

REPORT TO THE HEARING EXAMINER

A. SUMMARY AND PURPOSE OF REQUEST

HEARING DATE: March 24, 2015

Project Name: Alpine Nursery Preliminary Plat

Owner: Roy & Kim Boyer; 14609 161st Ave SE; Renton, WA 98059
William & Marilyn Spiry; 16023 SE 144th St; Renton, WA 98059

Applicant: Barbara Rodgers; Quadrant Corp; 14725 SE 36th St, Suite 100; Bellevue, WA 98006

Contact: Roy & Kim Boyer; 14609 161st Ave SE; Renton, WA 98059

File Number: LUA15-000018, PP, ECF

Project Manager: Rocale Timmons, Senior Planner

Project Summary: The applicant is requesting SEPA Environmental Review and Preliminary Plat approval for a 27 lot subdivision with three tracts for open space, tree retention, and drainage. The subject property is a collection of three parcels located on the south side of SE 144th St between 160th Ave SE and 161st Ave SE. The resulting 9.64-acre site is located within the Residential-4 dwelling units per acre (R-4) zoning classification. The 27 lots would result in a density of 3.98 dwelling units per acre. Lot sizes would range from 8,000 square feet to 13,369 square feet. Access to the plat is proposed via an extension of 161st Ave SE and 160th Ave SE. Internal circulation terminates in a cul-de-sac in the northern portion of the property. The southern portion of the site contains grid connections from 160th to 161st Ave SE aligned with SE 145th St and SE 146th Place. All existing structures on site are proposed to be demolished. There are 598 significant trees on the site of which the applicant is proposing to retain 102 trees. There appear to be no critical areas located on site.

Project Location: 16023 SE 144th St/14625 161st Ave SE

Site Area: 9.64 acres



Project Location Map

B. EXHIBITS:

- Exhibit 1: ERC Report (dated February 23, 2015)
- Exhibit 2: Preliminary Plat Plan (dated January 12, 2015)
- Exhibit 3: Landscape Plan (dated January 12, 2015)
- Exhibit 4: Aerial Photo
- Exhibit 5: Wetland Evaluation (dated January 4, 2015)
- Exhibit 6: Drainage Administrative Interpretation
- Exhibit 7: Geotechnical Report (dated June 5, 2014)
- Exhibit 8: Drainage Report (dated June 2, 2014)
- Exhibit 9: Traffic Impact Analysis (dated May, 2014)
- Exhibit 10: Infiltration Analysis (January 9, 2015)
- Exhibit 11: Public Comments: Corner (dated January 20, 2015)
- Exhibit 12: Tree Retention Plan
- Exhibit 13: Tree Retention Report (dated January 5, 2015)
- Exhibit 14: SEPA Determination and Mitigation Measures (dated February 27, 2015)
- Exhibit 15: Revised Preliminary Plat Plan (dated March 3, 2015)
- Exhibit 16: Transportation Concurrency Approval
- Exhibit 17: HEX Recommendation (dated March 17, 2015)

C. GENERAL INFORMATION:

- 1. Owner(s) of Record:** Roy & Kim Boyer
14609 161st Ave SE
Renton, WA 98059
and
William & Marilyn Spiry
16023 SE 144th St
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:** Single Family Residential and Nursery
- 5. Neighborhood Characteristics:**
 - a. North:** SE 144th St and Single Family Residential (City R-4 zone)
 - b. East:** 161st Ave SE Single Family Residential (County R-4 zone)
 - c. South:** Single Family Residential (County R-4 zone)
 - d. West:** 160th Ave SE Single Family Residential (County R-4 zone)
- 6. Access:** Access to the plat would be gained from 160th and 161st Ave SE via new internal residential streets.

7. Site Area: 9.64 acres

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	5719	08/17/2014

E. PUBLIC SERVICES:

- 1. Utilities**
 - a. Water: This site is located in the Water District 90 water service boundary.
 - b. Sewer: The site is located in the city of Renton sewer service area. There is a sewer main in SE 144th Street.
 - c. Surface/Storm Water: There is limited storm conveyance in SE 144th St.
- 2. Streets**: There are no frontage improvements along the site boundary.
- 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**
- 4. Chapter 6 Streets and Utility Standards**
 - a. Section 4-6-060: Street Standards
- 5. Chapter 7 Subdivision Regulations**
- 6. Chapter 9 Procedures and Review Criteria**
- 7. Chapter 11 Definitions**

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element
2. Transportation Element
3. Community Design Element

H. FINDINGS OF FACT:

1. The applicant requested SEPA Environmental Review and Preliminary Plat for a 27-lot subdivision on January 14, 2015.
2. Several development standards (R-4 lot dimensions, R-4 setbacks, City tree standards, retaining walls, etc.) became effective January 23, 2015. The proposed application was determined complete on January 15, 2015 and is therefore vested to the former RMC Title-IV4 development standards (as noted below in Finding of Fact 25.2). The project complies with the 120-day review period.
3. The subject property is a collection of three parcels located on the south side of SE 144th St between 160th and 161st Ave SE.
4. The 9.64 acre site is in the Residential Low Density (RLD) Comprehensive Plan land use designation and the Residential 4 (R-4) zoning classification.
5. The site currently contains two single family residences, a nursery, and several detached structures all of which are proposed to be removed.
6. The 27 lots would result in a density of 3.98 dwelling units per acre.
7. In addition to the 27 lots, three tracts are proposed for sensitive areas, storm drainage, trees, access, and open space.
8. In response to preliminary comments from City Staff related to lot orientation and the alignment of the extension of 160th Ave SE the applicant submitted a revised plat plan to the City on March 3, 2015 (Exhibit 15).
9. The March 3, 2014 plat plan revises the internal road alignment to place the single tier of lots on the west side of the plat (proposed Lots 1-8) and the double tier of lots on the east side of the plat (9-16 and 21-27 (Exhibit 15). Additionally, the cul-de-sac in the northern portion of the site has been relocated to south and proposed Lots 17-20 would be accessed from a 20-foot wide public alley.
10. The revised plat plan continues to include the use of a stormwater tract (Tract 'B') and a Tree Retention tract (Tract 'C') in the southern portion of the site. The Tree Retention Tract has been revised to include a soft surface trail connecting 160th Ave SE to 161st Ave SE.
11. Staff has utilized the revised plat plan dated March 3, 2015 (Exhibit 15) to base its recommendation to the Hearing Examiner.
12. The proposed lots would range in size from 8,000 square feet to 12,240 square feet with an average lot size of 8,950 square feet.
13. The following table identifies proposed approximate dimensions for Lots 1-27:

Lot #	Lot Size (sf) <i>Min: 8,000 SF</i>	Approx. Width <i>Min: 70 feet</i>	Approx. Depth <i>Min: 80 feet</i>	Lot #	Lot Size (sf) <i>Min: 8,000 SF</i>	Approx. Width <i>Min: 70 feet</i>	Approx. Depth <i>Min: 80 feet</i>
Lot 1	8,000	83 feet	100 feet	Lot 15	8,206	70 feet	105 feet

