo Group Northwest Inc. The report identifies the soils as Ground Moraine soils which is glacial till. The report states that the soils will allow for some infiltration and that the infiltration rate is low but, if infiltration were proposed that an overflow would need to be provided to an off-site storm water system. The City's Environmental Review Committee imposed a mitigation measure requiring compliance with all recommendations made in the geotech report including the need to over excavate past loose fill and placing of compacted structural fill. Surface water system development fee is \$1,228.00 per new lot. Fees are payable prior to issuance of the construction permit.

A Construction Stormwater General Permit from Department of Ecology will be required. A Stormwater Pollution Prevention Plan (SWPPP) is required for this site.

**Water and Sanitary Sewer:** Water service will be provided by Water District #90. A water availability certificate was submitted to the City. Approved water plans shall be submitted to the City.

New hydrants shall be installed per Renton's fire department standards to provide the required coverage of all lots. The hydrant proposed on the east side of the development will be required to be installed on the 8-inch diameter portion of the main and after the hydrant connection the main can reduce down to the 4-inch diameter. Per Renton Fire Department, the three homes proposed on the east side (Lots 10, 11, 12) of the development are required to have sprinkler systems installed.

This plat shall construct and receive approval of each water service stubs to each building lot prior to recording of the plat.

Sewer service is provided by the City of Renton. The City's Environmental Review Committee imposed a SEPA mitigation measure for this project requiring the sewer connection from the east side (Lots 10, 11 & 12) be made to the west side via a trenchless construction method to be approved by the City and shall be butt-fusion welded HDPE pipe. There shall be no construction trenches located in the wetland or wetland buffer. The manholes used to make the connection for this pipe shall reside within the proposed paved areas.

System development charge (SDC) for sewer is based on the size of the domestic meter size. Sewer fees for a ¾" meter or 1-inch meter is \$2,033.00 per new single-family lot. This is payable at the time the utility construction permit is issued.

This parcel is subject to two Special Assessment Districts. NE 20th & Jones Ave SAD is based on square footage. The rate is site square footage x a rate of 0.27926559 plus interest. West Kennydale SAD is based on a rate of # new lots x \$1,050. Payment of these fees will be required prior to issuance of utility construction permit.

**J. RECOMMENDATIONS:**

Staff recommends approval of the Weston Heights Preliminary Plat and Street Modification, LUA14-000958, ECF, PP, MOD subject to the following conditions:

1. The applicant shall comply with the mitigation measures issued as part of the Determination of Non-Significance Mitigated, dated October 6, 2014.
2. The applicant shall obtain a demolition permit and all required inspections for the removal of the existing single family residences and detached accessory structures prior to Final Plat recording.
3. A revised detailed landscape plan that complies with RMC 4-8-120 shall be submitted at the time of Utility Construction Permit for review by the Current Planning Project Manager. The revised landscape plan shall provide a 10-foot landscaped visual barrier within a 10-foot wide easement along the northern portion of Lots 1-3 and along the southern portion of Lots 7-9, shall include the required 15 feet of landscaping outside of the required fencing around the full perimeter of the stormwater pond in Tract C, and shall include two trees within the front yard areas of Lots 7 and 8. The landscaping around the stormwater pond (Tract C), over the stormwater vault (Tract A), and in the public street shall be installed prior to recording of the final plat, the 10-foot landscaped visual barrier and the front yard trees shall be installed prior to Certificate of Occupancy for the new homes.
4. The applicant shall be required to provide a final tree retention/replacement plan which includes the retention of one tree within the rear yard of proposed Lot 6 and three trees on the southeast corner of Private Road C, or an arborist report classifying these trees as hazard trees which need to be removed. The final tree retention/replacement plan shall be submitted at the time of Utility Construction Permit review for review and approval by the Current Planning Project Manager.
5. The preliminary plat layout shall be revised to locate the hammerhead turnaround at the terminus of Road B to be private and placed within a 26-foot wide tract and be paved with 20 feet of paving. This revision shall be shown on the Construction Permit application for review and approval by the Plan Reviewer and the Fire Department. The tract shall be identified on the final plat map prior to recording.
6. Access for Lots 6-8 shall be required to be provided off of the proposed shared driveway across the north portion of Lot 7. A note to this effect shall be recorded on the face of the plat prior to recording.
7. The three homes accessed by Private Road C on Lots 10-12 shall be fully equipped with an automatic fire sprinkler system.
8. The widths of Lots 2-5 shall be revised to provide a minimum width of 35 feet along the street frontage. A revised plat map shall be submitted at the time of Utility Construction Permit application for review and approval by the Current Planning Project Manager.
9. Cross Section B-B on the Preliminary Grading and Utility Plan shall be revised to provide a minimum of a 26-foot wide easement, with a 20-foot pavement width. No sidewalks are required and the pavement thickness shall be a minimum of 4-inches of HMA over 6-inches of crushed surfacing and top course. The revised cross section details shall be submitted at the time of Utility Construction Permit review for review and approval by the City's Plan Reviewer.
10. Cross Section A-A on the Preliminary Grading and Utility Plan be revised to provide 53 ft. of right of way, 20 ft of pavement, 6 ft. parking on one side, curb and gutter on both sides with 8 ft. planting strip and 5 ft. sidewalks on both sides. The revised cross section details shall be submitted at the time of Utility Construction Permit review for review and approval by the City's Plan Reviewer.
11. A street lighting plan shall be submitted at the time of construction permit review for review and approval by the City's Plan Reviewer.

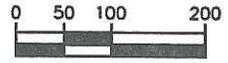
12. The applicant shall be required to create a homeowner's association of maintenance agreement for the shared utilities, common landscaping, and maintenance and responsibilities for all shared improvements of this development. A draft of the document(s) shall be submitted to Current Planning Project Manager for the review and approval by the City Attorney and Property Services section prior to the recording of the final plat.
13. A copy of the required access easement over the neighboring property to the north for Private Road C shall be submitted at the time of Utility Construction Permit application.
14. Any proposal to convert the Stormwater vault within Tract A to a Stormwater detention pond shall be considered a Major Plat Amendment subject to the requirements outlined under RMC 4-7-080M.2.
15. Fencing and signage is required along the boundary of the Wetland buffer. A fencing and signage detail shall be submitted at the time of Utility Construction Permit review for review and approval by the Current Planning Project Manager.

**EXHIBIT 2**



***PLEASANT PATH VICINITY MAP***

**SCALE: 1" = 200'**



SEC. 11, TWP. 23 N., RGE. 5 E., W.M.

**OWNER/APPLICANT**  
 PROJECT DEVELOPMENT, LLC  
 1400 HIGHLAND ST. SUITE A, 105  
 WASHINGTON, WASHINGTON 98096  
 7435 1493-3136

**ENGINEER/PLANNER/SURVEYOR**  
 WILHELM TRILLER, INC.  
 1000 10TH AVENUE, SUITE 101  
 BELLEVUE, WASHINGTON 98007  
 CONTACT: ROBERT D. BEST, P.L.S., - SURVEYOR  
 PHONE: (425) 885-1871

**REFERENCES**  
 THE CITY OF KING COUNTY DIVISION 3 RECORDED  
 IN VOLUME 108 OF PLATS PAGES 72 THROUGH 71,  
 UNDER RECORDING NO. 1000020200766.

**TAX PARCEL(S) ADDRESS**  
 TAX PARCEL: 192080203 192080200  
 SITE ADDRESS: 1850/184 HILL AVE NE.

**LEGAL DESCRIPTION**  
 PARCEL A:  
 THE NORTH 100 FEET OF THE WEST 167.56 FEET OF THE FOLLOWING DESCRIBED PROPERTY:  
 THE NORTH 100 FEET OF THE WEST 167.56 FEET OF THE SOUTHWEST QUARTER OF SECTION 11,  
 TOWNSHIP 23 NORTH, RANGE 5 EAST, 1/4 IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 BEGINNINGS AT THE NORTHEAST CORNER OF SAID SUBDIVISION, THENCE NORTH 00°15'18" WEST ALONG THE EAST LINE THEREOF,  
 A DISTANCE OF 32.071 FEET; THENCE NORTH 07°34'24" WEST 025.5 FEET TO THE EAST LINE OF THE WEST 150 FEET OF SAID  
 SUBDIVISION, THENCE NORTH 00°15'18" WEST ALONG SAID EAST LINE 87.64 FEET; THENCE NORTH 00°15'18" WEST ALONG SAID EAST LINE 100.00 FEET TO THE EAST LINE  
 OF SAID SUBDIVISION, THENCE NORTH 00°15'18" WEST ALONG SAID EAST LINE 100.00 FEET TO THE EAST LINE OF SAID SUBDIVISION, THENCE NORTH 07°34'24" WEST ALONG SAID EAST LINE 2.443 FEET TO THE NORTH  
 LINE OF SAID SUBDIVISION, THENCE NORTH 87°40'34" EAST 67.636 FEET TO THE POINT OF BEGINNING.  
 (ALSO KNOWN AS A PORTION OF LOT A OF KING COUNTY SHORT PLAT NUMBER 150410, RECORDED UNDER RECORDING  
 NUMBER 192080203, RECORDS OF KING COUNTY, WASHINGTON.)

