

REPORT TO THE HEARING EXAMINER

A. SUMMARY AND PURPOSE OF REQUEST

HEARING DATE: February 10, 2015

Project Name: Maertins Ranch Preliminary Plat

Owner: Llorra S. Maertins Revocable Trust
1508 Ilwaco Ave NE, Renton, WA 98059

Applicant/Contact: Justin Lagers, PNW Holdings, LLC
9675 SE 36th Street, Suite 105
Mercer Island, WA 98040

File Number: LUA14-001568, ECF, PP

Project Manager: Clark H. Close, Associate Planner

Project Summary: The applicant has submitted a proposal requesting SEPA Environmental Review and Preliminary Plat approval for a 13-lot subdivision. The 4.079 acre site is located at 1508 Ilwaco Ave NE within the Residential-4 zoning district (APN 032305-9021). The parcel would be divided into 13 residential lots and one storm drainage tract and would result in a net density of 4.32 dwelling units per net acre. The drainage tract measures 10,496 square feet (sf) and consists of a stormwater detention vault. The proposed lots would range in size from 8,050 sf to 10,985 sf with an average lot size of 9,274 sf. Access to the site would be from NE 16th St. No critical areas have been identified onsite. Soils consist of AgC, Alderwood gravelly sandy loam.

The site currently contains one single-family residence, a detached garage, a barn, and associated gravel driveways. All existing structures are proposed for demolition. There are 159 significant trees on the site and 34 original trees are proposing to be retained. The applicant has submitted a Critical Area Report, Technical Information Report, Traffic Impact Analysis, Arborist Report, and a Geotechnical Engineering Study. The applicant will dedicate 46,627 sf for public streets with an access road running north/south, through the property, to serve the new lots.

Project Location: 1508 Ilwaco Ave NE, Renton, WA 98059 (also known as 10918 144th Ave SE)

Site Area: 177,683 SF (4.079 acres)



Project Location Map

B. EXHIBITS:

- Exhibit 1: Report to the Hearing Examiner
- Exhibit 2: Preliminary Plat Plan
- Exhibit 3: Neighborhood Detail Map
- Exhibit 4: Topography Map
- Exhibit 5: Tree Cutting and Land Clearing Plan
- Exhibit 6: Tree Table
- Exhibit 7: Conceptual Roads and Grading Plan
- Exhibit 8: Drainage Control Plan
- Exhibit 9: Generalized Utility Plan
- Exhibit 10: Road Profile and Cross Sectional Detail
- Exhibit 11: Preliminary Landscaping Plan (L-1 and L-2)
- Exhibit 12: Geotechnical Engineering Study prepared by Earth Solutions NW, LLC (dated October 29, 2014)
- Exhibit 13: Critical Area Report prepared by Sewall Wetland Consulting, Inc. (dated October 24, 2014)
- Exhibit 14: Traffic Impact Analysis prepared by TraffEx Northwest Traffic Experts (dated October 27, 2014)
- Exhibit 15: Technical Information Report prepared by D.R. Strong Consulting Engineers, Inc. (dated November 18, 2014; revised December 19, 2014)
- Exhibit 16: Arborist Report prepared by Greenforest Incorporated (dated November 12, 2014)
- Exhibit 17: King County Certificate of Water Availability (dated October 14, 2014)
- Exhibit 18: Construction Mitigation Description
- Exhibit 19: School Walkway Analysis (dated November 18, 2014)
- Exhibit 20: Issaquah School District Capacity Email (dated November 26, 2014)
- Exhibit 21: Staff response to Donnelly (dated December 19, 2014)
- Exhibit 22: Environmental Review Committee (ERC) Staff Report (without Exhibits)
- Exhibit 23: Environmental "SEPA" Determination, ERC Mitigation Measures and Advisory Notes
- Exhibit 24: Traffic Concurrency Test for the Maertins Ranch: Lee
- Exhibit 25: Affidavit of posting and mailing

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** Lloria S. Maertins Revocable Trust
1508 Ilwaco Ave 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:** A single family residence, a barn and associated out buildings with fenced pasture area.

5. Neighborhood Characteristics:

- a. **North:** *Single Family Residential (R-4 zone)*
- b. **East:** *R-4 – Residential, 4 DU per acre (King County)*
- c. **South:** *R-4 – Residential, 4 DU per acre (King County)*
- d. **West:** *Single Family Residential (R-8 zone) and R-4 – Residential, 4 DU per acre (King County)*

6. Access: Access to the plat is proposed via a NE 16th Street via one new curb cut, which is included as part of the plat improvements. Internal access is proposed via a new road network that includes a cul-de-sac near the south end of the property. Additionally, near the south end of the road is a stub to the property to the south for a potential future connection to SR 900 (*Exhibits 2 & 3*).