Lot 2	8,000	80 feet	100 feet	Lot 16	10,190	80 feet	131 feet
Lot 3	8,000	80 feet	100 feet	Lot 17	11,867	70 feet	139 feet
Lot 4	8,632	86 feet	100 feet	Lot 18	12,130	87 feet	139 feet
Lot 5	8,496	80 feet	111 feet	Lot 19	12,184	87 feet	140 feet
Lot 6	8,008	72 feet	111 feet	Lot 20	12,240	87 feet	141 feet
Lot 7	8,122	75 feet	107 feet	Lot 21	9,114	80 feet	110 feet
Lot 8	9,591	90 feet	107 feet	Lot 22	8,042	84 feet	95 feet
Lot 9	11,129	80 feet	131 feet	Lot 23	8,008	83 feet	95 feet
Lot 10	9,990	80 feet	117 feet	Lot 24	8,001	81 feet	96 feet
Lot 11	8,765	71feet	117 feet	Lot 25	8,319	84 feet	110 feet
Lot 12	8,441	84 feet	101 feet	Lot 26	8,095	71 feet	115 feet
Lot 13	8,215	95 feet	95 feet	Lot 27	8,796	80 feet	115 feet
Lot 14	8,209	84 feet	95 feet				

14. Access to the plat would be gained from 160th and 161st Ave SE via new internal residential streets. A cul-de-sac is proposed in the southern portion of the property. No direct access is proposed from SE 144th St.
15. The applicant is proposing excavation in the amount of approximately 18,590 cubic yards and 14,310 cubic yards of fill. The net export volume is approximately 4,280 cubic yards.
16. There are 598 significant trees on the site of which the applicant is proposing to retain 102 trees.
17. The applicant submitted a conceptual landscape plan which includes the installation of street trees within a proposed 8-foot planter along the frontages of SE 144th St, extended portions of 160th Ave SE and 161st Ave SE, and the frontage of the internal road (Exhibit 3).
18. The site does not contain critical areas.
19. The site can best be characterized as generally flat which generally descends very gently from 144th Ave SE south; with an elevation change of approximately 15 feet.
20. A drainage plan and drainage report has been submitted with the application (Exhibit 8). The report addresses compliance with 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2.
21. Staff received a comment letter from one neighboring property owner (Exhibit 11). Questions/concerns regarding water quality and access were raised within the letter. No other agency or public comments have been received.
22. Pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended), on February 23, 2015, the Environmental Review Committee issued a Determination of Non-Significance - Mitigated (DNS-M) for the Alpine Nursery Preliminary Plat (Exhibit 14). The DNS-M included six mitigation measures. A 14-day appeal period commenced on February 27, 2015 and ended on March 13, 2015. No appeals of the threshold determination have been filed as of the date of this report.
23. 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. All earthwork performed, implemented by the applicant, shall be consistent with the recommendations of the geotechnical report, prepared by Earth Solutions NW, dated June 5, 2014 or an alternate report approved by the City's Plan Reviewer.
 2. Additional secondary review is required for the proposed 7-8 foot stormwater pond wall during the final engineering design which includes hydro-geotechnical evaluations for buoyancy and lining, structural review and wall drainage relief against potential hydrostatic pressures. The secondary review shall be conducted by an independent reviewer selected by the City at the applicant's expense and shall be approved by the City's Plan Reviewer prior to engineering plan approval.
 3. The applicant shall be required to provide, to the Current Planning Project Manager, tree retention inspection/monitoring reports after initial clearing, final grading, and annually for two years by a qualified professional forester. The inspection/monitoring reports shall identify any retained trees that develop problems due to changing site conditions and prescribe mitigation.
 4. The applicant shall submit a revised Traffic Study including an analysis of impacts caused by the proposed development to the 156th Ave SE/SE144th St and the 156th Ave SE/SE 142nd St intersections and recommend appropriate mitigation as necessary. The revised study shall be submitted to/approved by the City's Plan Reviewer, and applicable mitigation shall be incorporated in the proposal, prior to engineering permit approval. The applicant shall also be responsible for paying their fair share of the cost of a new signal to be installed at the 156th Avenue SE/SE 142nd St intersection based on any new PM peak hour trips generated from the subdivision. The fee will be based on new PM peak hour trips/1,310 Total PM peak hour trips x \$500,000 (cost of new signal) and shall be paid prior to the recording of the final plat.
24. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments have been incorporated into the appropriate sections of this report, and the Departmental Recommendation at the end of this report.
25. The proposal requires Preliminary Plat Review. The following table contains project elements intended to comply with Subdivision Regulations, as outlined in RMC 4-7.

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:	
✓	Policy LU-151. Density should be a maximum of 4 du/acre on portions of the Residential Low Density [designated] land where [environmental] constraints are not extensive and urban densities are appropriate.
✓	Policy LU-157. Within the Residential 4 du/ac 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.
✓	Objective CD-A: The City's unique natural features, including land form, vegetation, lakeshore, river, creeks and streams, and wetlands should be protected and enhanced as opportunities arise.
✓	Objective CD-C. Promote reinvestment in and upgrade of existing residential neighborhoods through redevelopment of small, underutilized parcels with infill development, modification and alteration of older housing stock, and improvements to streets and sidewalks to increase property values.
✓	Policy T-9. Streets and pedestrian paths in residential neighborhoods should be arranged as

	an interconnecting network that serves local traffic and facilitates pedestrian circulation.
2. COMPLIANCE WITH THE UNDERLYING ZONING DESIGNATION:	
<p>The site is classified Residential 4 (R-4) on the City of Renton Zoning Map. The proposal is vested to the R4 standards effective on the date of application (<i>see Finding of Fact 2</i>).</p> <p>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 or as noted thusly:</p>	
✓	<p>Density: The allowed density range in the R-4 zone is a maximum of 4.0 dwelling units per acre. There is no minimum density requirement.</p> <p><i>Staff Comment:</i> The resulting 9.64-acre site is located within the R-4 zoning classification. After subtracting 124,520 square feet for proposed right-of-way dedications; the net square footage of the site would be 419,829 square feet (6.78 net acres). The 27 lot proposal would arrive at a net density of 3.98 dwelling units per acre (27 lots / 6.78 acres = 3.98 du/ac), which falls within the permitted density range for the R-4 zone.</p>
✓	<p>Lot Dimensions: The minimum lot size permitted in the R-4 zoning designation is 8,000 square feet. A minimum lot width of 70 feet is required for interior lots and 80 feet for corner lots. Lot depth is required to be a minimum of 80 feet.</p> <p><i>Staff Comment:</i> As demonstrated in the table above (<i>Finding of Fact 13</i>), all lots meet the requirements for minimum lot size, depth, and width as outlined in RMC 4-2-110A.</p>
Compliance not yet determined	<p>Setbacks: 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; the rear yard is 25 feet.</p> <p><i>Staff Comment:</i> The proposed lots appear to contain adequate area to provide all the required setback areas. Compliance with building setback requirements would be reviewed at the time of building permit review.</p> <p>The site currently contains two single family residences, a nursery, and several detached structures all of which are proposed to be removed. Staff recommends, as a condition of approval that all structures proposed for removal be demolished and all inspections complete prior to Final Plat approval.</p>
Compliance not yet determined	<p>Building Standards: Building height is restricted to 30 feet and 2-stories. Detached accessory structures must remain below a height of 15 feet and one-story. The allowed building lot coverage for lots 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>
Compliance not yet determined	<p>Landscaping: 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><i>Staff Comment:</i> As proposed, the conceptual landscape plan includes the required 10-foot wide landscaping along all street frontages according, to the original Preliminary Plat Plan (<i>Exhibit 3</i>). However, a revised landscape plan was not included to reflect the revised plat plan submitted on March 3, 2015 (<i>Exhibit 15</i>). A detailed landscaping plan, complying with RMC 4-4-070, will be required to be submitted to, and approved by, the Current Planning</p>