PARCEL B:  
 THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11,  
 TOWNSHIP 23 NORTH, RANGE 5 EAST, 1/4 IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
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 OF SAID SUBDIVISION, THENCE NORTH 07°34'24" WEST ALONG SAID EAST LINE 2.443 FEET TO THE POINT OF BEGINNING.  
 EXCEPT THE NORTH 100 FEET OF THE WEST 167.56 FEET OF THE ABOVE DESCRIBED PARCEL.  
 (ALSO KNOWN AS A PORTION OF LOT A OF KING COUNTY SHORT PLAT NUMBER 150410, RECORDED  
 UNDER RECORDING NUMBER 192080203, RECORDS OF KING COUNTY, WASHINGTON.)

**RESTRICTIONS**  
 1. THIS SITE IS SUBJECT TO RESERVATIONS AND EXCEPTIONS, INCLUDING THE TERMS AND CONDITIONS RESERVING MINERALS BY THE  
 NORTHERN PACIFIC RAILROAD AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 6834.  
 2. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR AN ELECTRIC TRANSMISSION AND DISTRIBUTION  
 SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 80070.  
 3. THIS SITE IS SUBJECT TO RESERVATIONS AND EXCEPTIONS, INCLUDING THE TERMS AND CONDITIONS RESERVING MINERALS BY OTTO  
 SORTI AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 1000020200766.  
 4. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A PRELIMINARY CONVEYANCE, RESERVATIONS, EASEMENTS, FENCE LINE BOUNDARY  
 UNDER KING COUNTY RECORDING NUMBER 19033102018.  
 5. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ORDINANCE OF THE CITY OF  
 RENTON, WASHINGTON ESTABLISHING AN ASSESSMENT DISTRICT FOR SANITARY SEWER SERVICE IN A PORTION OF THE SOUTH  
 DISTRICT OF SAID COUNTY, WASHINGTON, AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 19024102046.  
 6. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION  
 SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20000303002814.

**BASE OF BEARINGS**  
 NORTH 00°15'18" WEST TO THE POINTS OF BEGINNING OF THE SOUTHWEST QUARTER OF SECTION 11,  
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**BUCKET AVERAGING NOTE**  
 1. THE ORIGINAL PLAN FOR THE ABOVE WETLAND.  
 2. THERE IS NO PROPOSED BUFFER AVERAGING.

**DENSITY CALCULATIONS**  
 GROSS AREA OF PROPERTY: 191314 SF  
 DEDUCTIONS: 18048 SF  
 PRIVATE ACCESS EASEMENTS: 31048 SF  
 CRITICAL AREAS: 91200 SF  
 TOTAL EXCLUDED AREA: 140714 SF  
 NET AREA: 532 AC.  
 NET DENSITY (ALLOWED): 0.9232 44 = 0.93  
 PROPOSED UNITS: 0 UNITS

**PRELIMINARY PLAT**  
 1. PRELIMINARY PLAT  
 2. BOUNDARY / TOPOGRAPHIC SURVEY  
 3. PRELIMINARY GRADING AND UTILITY PLAN  
 4. PRELIMINARY ROAD PROFILES  
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 CRITICAL AREAS: 91200 SF  
 TOTAL EXCLUDED AREA: 140714 SF  
 NET AREA: 532 AC.  
 NET DENSITY (ALLOWED): 0.9232 44 = 0.93  
 PROPOSED UNITS: 0 UNITS

**PRELIMINARY PLAT**  
 1. PRELIMINARY PLAT  
 2. BOUNDARY / TOPOGRAPHIC SURVEY  
 3. PRELIMINARY GRADING AND UTILITY PLAN  
 4. PRELIMINARY ROAD PROFILES  
 5. PRELIMINARY TREE INVENTORY PLAN  
 6. PRELIMINARY LANDSCAPE PLAN

**BUCKET AVERAGING NOTE**  
 1. THE ORIGINAL PLAN FOR THE ABOVE WETLAND.  
 2. THERE IS NO PROPOSED BUFFER AVERAGING.

**DENSITY CALCULATIONS**  
 GROSS AREA OF PROPERTY: 191314 SF  
 DEDUCTIONS: 18048 SF  
 PRIVATE ACCESS EASEMENTS: 31048 SF  
 CRITICAL AREAS: 91200 SF  
 TOTAL EXCLUDED AREA: 140714 SF  
 NET AREA: 532 AC.  
 NET DENSITY (ALLOWED): 0.9232 44 = 0.93  
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 NET DENSITY (ALLOWED): 0.9232 44 = 0.93  
 PROPOSED UNITS: 0 UNITS

**SITE STATISTICS**

SITE AREA	191314 SF (4.34 ACRES)
NUMBER OF LOTS	14
EXISTING ZONING	R-4
LAND IN CRITICAL AREAS	31048 SF
LAND IN CRITICAL AREA BUFFERS	11695 SF
PUBLIC STREETS	18475 SF
PRIVATE ACCESS EASEMENT	10893 SF
DENSITY PROPOSED	0 UNITS
PROPOSED LOT	31048 SF
PROPOSED LOTS	0 UNITS
SANITARY SEWER PROVIDER	SHOLE FAMILY RESIDENTIAL
WATER SUPPLY	KING COUNTY WATER DISTRICT 90
SCHOOL DISTRICT	18475 SF
FIRE DISTRICT	CITY OF RENTON
TELEPHONE SERVICE	CENTURY LINK
ELECTRICITY PROVIDER	PUGET SOUND ENERGY
NATURAL GAS PROVIDER	PUGET SOUND ENERGY
ALLOWED BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	30'
WETLAND AREA	31048 SF
SETBACKS (ZONING R-4)	FRONT - 30 FEET SIDE - 5 FEET REAR - 30 FEET STREET BICYCLEWAY - 20 FEET
SETBACKS 96' ALLOT CLUSTERING (ZONING R-9)	FRONT - 15 FEET SIDE - 5 FEET REAR - 30 FEET STREET BICYCLEWAY - 15 FEET

**NOTES**

- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 4203-2720249 DATED THAT 10/20/14. IN PREPARING THIS CORE DESIGN, THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED AMERICAN REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THE SURVEY AND THEREFORE CORE DESIGN, INC. CHALLENGES THE HMP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- 310' SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENTS CONDITION EXISTING ON JUNE 19, 2014. SURVEY CONTROL INDICATED AS "ROAD" WAS RECORDED FOR THIS PROJECT IN AUGUST, 2006.
- PROPERTY AREA = 191314 SQUARE FEET (4.3442 ACRES).
- ALL DISTANCES ARE IN FEET.
- TOPG was used to measure the ANGLE AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING POINTS AS SHOWN. CLOSURE RATIOS OF THE SURVEY ARE 1:00000. INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR EXISTENCE ARE SHOWN. THE LOCATION OF ANY UTILITIES OR CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT HEREON THAT HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

**VICINITY MAP**



SCALE: 1" = 40'



1" = 40'

0 20 40

192080203

192080200

192080201

192080202

192080203

192080204

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192080207

192080208

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192080212

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192080217

192080218

192080219

192080220

192080221

192080222

192080223

**OWNER/APPLICANT**

PROJECT DEVELOPMENT, LLC  
 1400 HIGHLAND ST. SUITE A, 105  
 WASHINGTON, WASHINGTON 98096  
 7435 1493-3136

**ENGINEER/PLANNER/SURVEYOR**

WILHELM TRILLER, INC.  
 1000 10TH AVENUE, SUITE 101  
 BELLEVUE, WASHINGTON 98007  
 CONTACT: ROBERT D. BEST, P.L.S., - SURVEYOR  
 PHONE: (425) 885-1871

**REFERENCES**

THE CITY OF KING COUNTY DIVISION 3 RECORDED  
 IN VOLUME 108 OF PLATS PAGES 72 THROUGH 71,  
 UNDER RECORDING NO. 1000020200766.

**TAX PARCEL(S) ADDRESS**

SEC. 11, TWP. 23 N., RGE. 5 E., W.M.