7. Site Area: 4.079 acres

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Approved Date</u>
Comprehensive Plan	N/A	5228	11/27/2006
Pre-Zoning for Annexation	LUA13-001230	N/A	09/16/2013
Maertins Annexation	A-13-004	5713	04/21/2014
Zoning	A-13-004	5714	04/21/2014

E. PUBLIC SERVICES:

1. Utilities

- a. Water: Water service is provided by King County Water District 90.
- b. Sewer: Sewer service is provided by the City of Renton. There is an existing 8-inch gravity sewer main along NE 16th Street and an existing 8-inch gravity sewer main in Ilwaco Avenue NE.
- c. Surface/Storm Water: There is an existing 12-inch storm conveyance in NE 16th Street and in Ilwaco Avenue NE.

2. Streets: There are frontage improvements in the area.

3. Fire Protection: City of Renton Fire Department.

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE (RMC):

1. Chapter 2 Zoning Districts – Land Use Districts

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

2. Chapter 4 City-Wide Property Development Standards

- a. Section 4-4-030: Development Guidelines and Regulations – General

- b. Section 4-4-130: Tree Cutting and Land Clearing Regulations
- 3. Chapter 6 Street and Utility Standards**
 - a. Section 4-6-060: Street Standards
- 4. 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
- 5. Chapter 9 Permits – Specific**
- 6. 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 requested SEPA Environmental Review and Preliminary Plat approval for a 13-lot subdivision. Preliminary Plat approval is being requested in order to subdivide a 4.079-acre site into 13 single family lots and one (1) storm drainage tract. The lots range in size from 8,050 square feet to 10,985 square feet with an average lot size of 9,274 square feet. The proposal results in a net density of 4.32 dwelling units per acre.
- 2. The Planning Division of the City of Renton accepted the SEPA Environmental Review and Preliminary Plat application for review on November 19, 2014 and determined it complete on November 25, 2014 (*Exhibit 25*). The project complies with the 120-day review period.
- 3. The City ordinances governing the development of land up to and including adopted Ordinance No. 5737.
- 4. The proposed plat would be located on the south side of NE 16th Street, just east of Ilwaco Avenue NE.
- 5. The property is in the Residential Low Density (RLD) Comprehensive Plan land use designation and the Residential 4 (R-4) zoning classification.
- 6. The site currently contains a single family residence, a barn and a detached garage. All existing structures are proposed for demolition.
- 7. The project site is comprised of one (1) parcel: Parcel No. 032305-9021 (*Exhibit 2*).
- 8. The following table includes proposed approximate dimensions for Lots 1-13 and Tracts A:

<u>As Proposed</u>	<u>Lot Size</u>	<u>Width</u>	<u>Depth</u>
Lot 1	9,848 SF	87.53 FEET	115.00 FEET
Lot 2	8,050 SF	70.00 FEET	115.00 FEET
Lot 3	8,075 SF	70.00 FEET	117.65 FEET
Lot 4	10,985 SF	87.00 FEET	117.65 FEET

<u>As Proposed</u>	<u>Lot Size</u>	<u>Width</u>	<u>Depth</u>
Lot 5	9,311 SF (GROSS) 8,594 SF (NET)	61.24 FEET	143.68 FEET
Lot 6	11,730 SF (GROSS) 8,886 (NET)	73.44 FEET	142.60 FEET
Lot 7	9,982 SF	70.00 FEET	142.60 FEET
Lot 8	9,982 SF	70.00 FEET	142.60 FEET
Lot 9	10,073 SF	70.00 FEET	142.60 FEET
Lot 10	10,769 SF	70.00 FEET	147.98 FEET
Lot 11	8,115 SF	70.80 FEET	112.11 FEET
Lot 12	8,050 SF	70.00 FEET	115.00 FEET
Lot 13	9,150 SF	80.00 FEET	115.00 FEET
All Lots	Avg: 9,274 SF	Avg: 73.08 FEET	Avg: 128.42 FEET
Storm Drainage - Tract A	10,496 SF	47.60 FEET	220.80 FEET