	<i>Project Manager prior to engineering permit approval. A 10-foot landscape frontage is <u>not</u> required along the frontage of the public alley.</i>
Compliance not yet determined	<p>Parking and Loading: Pursuant to RMC 4-4-080 each unit is required to accommodate off street parking for a minimum of two vehicles. The maximum width of single loaded garage driveways shall not exceed 9 feet and double loaded garage driveways shall not exceed 16 feet.</p> <p><i>Staff Comment: Sufficient area exists, on each lot, to accommodate off street parking for a minimum of two vehicles. Compliance with driveway requirements would be reviewed at the time of building permit review.</i></p>
3. CRITICAL AREAS: The proposal is consistent with critical area regulations as stated in RMC 4-3-050 if all conditions of approval are met:	
N/A	<i>Staff Comment: The subject site does not contain critical areas.</i>
4. COMMUNITY ASSETS: The proposal is consistent with the following community asset requirements if all condition of approval are complied with:	
Compliant if Conditions of Approval are Met	<p>Tree Retention: RMC 4-4-130 states thirty percent of the trees shall be retained in a residential development.</p> <p><i>Staff Comment: The vegetation across the subject site has been heavily disturbed by nursery activity, with Douglas fir and bigleaf maple representing the canopy that remains onsite. South of the nursery parcel, the two other lots are dominated by Douglas fir, western red cedar, and big leaf maple in the canopy, with common occurrences of Douglas fir and Indian plum in the sub-canopy and Nootka rose in the shrub layer. Herbaceous species found in the undisturbed forest areas include bracken fern, sword fern and Oregon grape.</i></p> <p><i>The applicant submitted a Tree Arborist Report prepared by Greenforest Incorporated Consulting Arborist (dated January 5, 2015) (Exhibit 13). There are a total of 598 trees located on site. The applicant is required to retain 30 percent of the trees located on site that are not located within critical areas, proposed rights-of-way and access easements. Of the 598 trees located on site, 260 trees would be excluded from the tree retention requirements. The provided tree retention worksheet indicates 14 trees are considered dead diseased or dangerous, and 246 trees are located within proposed public streets. Therefore, the applicant would be required to retain at least 102 trees on site. The applicant has proposed to retain 102 trees thereby complying with Tree Retention requirements of the code (Exhibit 12). The proposed tree retention plan does not reflect the revised plat plan submitted on March 3, 2015 (Exhibit 15). A detailed tree retention plan, complying with RMC 4-4-130, will be required to be submitted to, and approved by, the Current Planning Project Manager prior to engineering permit approval.</i></p> <p><i>The provided Tree Retention Report includes a specific recommendation for inspection of retained trees due to changing site conditions (Exhibit 13). In order to ensure trees are protected during construction activities from damage to tree roots, trunks, and branches, a SEPA mitigation measure was issued, requiring the applicant to provide tree retention inspection/monitoring reports after initial clearing, final grading, and annually for two years by a qualified professional forester (Exhibit 14).</i></p> <p><i>In order to ensure the proposed Tree Retention Tract (Tract 'C') is preserved in perpetuity, staff recommends, as a condition of approval, the applicant establish and record a permanent and irrevocable deed restriction on the property title of the tree protection tract. Such deed restriction shall prohibit development, alteration, or disturbance within the tract</i></p>

except for the purposes of installing Administrator approved amenities or habitat enhancement activities, as part of an enhancement project, which has received prior written approval from the City. A covenant shall be placed on the tract restricting its separate sale and shall be recorded prior to or concurrent with the recording of the Final Plat.

Additionally, staff recommends as a condition of approval the applicant place permanent fencing on the perimeter of the tree protection tract. This shall be accomplished by installing a wood, split-rail fence with applicable signage. The Administrator may approve pedestrian-sized openings for the purpose of facilitating passive recreation within the tract for the benefit of the community. The Administrator may authorize alternate styles and/or materials for the required fencing. The proposed fencing shall be submitted to, and approved by, the Current Planning Project Manager prior to engineering permit approval.

It should also be noted that the applicant also provided a conceptual landscape plan as part of the Preliminary Plat submittal which included the planting of 100 new trees on site (Exhibit 3).

5. COMPLIANCE WITH SUBDIVISION REGULATIONS: 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:

**Compliant if
 Conditions of
 Approval are
 Met**

Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.

Staff Comment: The development located on the south side of SE 144th St between 160th Ave SE and 161st Ave SE at 16023 SE 144th St. The site is within close proximity to King County Metro Route #111. The nearest public transit stop is located at the northeast corner of the site at the intersection of SE 144th St and 161st Ave SE.

Level of Service:

The applicant submitted a Traffic Impact Analysis prepared by TraffEx, dated December 31, 2014 (Exhibit 9). The report states that the proposed development would generate approximately 267 net new daily trips. During the weekday AM peak hour, the project would generate approximately 21 net new trips (5 inbound and 16 outbound). During the weekday PM peak hour, the project would generate approximately 28 net new trips (18 inbound and 10 outbound).

The report also analyzed the level of service at the following intersections: 160th Ave SE/SE 144th St and 161st Ave SE/SE 144th St. The traffic study states that these intersections will continue to operate at an acceptable level of service (LOS B). The proposed project does not disclose likely impacts to the intersections of 156th Ave SE/SE144th St and 156th Ave SE/SE 142nd St. As a result a SEPA mitigation measure was issued requiring the applicant submit a revised Traffic Study, including an analysis of impacts caused by the proposed development to the 156th Ave SE/SE144th St and the 156th Ave SE/SE 142nd St intersections, and recommend appropriate mitigation as necessary.

It should be noted that the City's Transportation Division has conducted an independent study of the existing background traffic situation at the 156th Ave SE/SE 142nd St intersection. Based on the City's study the existing conditions warrant the installation of a traffic signal at this intersection with or without the construction of the proposed subdivision. With the installation of a traffic signal at this intersection, it is anticipated that the traffic conditions in the project vicinity would improve. The installation of a traffic signal is not included on the City's Transportation Improvement Program (TIP), therefore transportation impacts fees would not fund the installation of a signal. Due to the existing LOS designation 'F' at the 156th Ave SE/SE 142nd St intersection and the fact that the required traffic impact fees would

not fund a traffic signal at this intersection, a SEPA mitigation measure was issued, requiring the applicant to be responsible for paying their fair share of the cost of a new signal to be installed at the 156th Ave SE/SE 142nd St intersection based on any new PM peak hour trips. The fee will be based on new PM peak hour trips/1,310 Total PM peak hour trips x \$500,000 (cost of new signal) and shall be paid prior to the recording of the final plat.

Increased traffic created by the development would be mitigated by payment of transportation impact fees. Currently this fee is assessed at \$2,143.70 per new single-family home. The fee, as determined by the Renton Municipal Code at the time of building permit issuance shall be payable to the City.

Frontage Improvements:

All internal and frontage roads are required to meet street standards pursuant to RMC 4-6-060. The internal public streets have been proposed with a right-of-way width of 53 feet which meets the City's complete street requirements for residential access streets. Pavement width of 26 feet, 0.5 foot wide curbs, 8 foot wide landscaped planters (on both sides of the street), 5 foot wide sidewalks (on both sides of the street), drainage improvements, and street lighting are required. The original plat plan did not require any deviations from the City's street standards (Exhibit 2). However, in response to preliminary comments related to lot orientation and the alignment of the extension of 160th Ave SE from City Staff, the applicant submitted a revised plat plan to the City on March 3, 2015 (Exhibit 15).