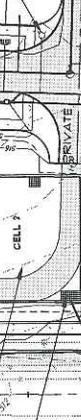
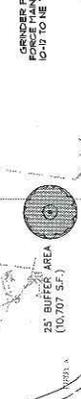
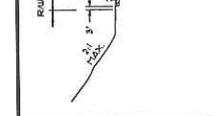
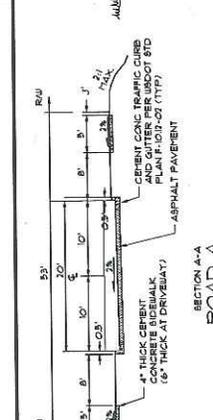
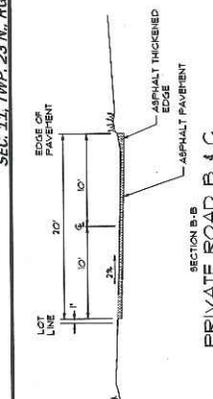
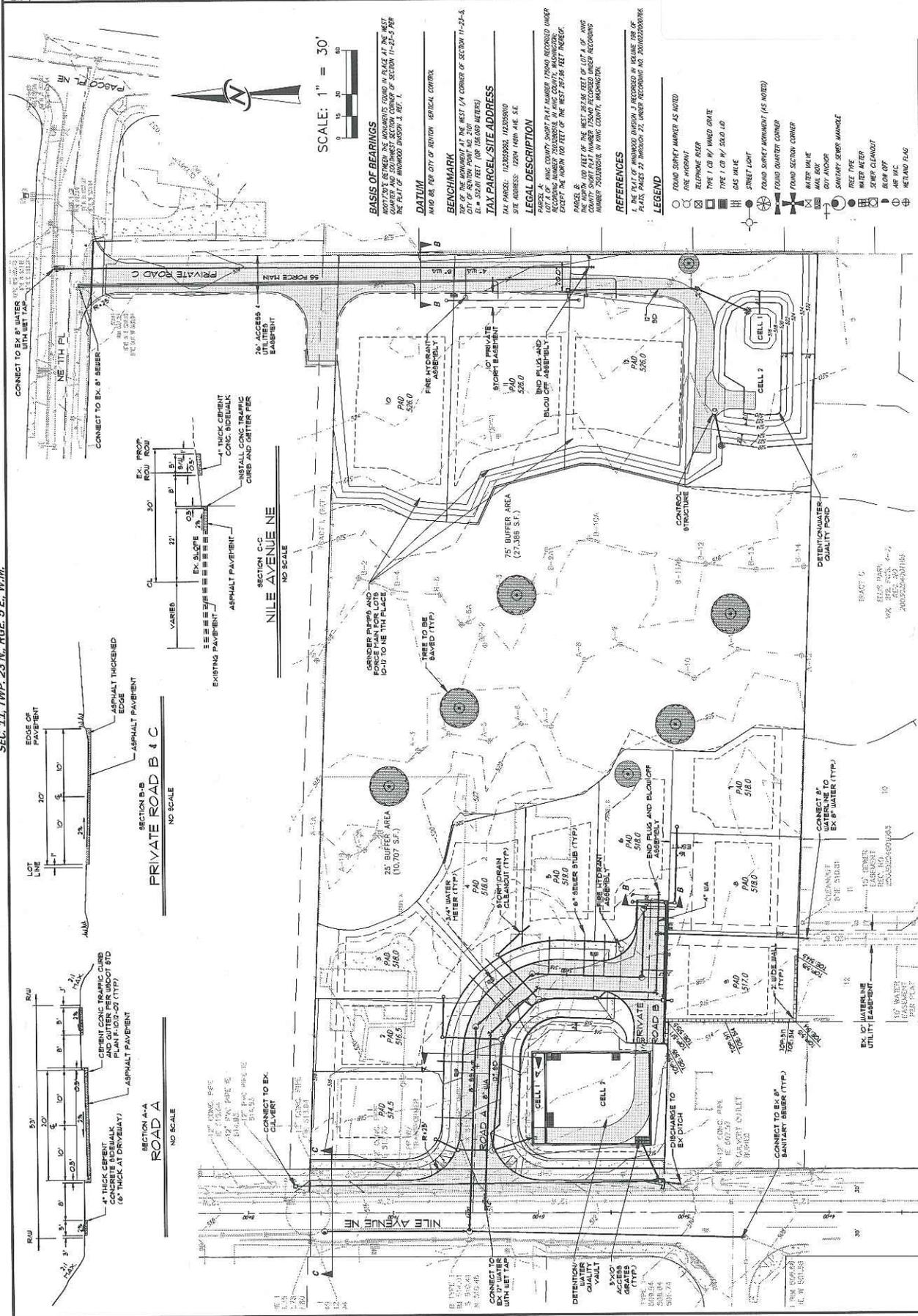
DATE	
NO.	
DESCRIPTION	



**CORE DESIGN**  
 14711 NE 29th Place Suite 101  
 Bellevue, Washington 98007  
 425.852.8777 Fax: 425.852.9743

**PROJECT DEVELOPMENT, LLC**  
 19410 Highway 99, Suite A 1135  
 Lynnwood, Washington 98036

# EXHIBIT 4

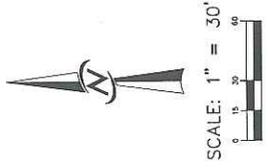
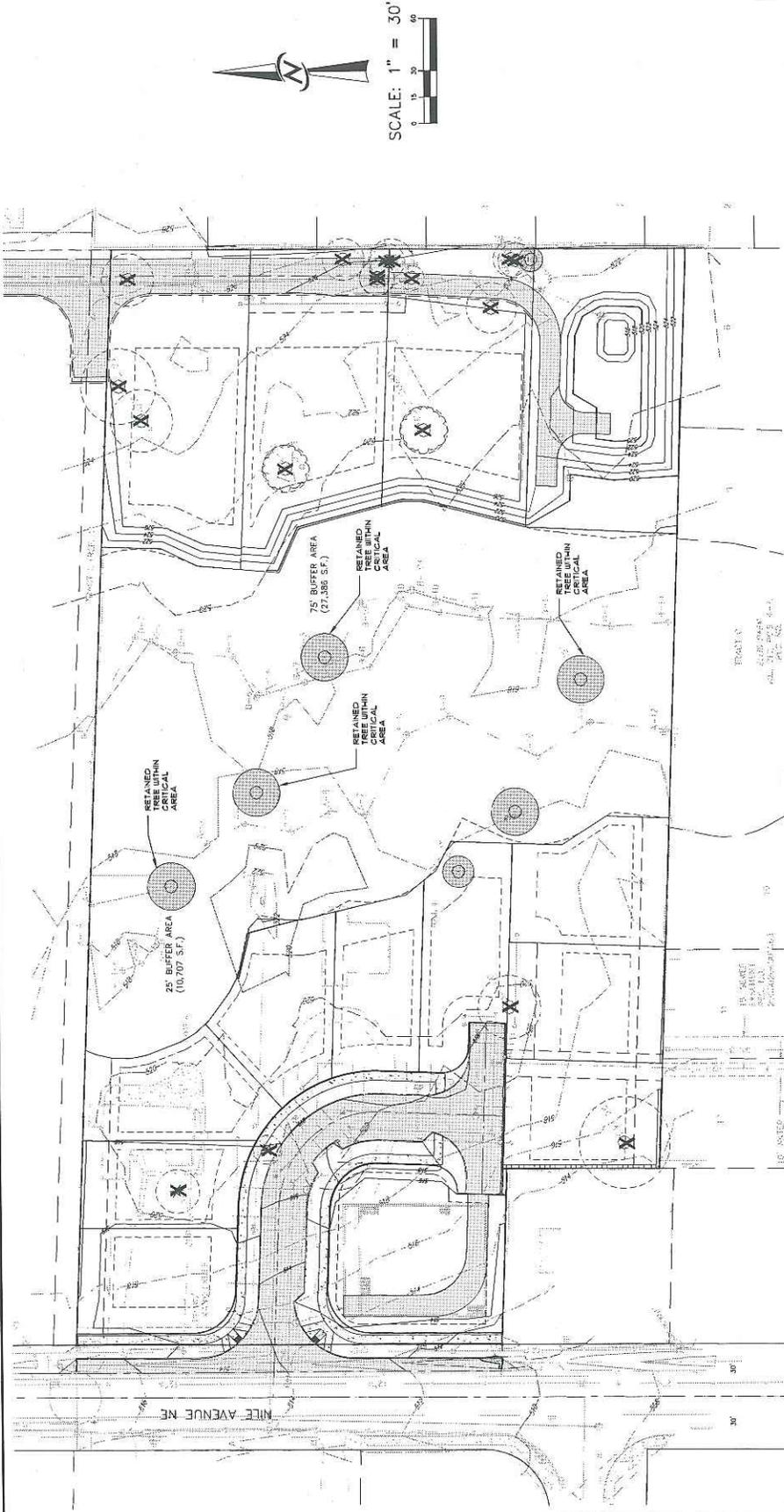




SEC. 11, TWP. 23 N., RGE. 5 E., W.M.