The revised plat plan includes the realignment of the internal road system to place the single tier of lots on the west side of the plat (proposed Lots 1-8) and the double tier of lots on the east side of the plat (Lots 9-16 and 21-27). Additionally, the cul-de-sac in the northern portion of the site has been relocated to south. Proposed Lots 17-20 would be accessed from a 21-foot wide access public alley/unnamed road. The revisions necessitate street modifications from RMC 4-6-060 for proposed 160th Ave SE and Road 'A' (see discussion below).

SE 144th St - RMC 4-6-060 would require approximately 15 feet of pavement width, curb, gutter, 8-foot planter, and a 5-foot sidewalk. The applicant is proposing improvements on the south side of SE 144th St in compliance with RMC 4-6-060 which include a dedication of a 30-foot easement which exists along the northern property line.

160th Ave SE - RMC 4-6-060 requires the extension of 160th Ave SE to include 20 feet of pavement width to the face of the curb, 0.5-foot curb, 8-foot wide landscape planter, and a 5-foot wide sidewalk along the east side of the street. The original plan included an extension of the 160th Ave SE to the southern property line in the event of future platting to the south property line (Exhibit 2). However, the existing subdivision abutting the subject property to the south was constructed in the 1980's and is therefore not likely to be redeveloped in the near future. There is however, property immediately to the southwest which has potential to redevelop. As a result, staff's preliminary comments recommended 160th Ave SE be realigned in manner that would allow for the extension of 160th Ave SE to SE 148th St and not require dedications from the existing subdivision abutting the property to the south. The revised plat plan, submitted by the applicant includes a taper/realignment of 160th Ave SE to eliminate the need for the dedications from the properties abutting to the south (Exhibit 15). A street modification is needed in order to modify the street cross-section south of proposed Road 'A' to achieve the realignment. Therefore staff recommends, as a condition of approval, a street modification be submitted to, and approved by, the Current Planning Project Manager prior to engineering permit approval for a modification of the 160th Ave SE street cross section, south of Road 'A', in order to realign the extension of 160th

Ave SE to the west. Staff would be supportive of such a request to the extent a pedestrian connection is provided from 160th Ave SE to 161st Ave SE along the southern portion boundary of the site as well as the revised design being a more desirable alignment to the City.

It should also be noted a comment letter was received by a neighboring property owner raising questions regarding the ownership of the unimproved 160th Ave SE (Exhibit 11). Currently 30 feet of right-of-way exists west of the site for the northern 660 feet and this area is not located within an easement. The proposed improvements would require primarily a 25-35 foot wide right-of-way dedication along the east side of 160th Ave SE, in order to construct the required half-street improvements (approximately 35 feet in width). Following the proposed improvements to 160th Ave SE, there would still be an unimproved portion of the right-of-way (approximately 20 feet in width), west of the proposed pavement/drive aisle, which would remain unimproved until such time the property on the west side of 160th Ave SE develops.

161st Ave SE - Pursuant to RMC 4-6-060, the 161st Ave SE improvement would require 13 feet of pavement width from the centerline to the face of the curb, 0.5-foot curb, 8-foot wide landscape planter, and a 5-foot wide sidewalk along the west side of the street. The applicant is proposing improvements on the west side of 161st Ave SE in compliance with RMC 4-6-060 which includes a 26 foot wide right-of-way dedication along portions of the street frontage.

Internal Road Network (Road 'A', Road 'B', Alley/Unnamed Road) – RMC 4-6-060 requires a right-of-way width for residential access streets of 53 feet, to allow for 26 feet of pavement, 5-foot wide sidewalks, 8-foot wide landscape planter strips, and 0.5-foot curbs on both side of the street. The original plat plan included an internal road network in compliance with RMC 4-6-060. However, in response to preliminary comments from City Staff, related to lot orientation and the alignment of the extension of 160th Ave SE the applicant submitted a revised plat plan to the City on March 3, 2015 (Exhibit 15). The plan maintains the 53-foot cross section for Road 'B'. However Road 'A' was reduced to a 47-foot wide cross section (20 feet of pavement width to the face of the curb, 0.5 foot curbs, 8-foot wide landscape planters, and 5-foot wide sidewalks along the both sides of the street). Additionally, a 21-foot wide public alley/unnamed road has been incorporated into the design to provide rear access to proposed Lots 17-20.

A modification request is necessary in order to reduce the right-of-way cross section from the 53 required width to the proposed 47-foot wide cross section for Road 'A'. Therefore staff recommends, as a condition of approval, a street modification be submitted to, and approved by, the Current Planning Project Manager for a modification to reduce the required right-of-way width of Road 'A' from 53 feet to 47 feet. Staff would be supportive of a request to reduce the right-of-way width of Road 'A' to the extent it allows for rear access via the public alley to proposed Lots 17-20 and the elimination of curb cuts needed on SE 144th St.

Lighting: Street lighting is required per RMC 4-6-060I. Specifically pedestrian lighting for sidewalks and pathways shall be installed between intersections along streets and at intersection corners for residential streets. A lighting plan will be required to be submitted and approved prior to construction permit approval.

Pedestrian Improvements/Linkages: Linkages, including sidewalks and pedestrian paths are required to be provided within and between neighborhoods when they can create a continuous and interconnected network. As part of the proposed project, sidewalks would be constructed along on-site roadways which would connect to the existing sidewalk system.

	<p><i>Additionally, the applicant is proposing a pedestrian soft surface trail from the termination of the 160th Ave SE sidewalk through the proposed Tree Retention Tract (Tract 'C') to 161st Ave SE. Staff recommends, as a condition of approval, the applicant be required to record a public access easement across the proposed soft surface trail extended from the termination of 160th Ave SE sidewalk, through the proposed Tree Retention Tract (Tract 'C'), to 161st Ave SE. The easement shall be recorded prior to, or concurrent with the recording of the Final Plat.</i></p> <p><i>See additional discussion under Finding 29.7, Schools, for safe walking routes to school.</i></p> <p><i><u>Concurrency:</u> Staff recommends a transportation concurrency approval based upon a 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 (Exhibit 16).</i></p>
<p>Compliant if Conditions of Approval are Met</p>	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p> <p><i><u>Staff Comment:</u> The width of the subject site (between 160th Ave SE and 161st Ave SE) limits the ability of the applicant to provide two sets of two-tier lots. As a result, the original plat plan included through lots for proposed Lots 9-17 (Exhibit 2). The tier of through lots, located along 161st Ave SE, created an orientation challenge for City staff given the desire to preserve the platting pattern in the neighborhood with homes oriented to 161st Ave SE. Alternatively, the 160th Ave SE right-of-way can best be characterized as a private road and would be more desirable for the location of through lots. Through lots with the orientation of front yards internal to the plat and rear yards oriented to 160th Ave SE would do more to preserve the existing character of the private road. Staff recommended the shift of Road 'B', to the west, placing the tier of through lots on the west side of the site. On March 3, 2015 the applicant submitted a plat plan revising the internal road alignment to place the single tier of lots on the west side of the plat (proposed Lots 1-8) and the double tier of lots on the east side of the plat (9-16 and 21-27) (Exhibit 15). Additionally, the cul-de-sac in the northern portion of the site has been relocated to south and proposed Lots 17-20 would be accessed from a 20-foot wide public alley. Staff is in support of the redesigned plat plan if all conditions of approval are met with respect to access and lot orientation (see discussion below).</i></p>
<p>Compliant if Conditions of Approval are Met</p>	<p>Residential Lots: Pursuant to RMC 4-7-170 general requirements and minimum standards are provided for residential lots.</p> <p><i><u>Access:</u> Access to the plat would be gained from 160th and 161st Ave SE via new internal residential streets. A cul-de-sac is proposed in the southern portion of the property. No direct access is proposed from SE 144th St (see additional discussion under Finding 29.6 Streets). Given the arrangement of the lots and to provide clarity on access to and orientation of, the lots within the plat staff recommends a condition of approval requiring a covenant be recorded on the face of the plat restricting vehicular access for proposed Lots 17-20 to the proposed public alley/unnamed road and proposed Lots 1-8, 21-27 from Road 'B'. Additionally, proposed Lots 17-20's front yards and front façade/elevations shall be oriented to the north (SE 144th St).</i></p> <p><i><u>Arrangement:</u> Insofar as practical, side lot lines are at right angles to street lines or radial to curved street lines. The revised plat plan (Exhibit 15) achieves a superior arrangement of lots/orientation to the public realm if all conditions of approval are met.</i></p> <p><i><u>Minimum Size/Width:</u> The size, width, and shape of proposed lots meet the minimum area and width requirements of the R-4 zone if all conditions of approval are met.</i></p>