CORE DESIGN, INC.  
 ENGINEERING - PLANNING - SURVEYING  
 12711 NE 29th Place, Suite 101  
 Bellevue, Washington 98007  
 (206) 835-7777 FAX (206) 835-7743  
 UNDER LICENSE # 35000  
 JAMES R. BINKLEY, P.E.  
 WASHINGTON STATE REGISTERED PROFESSIONAL ARCHITECT  
 1000 UNIVERSITY AVENUE, SUITE 200  
 SEASIDE, WASHINGTON 98138

RY TREE INVENTORY PLAN  
 STON HEIGHTS  
 T DEVELOPMENT, LLC  
 10 HIGHWAY 99, SUITE A #135  
 WOODWAY, WASHINGTON 98066



**TREE RETENTION CALCULATIONS**

TREE RETENTION PER RC 14.4-030	75
TOTAL NUMBER OF TREES OVER 6" IN DIAMETER ON PROJECT SITE:	
DEDUCTIONS IN PROPOSED PUBLIC STREETS:	1
- TREES IN PROPOSED PRIVATE ACCESS	10
- TREES IN PROPOSED CRITICAL AREAS AND BUFFERS:	4
ON-SITE TREE SUB-TOTAL:	10
TREES REQUIRED FOR RETENTION:	3 (10 TREES - 10% FOR R-4 ZONE + 3 TREES)
TREES RETAINED:	3 (7 TOTAL TREES - ON-SITE, 4 TREES LOCATED IN CRITICAL AREA)

**LEGEND**

- EXISTING TREES TO BE RETAINED:
  - CONIFER:
  - DECIDUOUS:
- EXISTING TREES TO BE REMOVED:
  - CONIFER:
  - DECIDUOUS:

\* DIMENSIONS OF TREES ARE ESTIMATES AND USED FOR PLANNING PURPOSES ONLY.



**DEPARTMENT OF COMMUNITY  
AND ECONOMIC DEVELOPMENT****M E M O R A N D U M**

---

**DATE:** November 6, 2014

**TO:** Jill Ding, Senior Planner

**FROM:** Steve Lee, Development Engineering Manager

**SUBJECT:** Traffic Concurrency Test – Weston Heights Preliminary Plat

---

The applicant is requesting SEPA Environmental Review and Preliminary approval for a site redevelopment over 4.54 acres to include 12 new single family residences. The subject property is a collection of two parcels located at 650 and 684 Nile Avenue NE in the City of Renton. These two parcels generally south of NE 7<sup>th</sup> Place and east of Nile Avenue NE. Access to the two parcels would be via Nile Avenue NE and from a proposed private road off NE 7<sup>th</sup> Place (for three houses). The proposed redevelopment would generate approximately 84 daily trips. During the weekday PM peak hour, the project would generate approximately 12 net new trips. The proposed project passes the City of Renton Traffic Concurrency Test per RMC 4-6-070.D as follows:

<b>Traffic Concurrency Test Criteria</b>	<b>Pass</b>
Implementation of citywide Transportation Plan	Yes
Within allowed growth levels	Yes
Project subject to transportation mitigation or impact fees	Yes
Site specific street improvements to be completed by project	Yes
<b>Traffic Concurrency Test Passes</b>	

### **Evaluation of Test Criteria**

**Implementation of citywide Transportation Plan:** As shown on the attached citywide traffic concurrency summary, the city's investment in completion of the forecast traffic improvements are at 130% of the scheduled expenditure through 2013.

**Within allowed growth levels:** As shown on the attached citywide traffic concurrency summary, the calculated citywide trip capacity for concurrency with the city adopted model for 2014 is 95,879 trips, which provides sufficient capacity to accommodate the 84 additional trips from this project. A resulting 95,795 trips are remaining.

**Project subject to transportation mitigation or impact fees:** The project will be subject to transportation impact fees at time of building permit for each new single family residence.

**Site specific street improvements to be completed by project:** The project will be required to complete all internal and frontage street improvements for the plat prior to recording. Any additional off-site improvements identified through SEPA or land use approval will also be completed prior to final occupancy.

### **Background Information on Traffic Concurrency Test for Renton**

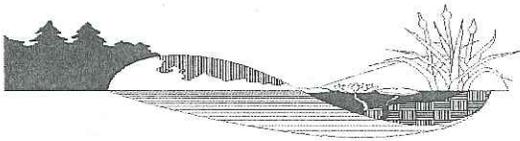
The City of Renton Traffic Concurrency requirements for proposed development projects are covered under Renton Municipal Code (RMC) 4-6-070. The specific concurrency test requirement is covered in RMC 4-6-070.D, which is listed for reference:

#### ***D. CONCURRENCY REVIEW PROCESS:***

***1. Test Required:*** A concurrency test shall be conducted by the Department for each nonexempt development activity. The concurrency test shall determine consistency with the adopted Citywide Level of Service Index and Concurrency Management System established in the Transportation Element of the Renton Comprehensive Plan, according to rules and procedures established by the Department. The Department shall issue an initial concurrency test result describing the outcome of the concurrency test.

***2. Written Finding Required:*** Prior to approval of any nonexempt development activity permit application, a written finding of concurrency shall be made by the City as part of the development permit approval. The finding of concurrency shall be made by the decision maker with the authority to approve the accompanying development permits required for a development activity. A written finding of concurrency shall apply only to the specific land uses, densities, intensities, and development project described in the application and development permit.

***3. Failure of Test:*** If no reconsideration is requested, or if upon reconsideration a project fails the concurrency test, the project application shall be denied by the decision maker with the authority to approve the accompanying development activity permit application.



## Sewall Wetland Consulting, Inc.

27641 Covington Way SE #2  
Covington WA 98042

Phone: 253-859-0515  
Fax: 253-852-4732

### EXHIBIT 9

October 9, 2012

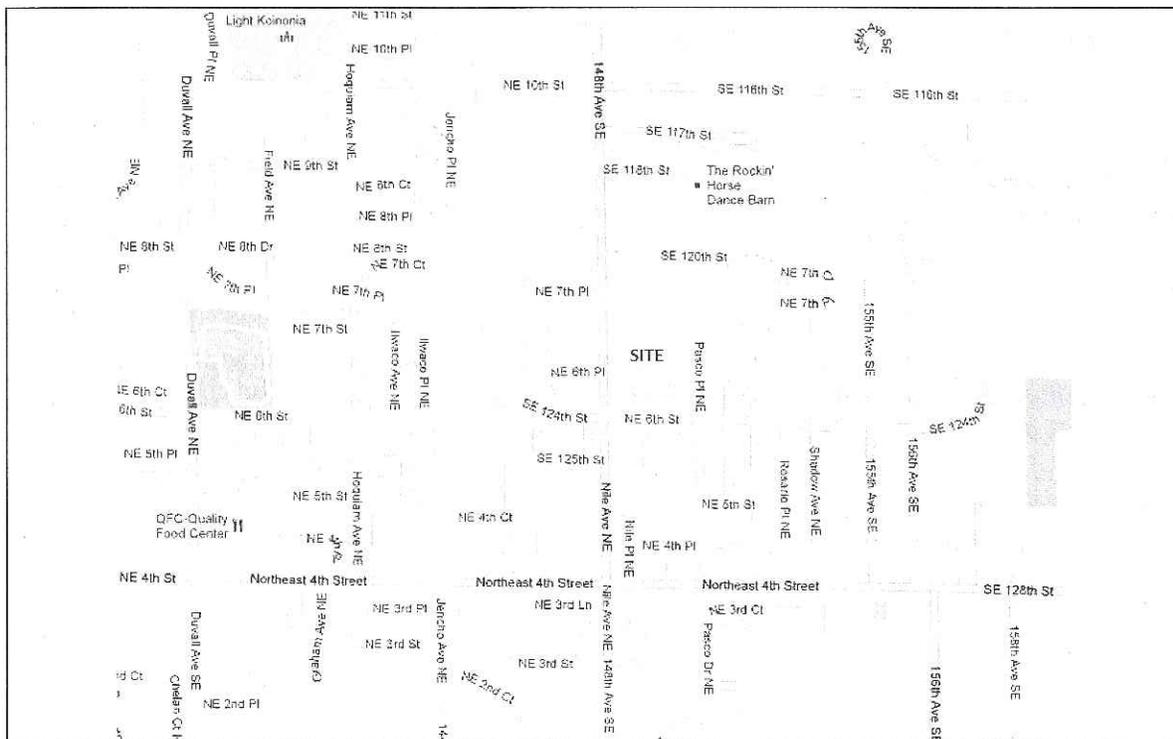
Robert Johnseine  
9805 NE 116th Street, Suite 7499  
Kirkland, Washington 98034

Entire Document  
Available Upon Request

RE: Critical Areas Report – Pleasant Path  
SWC Job#A6-209

### 1.0 INTRODUCTION

This report describes jurisdictional wetlands on the 3.93 acre proposed Pleasant Path Plat located on the east side of Nile Avenue NE (148<sup>th</sup> Avenue SE) in the City of Renton, Washington (the "site"). Specifically, the site consists of two abutting irregular shaped parcels (Parcels #1123059010 & 092) located in a portion of the SW ¼ of Section 11, Township 23 North, Range 5 East of the Willamette Meridian in King County, Washington.



Vicinity Map

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JUL

CITY OF RENTON  
PLANNING DIVISION

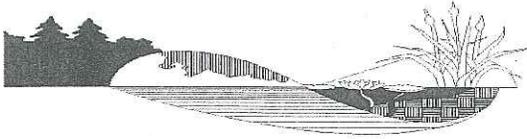
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JUL 21 2014

CITY OF RENTON

The Concurrency Management System established in the Transportation Element on page XI-65 of the Comprehensive Plan states the following:

*Based upon the test of the citywide Transportation Plan, consideration of growth levels included in the LOS-tested Transportation Plan, payment of a Transportation Mitigation Fee, and an application of site specific mitigation, development will have met City of Renton concurrency requirements.*



**Sewall Wetland Consulting, Inc.**

PO Box 880  
Fall City, WA 98024

Phone: 253-859-0515

**EXHIBIT 10**

July 14, 2014

Justin Holland  
Prospect Development, LLC  
19410 Highway 99, Suite A #135  
Lynwood, WA 98036

Re: Weston Heights Preliminary Plat-Critical Areas Update  
SWC Job#14-171

Dear Justin,

Sewall Wetland Consulting, Inc. prepared a Critical Areas Report for Robert Johnseine for the "Pleasant Path Plat", dated October 9, 2012. This report was for Pleasant Path Plat which was to be located on the east side of Nile Avenue NE (148th Avenue SE) in the City of Renton, Washington (the "site"). Specifically, the site consists of two abutting irregular shaped parcels (Parcels #1123059010 & 092) located in a portion of the SW ¼ of Section 11, Township 23 North, Range 5 East of the Willamette Meridian in King County, Washington.

This letter is to confirm that the findings of that report are still accurate as far as the delineation, and associated rating and buffer.

If you have any questions or need any additional information please contact me at (253) 859-0515 or by email at [esewall@sewallwc.com](mailto:esewall@sewallwc.com).

Sincerely,  
Sewall Wetland Consulting, Inc.

Ed Sewall  
Senior Wetland Ecologist PWS #212

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JUL 21 2014

CITY OF RENTON  
PLANNING DIVISION

**EXHIBIT 11**

Entire Document  
Available Upon Request

**GEOTECHNICAL ENGINEERING STUDY  
PROPOSED WESTON HEIGHTS PLAT  
684 & 650 NILE AVENUE NE  
RENTON, WASHINGTON**

**G-2884-1**

Prepared for

Mr. Justin Holland, Manager  
Prospect Development, LLC  
2913 - 5<sup>th</sup> Avenue NE, Suite 201  
Puyallup, WA 98372

July 3, 2014

**GEO GROUP NORTHWEST, INC.**  
13240 NE 20<sup>th</sup> Street, Suite 10  
Bellevue, Washington 98005  
Phone: (425) 649-8757

Email: [wchang@geogroupnw.com](mailto:wchang@geogroupnw.com) or [agaston@geogroupnw.com](mailto:agaston@geogroupnw.com)

**RECEIVED**

JUL 21 2014

**CITY OF RENTON**  
PLANNING DIVISION

**EXHIBIT 12**

# Preliminary Technical Information Report

**FOR**

**Weston Heights**

**CITY OF RENTON  
KING COUNTY, WASHINGTON**

Entire Document  
Available Upon Request



RECEIVED

AUG 29 2014

CITY OF RENTON  
PLANNING DIVISION

**Project Manager:** Lafe Hermansen  
**Prepared by:** Sheri Murata, P.E.  
**Date:** July 2014  
**Revised:** August 28, 2014  
**Core No.:** 14040



14711 NE 29th Place, Suite 101  
Bellevue, Washington 98007  
Ph 425.885.7877  
[www.coredesigninc.com](http://www.coredesigninc.com)

**Jill Ding**

**EXHIBIT 13**

**From:** Jill Ding  
**Sent:** Wednesday, September 24, 2014 8:06 AM  
**To:** 'Todd Taylor'  
**Subject:** RE: Comments re: Weston Heights Preliminary Plat/LUA14-000958, ECF, PP

Todd,

Thank you for your comments. Your comments have been added to the official file and will be considered by the decision maker. A public hearing has been scheduled with the Hearing Examiner on November 18<sup>th</sup> at 10 am, you may wish to attend and testify.

Regarding your questions about the proposed stormwater pond located within Tract C, the location of the pond is determined by the natural topography of the site and where the existing stormwater flow path is, therefore it is unlikely that the location of the stormwater pond can be changed. Through the preliminary plat process, we will be conditioning the proposed stormwater pond to be landscaped with a 15-foot wide landscape strip around the perimeter for the pond, hopefully this will address some of your aesthetic concerns regarding the placement of the stormwater pond adjacent to your property line.

If you have further questions/comments or if I can be of additional assistance, please let me know.

**Jill Ding**  
Senior Planner  
Community and Economic Development  
City of Renton  
jding@rentonwa.gov

---

**From:** Todd Taylor [mailto:toddt@implement.com]  
**Sent:** Tuesday, September 23, 2014 1:24 PM  
**To:** Jill Ding  
**Subject:** Comments re: Weston Heights Preliminary Plat/LUA14-000958, ECF, PP  
**Importance:** High

City of Renton  
Planning Division  
1055 South Grady Way  
Renton, WA 98057

September 23, 2014

Attn: Jill Ding & Lauren Nicolay

Re: Weston Heights Preliminary Plat/LUA14-000958, ECF, PP

Ms. Ding and Ms. Nicolay,

Our home is located on plat #2316800080, sharing the boundary line at the South side of the South East corner of the involved plat #1123059010. We have significant interest around the intent of our neighboring property since purchasing our home in September 2003. I have reviewed the Notice of Application and Proposed Determination of Non-Significant-Mitigation for the land use #LUA14-000958 (Weston Heights Preliminary Plat) and related application materials at the Planning Division office at Renton City Hall and have a few concerns/questions that we would like to share.

Given the current designs, we believe our property value will be significantly impacted if this plat is developed as designed. The plat designs indicate three to four homes, a road, and retention pond (Tract "C") to be built in the eastern portion of the property. While we are not in favor of having a fifth neighbor looking into our property and home, we are concerned about the placement of a retention pond just beyond our fence. We believe having the retention pond so close to our property would bring in more mosquitoes to our front and rear yards, and the neighborhood in general, making our yards unusable at some times of the day during the year. Obviously with the increase of mosquito borne illnesses on the rise and two young children in our home, this is highly concerning. Also, while we do enjoy the sounds of frogs in the evening, they will be extremely loud when so close to our home and we will not be able to limit the noise. Furthermore, we have never considered flood insurance due to the location and topography of our lot. With the placement of the pond next door, I believe I will be forced to consider flood insurance. Lastly, as you look out our dining room and upper bedroom windows, we will be faced with the unsightly retention pond in full and unobstructed view. Given these reasons, we believe the placement of this retention pond as designed will negatively impact our quality of life, annual expenses, desire of our home, and overall property and resale value.

Has there been, or could there be, further review of the retention pond location and design in Tract "C"? Could the pond be relocated to a more suitable location, impacting the benefiting homeowners without negatively impacting the neighboring properties? Could the pond be redesigned to reduce the encouragement of mosquitoes? The Tract "A" appears to contain a retention pond as well, using a 'capped' design with a park like space on top. Could this design be considered for the Tract "C" pond?

If the general location and design of the pond cannot be changed, can the pond be placed further away from our property line and a visible barrier be implemented around the pond area? I noticed in the design a 15' visible barrier is being implemented in the western portion of the development for the neighboring properties to the south and north of the plat. Could something similar be done in the eastern portion of the property around the retention pond? Ideally, I would desire a 30' deep and 20'+ high barrier of trees and bushes preventing our view into the retention pond.