	<p><u>Pipestem Lots:</u> Pursuant to RMC 4-11-120 pipestem lots are defined as a lot not meeting minimum frontage requirements The proposal does not include the use of pipestem lots.</p>
<p>6. AVAILABILITY AND IMPACT ON PUBLIC SERVICES:</p>	
✓	<p>Police and Fire: Police and Fire Prevention staff indicate that sufficient resources exist to furnish services to the proposed development; subject to the provision of Code required improvements and fees. A Fire Impact Fee, based on new single family lots, will be required in order to mitigate the proposal's potential impacts to City emergency services. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$495.10 per single family residence.</p>
✓	<p>Parks: It is anticipated that the proposed development would generate future demand on existing City parks and recreational facilities and programs. A Parks Impact Fee, based on new single family lots, will be required in order to mitigate the proposal's potential impacts to City parks and recreational facilities and programs. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$1,395.25.</p>
Compliant if Condition of Approval is Met	<p>Schools: It is anticipated that the Issaquah School District can accommodate any additional students generated by this proposal at the following schools: Briarwood Elementary (1.25 miles from the subject site), Maywood Middle School (0.5 miles from the subject site) and Liberty High School (1.22 miles from the subject site). RCW 58.17.110(2) provides that no subdivision be approved without making a written finding of adequate provisions for safe walking conditions for students who walk to and from school and/or bus stops. Maywood Middle is within walking distance of the subject site while Briarwood Elementary and Liberty High schools would require future students to be transported to school via bus. The bus stop for Briarwood Middle school is currently located at 160th Ave SE and 144th Ave SE. The bus stop for Liberty High School is located at SE 144th ST and 161st Ave SE.</p> <p>The applicant is proposing to provide street frontage improvements, including sidewalks, along the south side of the street for the frontage of the property (SE 144th St). To the east of the subject site there are intermittent sidewalks on the south side of the street with primarily a 6-9 foot shoulder delineated by a fog line. A majority of the possible school walk route is outside the City of Renton limits and is in the King County jurisdiction. The one crossing intersection in the City at 161st Ave. SE has a Stop Sign Control, which provides adequate protection for crossing children. Outside the City along SE 144th St, King County has installed 20mph School Speed Limit signing with flashing beacons and other warning signs as well as a crosswalk at the school driveway. No other improvements are necessary at this time for safe walking routes to school.</p> <p>A School Impact Fee, based on <u>new</u> single family lots, will also be required in order to mitigate the proposal's potential impacts to Issaquah School District. The fee is payable to the City as specified by the Renton Municipal Code at the time of building permit application. Currently the fee is assessed at \$4,560.00 per single family residence.</p>
✓	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><u>Staff Comment:</u> The site is located within the Lower Cedar River drainage basin. Under pre-developed conditions, site runoff sheet flows south onto neighboring properties to the south.</p> <p>The applicant submitted a Preliminary Drainage Report prepared by DR Strong, dated January 12, 2015 (Exhibit 8). Based on the City's flow control map, this site falls within the Flow control Duration Standard Forested site conditions area. An Offsite Level One</p>

	<p><i>Downstream Analysis was included in the provided report. The report states that the runoff from the proposed project would be collected and conveyed by a catch basin/pipe network to a detention/wet pond on the southern edge of the developed area. The pond is designed to infiltrate the 100 – year storm event.</i></p> <p><i>The proposed runoff would then be discharged from the southeast corner of the site into a proposed conveyance system in 161st Ave SE. The pre-developed and developed runoff flow paths converge within ¼ mile.</i></p> <p><i>Downstream capacity issues have been observed and the area is considered a nuisance requiring City maintenance work and there is potential for the proposal to aggravate existing or create new drainage problems. The applicant is proposing to include a pond wall of approximately 7-8-feet in height. However, due to potential seepage in and out of the pond, a SEPA mitigation measure was issued requiring additional secondary during final engineering design that includes hydro-geotechnical evaluations for buoyancy and lining, structural review and wall drainage relief against potential hydrostatic pressures. The secondary review shall be conducted by an independent reviewer. Additionally, the applicant would be required to provide due diligence in the grading and collection of drainage design during the construction phase so that runoff and erosion does not impact the neighboring properties which will likely include an evaluation of the overflow route conveyance capacity as part of the final TIR to ensure adequate capacity exists downstream during a 100-year event.</i></p> <p><i>Finally, an existing administrative interpretation requires all proposals maintain up to a 15-foot vegetated buffer around drainage pond facilities (Exhibit 6). It appears the proposal includes an adequate landscape buffer along the perimeter of the proposed drainage facility.</i></p> <p><i>The applicant shall be required to create a homeowners’ association and maintenance agreement(s) for the shared utilities, stormwater facilities, 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 review and approval by the City Attorney and Property Services section prior to the recording of the final plat.</i></p>
<p>✓</p>	<p>Water and Sanitary Sewer:</p> <p><i>The proposed development is within the Water District 90’s water service area. Water availability certificate from the Water District 90 was provided to the City during the land use application. Approved water plans from the Water District 90 are required to be provided during the utility construction plan review.</i></p> <p><i>The site is located in the City of Renton sewer service area. There is sewer main in SE 144th Street. Extension of an 8-inch sewer main will be required onsite, on 161st Ave SE and 160th Ave SE. Plan shows sewer main onsite and 160th Ave SE only. Extension of sewer main on 161st Ave SE is required.</i></p> <p><i>The Central Plateau Interceptor Special Assessment District (SAD) fee will be applicable on the project. The SAD fee rate when it was established in 2009 was \$351.95 plus interest per lot. As of 3/25/2015, the SAD fee rate per lot is \$456.82 plus additional interest per day of \$0.05111. The SAD fee rate that is current at the time of issuance of the utility construction permit will be due from the developer at the time the utility construction permit is issued.</i></p>

J. RECOMMENDATIONS:

Staff recommends approval of the Alpine Nursery Preliminary Plat, as depicted in Exhibit 15, subject to the following conditions:

1. The applicant shall comply with the four mitigation measures issued as part of the Determination of Non-Significance Mitigated, dated February 23, 2015.
2. All structures proposed for removal shall be demolished and all inspections complete prior to Final Plat approval.
3. The applicant shall establish and record a permanent and irrevocable deed restriction on the property title of the tree protection tract. Such deed restriction shall prohibit development, alteration, or disturbance within the tract except for the purposes of installing Administrator approved amenities or habitat enhancement activities, as part of an enhancement project, which has received prior written approval from the City. A covenant shall be placed on the tract restricting its separate sale and shall be recorded prior to or concurrent with the recording of the Final Plat.
4. The applicant shall place permanent fencing on the perimeter of the tree protection tract. This shall be accomplished by installing a wood, split-rail fence with applicable signage. The Administrator may approve pedestrian-sized openings for the purpose of facilitating passive recreation within the tract for the benefit of the community. The Administrator may authorize alternate styles and/or materials for the required fencing. The proposed fencing shall be submitted to, and approved by, the Current Planning Project Manager prior to engineering permit approval.
5. A street modification shall be submitted to, and approved by, the Current Planning Project Manager prior to engineering permit approval for a modification of the 160th Ave SE street cross section, south of Road 'A', in order to realign the extension of 160th Ave SE to the west.
6. A street modification shall be submitted to, and approved by, the Current Planning Project Manager, prior to engineering permit approval, for a modification to reduce the required right-of-way width of Road 'A' from 53 feet to 47 feet.
7. The applicant shall be required to record a public access easement across the proposed soft surface trail extended from the termination of 160th Ave SE sidewalk, through the proposed Tree Retention Tract (Tract 'C'), to 161st Ave SE. The easement shall be recorded prior to, or concurrent with, the recording of the Final Plat.
8. A covenant shall be recorded on the face of the plat restricting vehicular access for proposed Lots 17-20 to the proposed public alley/unnamed road and proposed Lots 1-8, 21-27 from Road 'B'. Additionally, proposed Lots 17-20's front yards and front façade/elevations shall be oriented to the north (SE 144th St).
9. The applicant shall be required to create a homeowners' association and maintenance agreement(s) for the shared utilities, stormwater facilities, 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 review and approval by the City Attorney and Property Services section prior to the recording of the final plat.

EXPIRATION PERIODS:

Preliminary Plat Approval expires seven (5) years from the date of approval.

ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE: February 23, 2015

Project Name: Alpine Nursery Preliminary Plat

Project Number: LUA15-000018, PP, ECF

Project Manager: Rocale Timmons, Senior Planner

Owner: Roy & Kim Boyer; 14609 161st Ave SE; Renton, WA 98059
William & Marilyn Spiry; 16023 SE 144th St; Renton, WA 98059

Applicant/Contact: Roy & Kim Boyer; 14609 161st Ave SE; Renton, WA 98059

Project Location: 16023 SE 144th St/14625 161st Ave SE

Project Summary: The applicant is requesting SEPA Environmental Review and Preliminary Plat approval for a 27 lot subdivision with three tracts for open space, tree retention, and drainage. The subject property is a collection of three parcels located on the south side of SE 144th St between 160th Ave SE and 161st Ave SE. The resulting 9.64-acre site is located within the Residential-4 dwelling units per acre (R-4) zoning classification. The 27 lots would result in a density of 3.98 dwelling units per acre. Lot sizes would range from 8,000 square feet to 13,369 square feet. Access to the plat is proposed via an extension of 161st Ave SE and 160th Ave SE. Internal circulation terminates in a cul-de-sac in the northern portion of the property. The southern portion of the site contains grid connections from 160th to 161st Ave SE aligned with SE 145th St and SE 146th Place. All existing structures on site are proposed to be demolished. There are 598 significant trees on the site of which the applicant is proposing to retain 102 trees. There appear to be no critical areas located on site.

Site Area: 9.64 acres

STAFF RECOMMENDATION: Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).



EXHIBIT 1

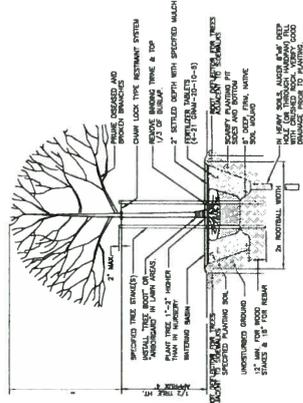
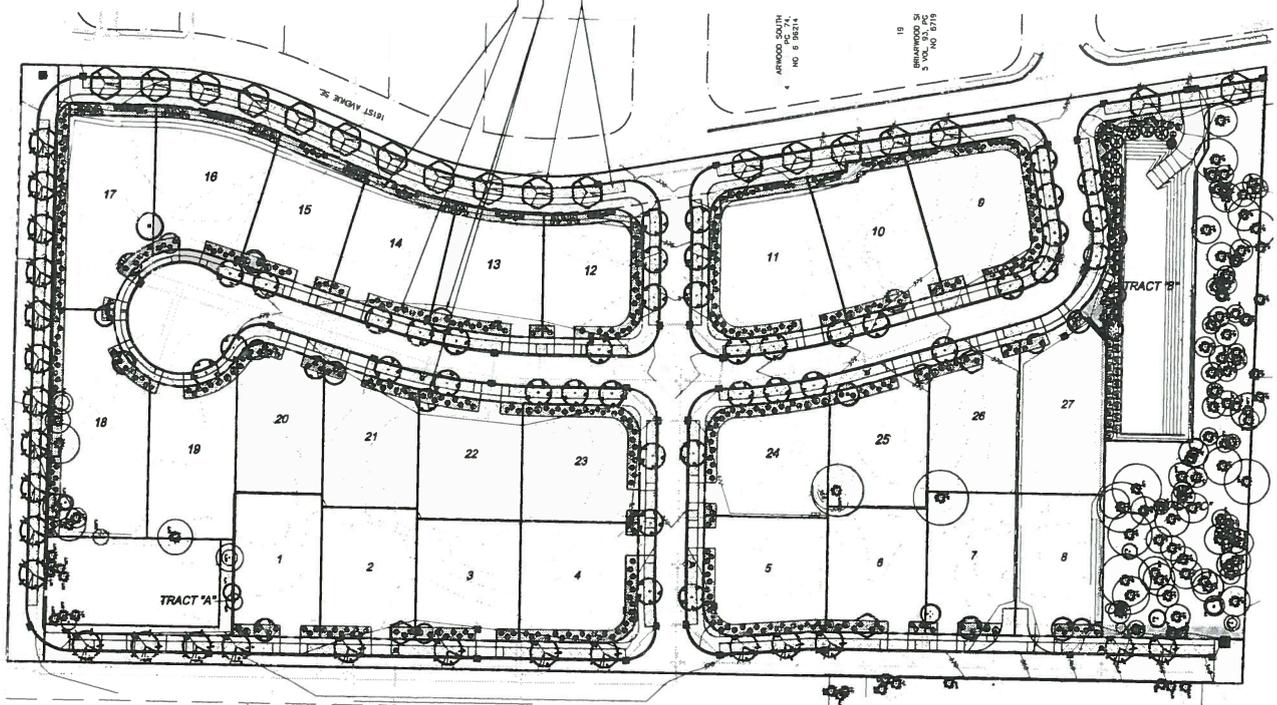
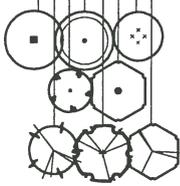
Project Location Map