Please carefully consider the above comments and questions prior to approving this development design. Also, please include us as a 'party of record' for this application as we would like to be updated on the progress of this project with the city. We would also request that you provide responses to the questions above if at all possible, but do understand the challenge in responding to all interested parties.

Thank you for your consideration,

Todd & Tandi Taylor  
637 Orcas Ave NE  
Renton, WA 98059  
425-235-7063  
[todd@taylortribe.com](mailto:todd@taylortribe.com)



**ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE  
- MITIGATED (DNS-M)**

PROJECT NUMBER: LUA14-000958, ECF, PP

APPLICANT: Justin Holland

PROJECT NAME: Weston Heights Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an existing 197,974 square foot (4.54 acre) project site into 12 lots for the future construction of single family residences and three tracts (Tracts A, B, and C). The project site is located within the Residential - 4 dwelling unit per acre (R-4) zoning designation and the Residential Low Density (RLD) Comprehensive Plan Land Use designation. The applicant has proposed to cluster Lots 1-9, which are located on the western portion of the project site. The proposed lots would range in size from 4,510 square feet to 11,718 square feet. An existing 31,048 square foot Category 2 wetland is centrally located within the project site, no impacts are proposed to the wetland or buffer area. Access to Lots 1-9 would be provided via a new public street off of Nile Avenue NE, which terminates in a hammerhead turnaround. Access to Lots 10-12 would be provided via a new 26-foot wide private dead end street over an abutting lot to the north, which connects to NE 7th Place. The private street would terminate in a hammerhead turnaround.

PROJECT LOCATION: 650/684 Nile Avenue NE

LEAD AGENCY: City of Renton  
Environmental Review Committee  
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

**Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on October 24, 2014.** Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

DEPARTMENT OF COMMUNITY  
AND ECONOMIC DEVELOPMENT



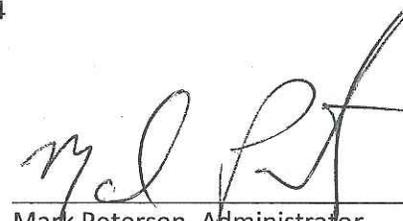
PUBLICATION DATE: October 10, 2014

DATE OF DECISION: OCTOBER 6, 2014

SIGNATURES:

  
Gregg Zimmerman, Administrator  
Public Works Department

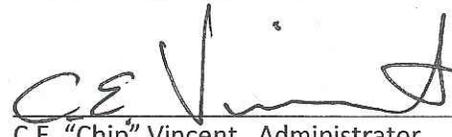
10/6/14  
Date

  
Mark Peterson, Administrator  
Fire & Emergency Services

10/6/14  
Date

  
Terry Higashiyama, Administrator  
Community Services Department

10/6/14  
Date

  
C.E. "Chip" Vincent, Administrator  
Department of Community &  
Economic Development

10/6/14  
Date

**DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNSM)  
MITIGATION MEASURES AND ADVISORY NOTES**

PROJECT NUMBER: LUA14-000958, ECF, PP  
APPLICANT: Justin Holland, Prospect Development  
PROJECT NAME: Weston Heights

PROJECT DESCRIPTION: The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an existing 197,974 square foot (4.54 acre) project site into 12 lots for the future construction of single family residences and three tracts (Tracts A, B, and C). The project site is located within the Residential - 4 dwelling unit per acre (R-4) zoning designation and the Residential Low Density (RLD) Comprehensive Plan Land Use designation. The applicant has proposed to cluster Lots 1-9, which are located on the western portion of the project site. The proposed lots would range in size from 4,510 square feet to 11,718 square feet. An existing 31,048 square foot Category 2 wetland is centrally located within the project site, no impacts are proposed to the wetland or buffer area. Access to Lots 1-9 would be provided via a new public street off of Nile Avenue NE, which terminates in a hammerhead turnaround. Access to Lots 10-12 would be provided via a new 26-foot wide private dead end street over an abutting lot to the north, which connects to NE 7th Place. The private street would terminate in a hammerhead turnaround.

PROJECT LOCATION: 650/684 Nile Ave NE  
LEAD AGENCY: The City of Renton  
Department of Community & Economic Development  
Planning Division

**MITIGATION MEASURES:**

1. Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Geo Group Northwest, Inc. (dated July 3, 2014) including the need to over excavate past loose fill and the placing of compacted structural fill.
2. The sewer connection from the east side (Lots 10, 11 & 12) shall be made to the west side via a trenchless construction method to be approved by the City and shall be butt-fusion welded HDPE pipe. There shall be no construction trenches located in the wetland or wetland buffer. The manholes used to make the connection for this pipe shall reside within the proposed paved areas.

**ADVISORY NOTES:**

Community Services Review Leslie Betlach Ph: 425-430-6619 email: LBetlach@rentonwa.gov  
Recommendations: A. Parks Impact fee per Ordinance 5670 applies

B. There are no impacts to parks

Street trees – on Nile use Eastern Redbud

On other streets-do not use redbud or Amur Maple—use only large maturing trees (e.g. Redmond Linden @ 50' on-center

Lot 1 tree – street tree could affect placement of a stop sign

Do not plant trees closer than:

30 ft. – street lights

40 ft. – stop signs

10 ft. – driveway approach

6 ft. – fire hydrant, house service water shut-off/line

40 ft. – to intersections

All trees shall be specimen grade, 2" caliper, single stem with one terminal leader.

**ERC Mitigation Measure Created On: 09/08/2014**

1. Project construction shall comply with the recommendations provided in the submitted Geotechnical Engineering Study, prepared by Geo Group Northwest, Inc. dated July 3, 2014.

2. The sewer connection from the east side (Lots 10, 11 & 12) shall be made to the west side via a trenchless construction method to be approved by the City and shall be butt-fusion welded HDPE pipe. There shall be no construction trenches located in the wetland or wetland buffer. The manholes used to make the connection for this pipe shall reside within the proposed paved areas.

**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 time of building permit issuance. Credit will be granted for the removal of the one existing home.

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 fire hydrants within 300 feet of some of the proposed buildings but not all. A water availability certificate is required from King County Water District 90.

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. Roadways exceeding 150-feet require and approved turnaround. Roadway A and B appear to meet city street standards and fire department access requirements. Roadway C exceeds 300-feet long and by city code requires a 90-foot diameter cul-de-sac, which is not provided. Applicant has requested a variance to instead install a hammerhead type turnaround. The Renton Fire Department would support the approval of this variance with the condition that the three homes accessed by Roadway C, Lots 10, 11 and 12 are all fully equipped with an approved automatic fire sprinkler system.

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

Recommendations: Minimal impact on police services.

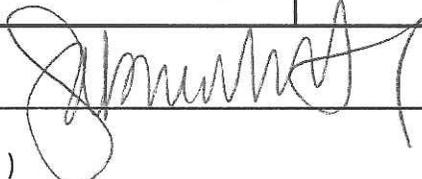
**The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.**

**EXHIBIT 16**

**CITY OF RENTON**  
**DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT - PLANNING DIVISION**  
**AFFIDAVIT OF SERVICE BY MAILING**

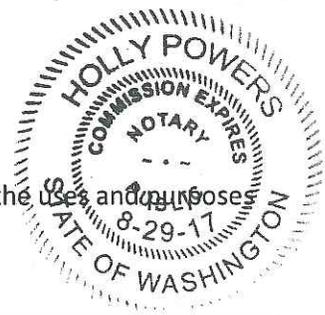
On the 9th day of October, 2014, I deposited in the mails of the United States, a sealed envelope containing **SEPA Determination and Notice** documents. This information was sent to:

Name	Representing
Agencies	See Attached
Justin Holland	Applicant
Robert Johnseine	Owner
Bob Nix	Contact
Jay & Janette Colman	Party of Record
Todd and Tandi Taylor	Party of Record

(Signature of Sender): 

STATE OF WASHINGTON )  
  ) SS  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that **Sabrina Mirante** signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: October 9, 2014 Holly Powers  
Notary Public in and for the State of Washington

Notary (Print): Holly Powers  
My appointment expires: August 29, 2017

<b>Project Name:</b>	Weston Heights Preliminary Plat
<b>Project Number:</b>	LUA14-000958, ECF, PP

Jay & Janette Coleman  
655 Orcas Ave NE  
Renton, WA 98059

Robert Johnseine  
9805 NE 116th St, 7499  
Kirkland, WA 98034

Justin Holland  
Prospect Development, LLC  
2913 5th Ave NE, 201  
Puyallup, WA 983726748

Bob Nix  
Core Design  
14711 NE 29th Pl, #101  
Bellevue, WA 98007

Todd and Tandi Taylor  
637 Orcas Ave NE  
Renton, WA 98059

**AGENCY (DOE) LETTER MAILING  
(ERC DETERMINATIONS)**

Dept. of Ecology ** Environmental Review Section PO Box 47703 Olympia, WA 98504-7703	WDFW - Larry Fisher* 1775 12th Ave. NW Suite 201 Issaquah, WA 98027	Muckleshoot Indian Tribe Fisheries Dept. * Attn: Karen Walter or SEPA Reviewer 39015 – 172 <sup>nd</sup> Avenue SE Auburn, WA 98092
WSDOT Northwest Region * Attn: Ramin Pazooki King Area Dev. Serv., MS-240 PO Box 330310 Seattle, WA 98133-9710	Duwamish Tribal Office * 4717 W Marginal Way SW Seattle, WA 98106-1514	Muckleshoot Cultural Resources Program * Attn: Ms Melissa Calvert 39015 172 <sup>nd</sup> Avenue SE Auburn, WA 98092-9763
US Army Corp. of Engineers * Seattle District Office Attn: SEPA Reviewer PO Box C-3755 Seattle, WA 98124	KC Wastewater Treatment Division * Environmental Planning Supervisor Ms. Shirley Marroquin 201 S. Jackson ST, MS KSC-NR-050 Seattle, WA 98104-3855	Office of Archaeology & Historic Preservation* Attn: Gretchen Kaehler PO Box 48343 Olympia, WA 98504-8343
Boyd Powers *** Depart. of Natural Resources PO Box 47015 Olympia, WA 98504-7015		
KC Dev. & Environmental Serv. Attn: SEPA Section 35030 SE Douglas St. #210 Snoqualmie, WA 98065	City of Newcastle Attn: Tim McHarg Director of Community Development 12835 Newcastle Way, Ste 200 Newcastle, WA 98056	City of Kent Attn: Jack Pace Acting Community Dev. Director 220 Fourth Avenue South Kent, WA 98032-5895
Metro Transit Senior Environmental Planner Gary Kriedt 201 South Jackson Street KSC-TR-0431 Seattle, WA 98104-3856	Puget Sound Energy Kathy Johnson, 355 110 <sup>th</sup> Ave NE Mailstop EST 11W Bellevue, WA 98004	City of Tukwila Steve Lancaster, Responsible Official 6200 Southcenter Blvd. Tukwila, WA 98188
Seattle Public Utilities Jailaine Madura Attn: SEPA Coordinator 700 Fifth Avenue, Suite 4900 PO Box 34018 Seattle, WA 98124-4018		

\*Note: If the Notice of Application states that it is an "Optional DNS", the marked agencies and cities will need to be sent a copy of the Environmental Checklist, Site Plan PMT, and the Notice of Application.

\*\*Department of Ecology is emailed a copy of the Environmental Checklist, Site Plan PMT, & Notice to the following email address: [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)

\*\*\*Department of Natural Resources is emailed a copy of the Environmental Checklist, Site Plan PMT, & Notice the following email address: [sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov)

City of  
**Renton**   
**NOTICE**

**OF ENVIRONMENTAL DETERMINATION**  
**ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)**  
**POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION**

**PROJECT NAME:** Weston Heights Preliminary Plat  
**PROJECT NUMBER:** LIA14-00958, ECF, PP  
**LOCATION:** 650/984 Nile Ave NE  
**DESCRIPTION:** The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an existing 197,974 square foot (4.54 acre) project site into 12 lots for the future construction of single family residences and three tracts (Tracts A, B, and C). The project site is located within the Residential - 4 dwelling unit per acre (R-4) zoning designation and the Residential Low Density (RLD) Comprehensive Plan Land Use designation. The applicant has proposed to cluster Lots 1-9, which are located on the western portion of the project site. The proposed lots would range in size from 4,510 square feet to 11,713 square feet. An existing 31,948 square foot Category 2 wetland is centrally located within the project site, no impacts are proposed to the wetland or buffer area. Access to Lots 1-9 would be provided via a new public street off of Nile Avenue NE, which terminates in a hammerhead turnaround. Access to Lots 10-12 would be provided via a new 26-foot wide private dead end street over an abutting lot to the north, which connects to NE 7th Place. The private street would terminate in a hammerhead turnaround.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION HAS PROBABLE SIGNIFICANT IMPACTS THAT CAN BE MITIGATED THROUGH MITIGATION MEASURES.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on October 24, 2014, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-8510.

A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON NOVEMBER 18, 2014 AT 10:00 AM TO CONSIDER THE PRELIMINARY PLAT. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.  
**DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION**  
**PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.**

**CERTIFICATION**

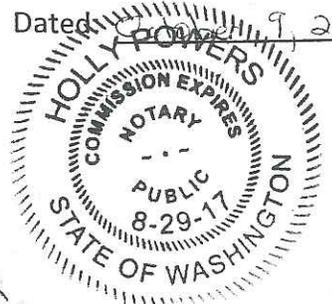
I, Jill Ding, hereby certify that 3 copies of the above document were posted in 3 conspicuous places or nearby the described property on

Date: 10/9/14 Signed: Jill Ding

STATE OF WASHINGTON )  
 ) SS  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that Jill Ding signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: October 9, 2014 Holly Powers  
Notary Public in and for the State of Washington



Notary (Print): Holly Powers  
My appointment expires: August 29, 2017

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

**MUNICIPAL**

**CODE SECTIONS:** RMC 4-6-030 Drainage (Surface Water) Standards

**REFERENCE:** N/A

**SUBJECT:** Landscaping, fencing, pond slopes, and other standards for stormwater tracts and easements and ownership and maintenance responsibility for stormwater facilities.

**BACKGROUND:** The current drainage code (RMC 4-6-030) references the current King County Surface Water Design Manual (KCSWDM) for compliance with stormwater standards. Requirements for landscaping in stormwater facility tracts are included in Section 5.3.1.1 of the 2009 KCSWDM as amended by the City of Renton. Section 5.3.1.1 of the KCSWDM restricts planting in berms that impound water or within 10 feet of any structure.

Requirements for pond geometry and side slopes are listed in Section 5.3.1.1 of the 2009 KCSWDM, as amended by the City of Renton. Adopted standards allow for the side slopes of an open detention or water quality treatment facilities (pond, wetpond, stormwater wetland, etc) to be steeper than 3:1 if a fence is provided along the wall and/or around the emergency overflow water surface elevation. This standard is resulting in facilities that are difficult to maintain, expensive in labor and materials for maintenance, and create a safety hazard to the maintenance crews.

Fencing requirements are also standardized in section 5.3.1.1 of the 2009 KCSWDM, as amended by the City of Renton. A fence is required to discourage access to the stormwater pond, prevent litter, allow efficient maintenance, and in consideration of worker and public safety.

**JUSTIFICATION:** Recognizing that requirements for landscaping and tree planting contribute to the aesthetics and value of new surface water installations while needing to ensure proper functionality and maintenance of facilities, both the Department of Public Works and the Department of Community and Economic Development desire to clarify standards



Denis Law  
Mayor

# City of Renton



October 28, 2014

Community & Economic Development Department  
C.E. "Chip" Vincent, Administrator

Mr. Bob Nix  
Project Planner  
Core Design  
14711 NE 29<sup>th</sup> Place, Suite 101  
Bellevue, WA 98007

**RE: Street Modification Request – Proposed Weston Heights, File No. LUA14-000958, MOD, PP-A**

Dear Mr. Nix:

The City of Renton has reviewed your street modification request to deviate from the normal code required street improvements associated with a 12-lot plat, located at 650/684 Nile Avenue NE (APN 112305-9095, -9010). 650-684 Nile Avenue NE is generally located east of Nile Avenue NE and north of NE 6<sup>th</sup> Place within residential zoning. The proposed plat would normally need to meet the City's Arterial Collector street standards for two lanes that would require a minimum of 83 feet of right-of-way per RMC 4-6-060F.2 for public streets. The existing right-of-way is 60 feet; therefore, if the minimum design standards were to be enforced, 11.5 feet of additional right-of-way would be required.