TREE PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
<i>Pinus californica</i>	Chickadee™	6	1-1/2" cal	Full and Matched, min. 8'-10" ht
<i>Cercophyllum japonicum</i>	Kakura	24	1-1/2" cal	Full and Matched, min. 8'-10" ht
<i>Fraxinus americana</i>	Adam Apple™	29	1-1/2" cal	Full and Matched, min. 8'-10" ht
<i>Acer campestre</i>	Evening™	4	1-1/2" cal	Full and Matched, min. 8'-10" ht
<i>Azadirachta indica</i>	Neem™	4	1-1/2" cal	Full and Matched, min. 8'-10" ht
<i>Amelanchier canadensis</i>	Alum Bluenose™	12	1-1/2" cal	Full and Matched, min. 8'-10" ht
<i>Acer fraxinifolium</i>	Warren's Red™	5	1-1/2" cal	Full and Matched, min. 8'-10" ht
<i>Vireo nigra</i>	Black Haze™	12	1-1/2" cal	Full and Matched, min. 8'-10" ht
<i>Acer circinnatum</i>	Red Maple™	12	1-1/2" cal	Full and Matched, min. 8'-10" ht
<i>Quercus coccinea</i>	Scarlet Oak™	18	1-1/2" cal	Full and Matched, min. 8'-10" ht

27 TOTAL LOTS X 2 TREES/LOT MINIMUM = 55 TREES REQUIRED, 100 PROVIDED
 * Considered drought tolerant in Pacific Northwest once established

All street trees to be specimen grade with a single leader. Tree height listed is from top of rootball to top of trees at time of planting. Damaged trees shall be replaced with same species and minimum 2" caliper.
 Per RMC 4-4-OTO (F)(2), minimum street trees planted per address, where curb cuts, driveway, and sidewalks do not allow the required trees to be planted.
 Per RMC 4-4-OTO (F)(5), where there is insufficient space or no public frontage, street trees are required in the front yard.



DECIDUOUS TREE PLANTING & STAKING DETAIL

LANDSCAPE NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
- TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED, CONTRACTOR IS TO PROBABLY ADVISE OWNER OF ANY DISTURBED UTILITIES LOCATION SERVICE PHONE 1-800-431-3555
- CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS UTILIZING ON-CENTER SCHEDULING FOR PLANTS AS STATED ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS SHOWN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS TO BE WITHIN 1/10% OF ONE FOOT AS REQUIRED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS AND STICKS LARGER THAN 2" DIAMETER.
- 4" DEPTH NEW TOPSOIL IN NEW BEDS SHOWN. ROTOTILL INTO TOP 6" OF SOIL.
- ALL BEDS TO RECEIVE A MINIMUM OF 2" OF FINE SAND.
- ALL PLANT MATERIAL SHALL BE FERTILIZED WITH ANION POSITIVE FERTILIZER 4-2-2 PER MANUFACTURER'S SPECIFICATIONS. REAPPLICATIONS MADE AT 6 WEEKS TO AND 12 WEEKS FOR NURSERY STOCK, LATEST GROWN, ANY.
- GENERAL ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES PROPAGATED AND HAVE A WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY TO THE LOWEST TEMPERATURES SHOWN ON THE PLANTING PLAN. SPECIES, QUANTITIES, SIZES, AND CONDITIONS AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE HEALTHY, VIGOROUS, WELL RELATED WHEN IN LEAF. FREE OF DISEASE AND PESTS. ALL PLANTS TO BE INSTALLED WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
- NO PERMANENT IRRIGATION SYSTEM IS PROPOSED. TREES LOCATED ON THE PROPOSED LOTS WILL BE IRRIGATED BY FUTURE IRRIGATION FOR THE FIRST TWO (2) YEARS VIA WATER TRUCK OR SIMILAR APPROVED METHOD. WATER SHALL BE PROVIDED AS FOLLOWS:
 - WATER: 1.1 INCHES TOTAL DRENDED UP EQUALY OVER THE 4 - 5 WEEKS IN THE MONTH.
 - WATER: 1.1 INCHES TOTAL DRENDED UP EQUALY OVER THE 4 - 5 WEEKS IN THE MONTH.
- HOME OWNER SHALL BE RESPONSIBLE FOR INSTALLING PROPOSED LOT TREES UPON COMPLETION OF THE PROPOSED HOME. STREET-SCAPE PLANT MATERIAL SHALL BE INSTALLED BY DEVELOPER.

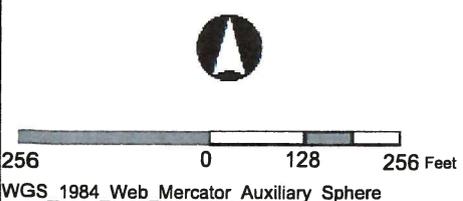


EXHIBIT A3

LUA 5-0000018 Alpine Nursery



Notes
None



- Legend**
- City and County Boundary
 - Other
 - City of Renton
 - Addresses
 - Parcels
 - 1st Floor
 - 1st Floor
 - 2nd Floor
 - 1st Floor
 - Other Buildings

EXHIBIT A 4

Re-Align Environmental

January 4, 2015

**Entire Document
Available Upon Request**

Mr. Roy Boyer
14609 161st Avenue SE
Renton, WA 98059

Re: Wetland Evaluation – Alpine Nursery Site, Renton, WA

Dear Mr. Boyer:

This correspondence follows your request that I conduct a preliminary wetland reconnaissance on the parcels of land located in the southeast corner of the intersection of SE 144th Street and 160th Ave SE. Based on your description of the site, the property under investigation includes the Alpine Nursery parcel, located to the north, and two residential parcels located immediately to the south. (See Attached Location and Site Maps).

Data Collection

Prior to visiting the site, online information was obtained using the King County iMap system, the US Fish and Wildlife Service online National Wetlands Inventory (NWI), and the Natural Resource Conservation Service (NRCS) online soil mapping utility.

As shown in the Attached iMap photos and National Wetlands Inventory Map, no mapped streams or wetlands are shown on the site. Similarly, these maps show no streams or wetlands within 500 feet of the site, indicating that no buffers from off-site critical areas would affect this parcel.

Also attached is the NRCS soil report for the site. As described in the soil report, the parcels appear to be underlain by Everett gravelly sandy loam, 0 to 5 percent slopes. This somewhat excessively drained soil is commonly found on terraces, such as the Renton Highlands in which the site lies. This soil exhibits a water table depth greater than 80 inches below the soil surface. This map unit is not typically known to include hydric inclusions, which indicates that wetlands are not typically present within the map unit.

Fieldwork

Fieldwork was conducted on August 21, 2014 using the three-parameter approach identified in the *Washington State Wetlands Identification and Delineation Manual* (Washington Manual) (WDOE 1997) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region* (Regional Supplement) (USACE 2010), which are consistent with the *Army Corps of Engineers Wetlands Delineation Manual* (ACOE Manual) (Environmental Laboratory 1987) and other pertinent federal and local guidance (33 CFR 328.3 [a][1-5]).