The City understands the applicant is requesting a modification (per RMC 4-9-250D and Ordinance 5137, 4-25-2005) to waive the 11.5 feet of additional right-of-way dedication requirement. Referencing RMC 4-9-250D and the decision criteria from 2.a to 2.f, the request is supported based upon the City of Renton Transportation Division's Nile Avenue Corridor Plan that has a reduced right-of-way width from the arterial collector standard. The Nile Avenue Corridor Plan includes providing 22 feet of asphalt, 0.5 feet of curb and gutter, 8 feet of landscaping strip, 5 feet of sidewalk and 1 foot of clear area from the back of sidewalk. The applicant will still be required to construct the curb, gutter, sidewalk and landscaping along the Nile Avenue NE frontage as depicted in the August 2014 Preliminary Grading and Utility Plan. The City of Renton CED/Development Services Department would be supportive of the modification to deviate from the City's arterial collector standard.

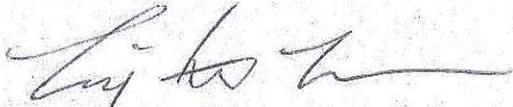
In summary, staff supports the request to not have additional right-of-way dedication. However, the street improvements detailed above would be required. This street standards modification decision will not become official until the plat is approved by the City's Hearing Examiner, at which point the decision can be appealed.

Mr. Bob Nix  
Page 2 of 2  
October 28, 2014

The modification listed in this letter will be included as part of the CED review for the preliminary plat application.

If you have further questions regarding street improvements for this project, please contact Rohini Nair at 425-430-7298 or [rnair@rentonwa.gov](mailto:rnair@rentonwa.gov).

Sincerely,



Steve Lee, Development Engineering Manager  
Planning Division

Cc: C.E. "Chip" Vincent, CED Administrator  
Jennifer Henning, Planning Director  
Jill Ding, Senior Planner  
Rohini Nair, Civil Engineer

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

**MUNICIPAL CODE SECTIONS:** RMC 4-2-110D.10 Conditions Associated with Residential Development Standards and CI-38 Stormwater Fencing.

**REFERENCE:** N/A

**SUBJECT:** Modification of Conditions Associated with Development Standards for Small Lot Cluster Developments in the R-4 zone.

**BACKGROUND:** RMC 4-2-110D.10 provides options for reducing the permanent open space requirement for small lot clusters from 30 percent of the project site to 20 percent. One of the options provided includes the enhancement of stormwater ponds as follows: "Stormwater ponds are designed to eliminate engineered slopes requiring fencing and enhanced to allow passive and/or active recreation." CI-38 requires that all stormwater ponds be fenced.

**JUSTIFICATION:** The purpose of the small lot cluster regulations is to allow an opportunity for development on a site to occur within the R-4 zone, while providing a significant amount of permanent "significant open space." In exchange for the provision of open space, the applicant is granted the ability to use certain R-8 development standards for approved R-4 clustered development.

Criterion is provided under RMC 4-2-110D.10 to allow for the reduction of the permanent open space requirement from 30 percent to 20 percent. One of the criterion is the designing of stormwater ponds to eliminate engineered slopes that require fencing. Additionally, the stormwater pond would be required to be enhanced to allow for passive and/or active recreation. However, CI-38 requires that all stormwater ponds be fenced, therefore precluding any stormwater pond from complying with this criteria used to justify a reduction to the amount of permanent open space required.

In addition, it is unclear as to whether the area within the stormwater detention tract may be counted towards the "permanent open space" requirement.

**EXHIBIT 20**

**DECISION:** To the extent stormwater facilities are fenced, they are precluded from functioning as an active and/or passive recreation area and should not be permitted to count towards the "permanent open space" requirement. The criterion permitting the enhancement of stormwater ponds to eliminate the fencing requirement should be removed as all stormwater ponds are required to be fenced and they are no longer able to count towards the "permanent open space" requirement.

**ADMINISTRATOR  
APPROVAL:**

\_\_\_\_\_  
C. E. "Chip" Vincent

**DATE:** June 11, 2014

**APPEAL  
PROCESS:**

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

**CODE  
AMENDMENTS  
NEEDED TO  
IMPLEMENT  
DETERMINATIONS:**

**4-2-110D CONDITIONS ASSOCIATED WITH DEVELOPMENT STANDARDS TABLE FOR  
RESIDENTIAL ZONING DESIGNATIONS**

10. Small lot clusters of up to a maximum of fifty (50) lots shall be allowed within the R-4 zone, when at least thirty percent (30%) of the site is permanently set aside as significant "open space" as defined in RMC 4-11-150. Such open space shall be situated to act as a visual buffer between small lot clusters and other development in the zone. The percentage of open space required may be reduced to twenty percent (20%) of the site when:

- a. Public access is provided to open space; and
- b. If critical areas are located on site soft surface trails are provided within ~~wetland~~ their buffers pursuant to RMC 4-3-050 ; and
- c. ~~Stormwater ponds are designed to eliminate engineered slopes requiring fencing and enhanced to allow passive and/or active recreation.~~ All portions of a site that are not dedicated to platted single family lots or a dedicated right-of-

way shall be set in a separate tract and/or tracts to preserve existing viable stands of trees or other native vegetation. The tract may also be used as a receiving area for tree replacement requirements in accordance with RMC 4-4-130H. Such tracts shall be shown and recorded on the face of the plat to be preserved in perpetuity. Such tracts may be included in contiguous open space for the purposes of qualifying for small lot clustered development. Where trees are removed, they shall be replaced in accordance with RMC 4-4-130H.



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

**MUNICIPAL  
CODE SECTIONS:**

RMC 4-11-030 Definitions C and 4-11-120 Definitions L.

**REFERENCE:**

N/A

**SUBJECT:**

Lot Cluster Duplicate Definitions

**BACKGROUND:**

There are two definitions for cluster development found in Chapter 11 Definitions of the Renton Municipal Code (RMC). One is found under RMC 4-11-030 Definitions C and reads as follows: "**CLUSTER, RESIDENTIAL:** The placement of more than one building envelope on a single lot or parcel of land for the purpose of constructing single family residential dwelling units in either attached or detached construction arrangement, and where the property ownership outside the building envelopes is commonly held by all single family dwellings on that lot or parcel of land." The other is found under RMC 4-11-120 Definitions L and reads as follows: "**LOT, SMALL CLUSTER:** A cluster of small lots in new plats that are designed to provide a transition and buffer between uses in the R-4 Zones. Small cluster lots are allowed in the R-4 Zone when located within six hundred feet (600') of abutting and contiguous properties in the Residential Single Family land use designation of the Comprehensive Plan and are part of a development that includes a significant open space area equal to at least twenty percent (20%) of a site."

The definition of "Cluster, Residential" conflicts with the City's adopted Permitted Use Table found under RMC 4-2-060 and the Residential Development Standards found under RMC 4-2-110A which do not permit the construction of *attached* single family residences nor the construction of *multiple* single family dwellings on an individual lot. The definition of "Lot, Small Cluster" implies that clustering is permitted only within the R-4 Zone, which conflicts with the Residential Development Standards where standards for cluster development are provided in the R-1 as well as R-4 Zones.

**JUSTIFICATION:**

To avoid confusion, the definitions on cluster development should be consolidated into one definition and the definition should be consistent with other adopted standards and regulations.

**EXHIBIT 21**

**DECISION:** Revise the definition of "Lot, Small Cluster" found under RMC 4-11-120 Definitions L to be consistent with other City adopted standards and regulations and move the definition to "Cluster Development" under RMC 4-11-030 Definitions C to be consistent with the terminology used in the Residential Development Standards tables (RMC 4-2-110A).

**ADMINISTRATOR/  
PLANNING DIRECTOR  
APPROVAL:**

\_\_\_\_\_  
C. E. "Chip" Vincent

**DATE:** August 5, 2014

**APPEAL  
PROCESS:**

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

**CODE  
AMENDMENTS  
NEEDED TO  
IMPLEMENT  
DETERMINATIONS:**

**Modify:**

**4-11-030 DEFINITIONS C:**

**CLUSTER RESIDENTIAL DEVELOPMENT:** ~~The placement of more than one building envelope on a single lot or parcel of land for the purpose of constructing single family residential dwelling units in either attached or detached construction arrangement, and where the property ownership outside the building envelopes is commonly held by all single family dwellings on that lot or parcel of land. A residential subdivision comprised of a grouping of small lots designed to include significant open space or preserve significant natural features in exchange for modifications to certain development standards (e.g. lot dimensions, setbacks, and building standards).~~

**4-11-120 DEFINITIONS L:  
LOT TYPES:**

~~**F. Lot, Small Cluster:** See CLUSTER DEVELOPMENT A cluster of small lots in new plats that are designed to provide a transition and buffer between uses in the R-4 Zones. Small cluster lots are allowed in the R-4 Zone when located within six hundred feet (600') of abutting and contiguous properties in the Residential Single Family land use designation of the Comprehensive Plan and are part of a development that includes a significant open space area equal to at least twenty percent (20%) of a site.~~