During a review of the parcel boundary, I walked the perimeter of the property and found no visible indication of drainage onto, or leaving the site. I observed that the site contains one small depressional area that is approximately 3 feet deep, 30 feet wide and 50 feet long. The depression does not drain off of the site, nor does it appear to capture any surface drainage. It appears that this

City of
Renton



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

○ Entire Document
Available Upon Request



Geotechnical Engineering
Geology
Environmental Scientists
Construction Monitoring



**GEOTECHNICAL ENGINEERING STUDY
ALPINE GARDENS PRELIMINARY PLAT
16023 SOUTHEAST 144TH STREET
RENTON, WASHINGTON**

ES-3377

EXHIBIT A 7

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

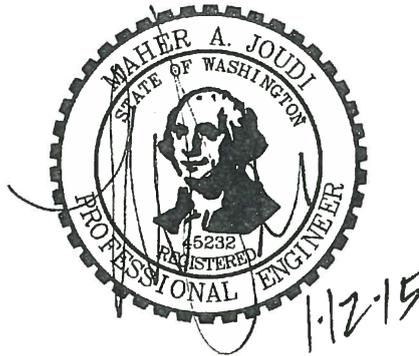
TECHNICAL INFORMATION REPORT

for

ALPINE NURSERY

Preliminary Plat

16023 SE 144th Street and 14609/14625 161st Avenue SE Renton, WA



DRS Project No. 14069
Renton File No.

Owner/Applicant

Roy Boyer
14609 161st Ave SE
Seattle, WA 98103

Report Prepared by



D. R. STRONG Consulting Engineers, Inc.
620 7th Avenue
Kirkland WA 98033
(425) 827-3063

Report Issue Date

January 12, 2015

EXHIBIT A.8

**THE ALPINE PLAT
TRAFFIC IMPACT ANALYSIS**

CITY OF RENTON

Prepared for

**Mr. Roy Boyer
14609 161st Ave. SE
Renton, WA 98059**

Prepared by



**11410 NE 124th St., #590
Kirkland, Washington 98034
Telephone: 425.522.4118
Fax: 425.522.4311**

December 31, 2014

EXHIBIT.9

**Entire Document
Available Upon Request**



January 9, 2015
ES-3377.02

Earth Solutions NW LLC

- Geotechnical Engineering
- Construction Monitoring
- Environmental Sciences

Mr. Roy Boyer
14609 – 161st Avenue Southeast
Renton, Washington 98059

**Subject: Alpine Nursery – Boyer Properties
Infiltration Evaluation
16023 Southeast 144th Street
Renton, Washington**

Dear Mr. Boyer:

As requested, Earth Solutions NW, LLC (ESNW) has prepared this letter summarizing our findings regarding stormwater infiltration for the subject site.

The subject site is located on the south side of Southeast 144th Street; and east of 160th Avenue Southeast in Renton, Washington. The site is occupied by two residential structures and a plant nursery.

The subject site is located in an area in which glacial outwash (geologic map designation, Qgo) soil has been identified on the geologic maps which ESNW used as a reference prior to the site exploration.

A representative of ESNW was on-site to observe the subsurface conditions in December of 2014, and January of 2015. ESNW observed the excavation of eight test pits using hand tools, as well as an excavator and operator, contracted by ESNW, throughout the stormwater pond footprint in southern portion of the subject site. The test pits were advanced to approximately 13 feet deep into the native soil. ESNW observed poorly graded gravel (Unified Soil Classification, GP), and well graded gravel (GW) in a dense condition at all three test locations at the bottom-of-pond elevation. The well graded gravel contained a fines content of about 2.6 percent and 2.3 percent; and a USDA description of Extremely Gravelly Coarse Sand. Please see the soil logs later in this report for a detailed description of the subsurface conditions.

EPA falling head infiltration testing was performed within the well graded sand and gravel soils in three of the test pits. The excavations were terminated in the well graded sand and gravel soils at maximum of 15 feet below existing grade, which equates to a minimum of six feet below bottom-of-pond elevation. The soil conditions which ESNW observed were consistent with the geologic map designation of glacial outwash.

No groundwater was observed at the test pits during our fieldwork (December 2014 and January 2015). No confining soil layer was encountered to an elevati
bottom.

EXHIBIT A.10

1/20/15

Dear Mr Simmons,

We received the proposed action to be taken concerning the Alpine Trustworthy Land.

It stated access to the plot would be 161st Ave. SE & a partial extension of 160th Ave.

SE is a private Rd. & is not available to us except for those of our family & friends. It is an access through our property & there are large land taxes on it. The County does not own it. We have all the paper work on it. We also have

-2-

the well on our property with 7 houses on it. Water samples will be taken regularly. If there is any change that come we will make sure you are notified in project.

Sincerely,
Gordon Brad

425-228-5862

EXHIBIT #11



Greenforest Incorporated

Consulting Arborist

January 5, 2015

Maher Joudi
D. R. STRONG Consulting Engineers, Inc.
620 7th Avenue
Kirkland, WA 98033

RE: Alpine Tree Inspection, 16023 SE 144th Street, Renton WA 98059

Dear Mr. Joudi:

You contacted me and contracted my services as a consulting arborist. My assignment is to inspect and evaluate the condition of surveyed trees at the above referenced site. I received a tree survey from you showing the location and numbers of the significant trees. I visited the site last week and inspected the trees indicated on the sheet, which are the subject of this report.

TREE INSPECTION

My inspection is limited to visual observation from the subject parcels. Some trees, both off site, and within existing and proposed rights-of-way, are also included in this report.

I identified the species and confirmed trunk diameter (DBH) for the surveyed trees. I also identified individual trees that are dead, dying, defective or dangerous. You identified specific trees to be saved and retained. For these trees, I further evaluated health and structure, recorded visible defects and calculated limits of disturbance. The results of this inspection are based on what is visible at the time of the inspection.

Denis Law
Mayor



Entire Document
Available Upon Request

February 26, 2015

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

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on February 23, 2015:

SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)
PROJECT NAME: Alpine Nursery Preliminary Plat
PROJECT NUMBER: LUA15-000018, ECF, PP

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on March 13, 2015, 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 information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7219.

For the Environmental Review Committee,

A handwritten signature in cursive script that reads "Rocale Timmons".

Rocale Timmons
Senior Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region
Larry Fisher, WDFW
Duwamish Tribal Office
US Army Corp. of Engineers

EXHIBIT 14

M E M O R A N D U M

DATE: March 17, 2015

TO: Rocale Timmons, Senior Planner

FROM: Steve Lee, Development Engineering Manager 

SUBJECT: **Traffic Concurrency Test – The Alpine Nursery Preliminary Plat;
File No. LUA15-000018, PP, ECF**

The Alpine Nursery Preliminary Plat is a proposed 27 lot subdivision on 9.64 acres. The subject property is roughly rectangular in shape and is currently a collection of three parcels on the south side of SE 144th St between 160th and 161st Ave SE. The site is located on Residential-4 dwelling units per acre (R-4) zoning classification. The current use of the parcels contains two single family residences, a garden nursery, and several detached structures. The site is surrounded by existing single family subdivisions zoned R-4 within the City limits and Unincorporated King County.

The Traffic Analysis prepared by TraffEx (dated December 31, 2014) included information that the net new peak hour trips generated by the project will be 21 in the weekday AM peak hour and 28 net new trips in the PM peak hour with a total of 267 net new daily trips. This project passes the City of Renton Traffic Concurrency Test per RMC 4-6-070.D as follows:

Traffic Concurrency Test Criteria	Pass
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
Traffic Concurrency Test Passes	

EXHIBIT 16

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 2014.

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 94,476 trips, which provides sufficient capacity to accommodate the 267 additional trips from this project. A resulting 94,209 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. The TraffEx report also provided a 'Traffic Mitigation Requirements' on page 4 that does not fully comply with the adopted composite of development fees found in Section XI of Resolution No. 4164 and Ordinance 5670.

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.*

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.