9. Access to all lots would be provided along a new local residential street off of NE 16th St through the plat. The proposed road terminates at the south end of the property with future stub to the south and a temporary cul-de-sac that extends via a 3,562 square foot easement onto Lots 5 & 6 (*Exhibit 7*). The temporary cul-de-sac, approximately 600 feet south of NE 16th St, would serve as a vehicular turnaround until such time as the road is extended to SR 900 (SE Renton Issaquah Road).
10. Topographically, the overall site slopes from west towards the east with an elevation change from 478 feet to 456 feet across the entire project site. The eastern portion of the site has the steepest slopes, and the overall elevation change across the entire site is 20 feet (*Exhibit 4*). The steepest slope of the property is approximately 8 to 15%. A geotechnical report for the site was prepared by Earth Solutions, NW, LLC (dated October 29, 2014; *Exhibit 12*); the report states that the proposed development activity is feasible from a geotechnical standpoint.
11. There are approximately 159 significant trees on the site and the applicant is proposing to retain 34 original trees (*Exhibits 5 & 6*).
12. The applicant submitted a conceptual landscape plan which includes the installation of a variety of street trees within a proposed 8-foot planter along the frontage of the internal roads. Additional vegetation and a variety of trees and shrubs are also proposed onsite (*Exhibit 11*).
13. The applicant submitted a Critical Area Report prepared by Sewall Wetland Consulting, Inc. (dated October 24, 2014; *Exhibit 13*). According to the report, there are no onsite or off-site wetlands, streams or buffers on the subject parcel. The National Wetlands Inventory identifies no wetlands or streams mapped on or within 1,000 feet of the site. Additionally, there are no observed or known state or federally listed species utilizing the site or near the site.
14. The applicant submitted a Technical Information Report (TIR), prepared by D.R. Strong Consulting Engineers, Inc. (dated November 18, 2014; revised December 19, 2014; *Exhibit 15*). The report addresses compliance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. The engineer proposes an onsite stormwater detention/water quality vault located in proposed Tract A.
15. On January 5, 2015, the Environmental Review Committee, pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended), issued a Determination of Non-Significance - Mitigated (DNS-M) for Maertins Ranch Preliminary Plat (*Exhibit 23*). The DNS-M included

one (1) mitigation measure. A 14-day appeal period commenced on January 9, 2015 and ended on January 23, 2015. No appeals of the threshold determination have been filed.

16. Based on an analysis of probable impacts from the proposal, the Environmental Review Committee (ERC) issued the following mitigation measure 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 Earth Solutions NW, LLC (dated October 29, 2014; *Exhibit 12 of this report*).
17. Staff received one (1) public comment with concerns about surface water collection, number of trees that will be saved, protection of environment, adherence to City ordinances and state laws. On December 19, 2014 staff responded to the comments (*Exhibit 21*).
18. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development (*Exhibit 23*). These comments are contained in the official file, and the essence of the comments have been incorporated into the appropriate sections of this report.
19. The proposal requires Preliminary Plat Review. The following table (*Section I. Conclusions*) contains project elements intended to comply with Subdivision Regulations, as outlined in Chapter 4-7 RMC.

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:	
✓	Policy LU-157. <i>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>
✓	Objective LU-HH: <i>Provide for a range of lifestyles and appropriate uses adjacent to and compatible with urban development in areas of the City and Potential Annexation Area constrained by extensive natural features, providing urban separators, and/or providing a transition to Rural Designations within King County.</i>
✓	Policy CD-12. <i>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>
✓	Policy CD-15. <i>Infill development should be reflective of the existing character of established neighborhoods even when designed using different architectural styles, and /or responding to more urban setbacks, height or lot requirements. Infill development should draw on elements of existing development such as placement of structures, vegetation, and location of entries and walkways, to reflect the site planning and scale of existing areas.</i>
✓	Policy CD-17. <i>Setbacks and other development standards should not be reduced on newly platted lots through modification or variance to facilitate increased density.</i>
✓	Policy CD-45. <i>Interpret development standards to support new plats and infill project designs that address privacy and quality of life for existing residents.</i>

2. COMPLIANCE WITH THE UNDERLYING ZONING DESIGNATION:	
<p>The site is classified Residential-4 du/ac (R-4) 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>	
✓	<p>Density: 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., 4.5648 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:</i> After factoring in all density deductions (public streets, private access easements and critical areas) the site has a <u>net</u> square footage of 131,056 square feet or 3.01 net acres. Specifically, the applicant is proposing 43,065 square feet of road for public right-of-way dedications and 3,562 square feet for a temporary cul-de-sac easement, totaling 46,627 square feet (177,683 sf - 46,627 sf = 131,056 sf). The 13 lot proposal would arrive at a net density of 4.32 dwelling units per acre (13 lots / 3.01 acres = 4.32 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 under finding of fact 7, all lots meet the requirements for minimum lot size, width and depth if averaged.</p>
✓	<p>Setbacks: The required setbacks in the R-4 zone are as follows: 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.</p> <p><i>Staff Comment:</i> The setback requirements for the proposed lots would be verified at the time of building permit review. The proposed lots appear to contain adequate area to provide all the required setback areas. 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 residence, detached garage and barn prior to Final Plat recording, as these structures would not comply with setbacks if permitted to remain on the site.</p>
✓	<p>Building Standards: 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 (35%) or 2,500 SF, whichever is greater. The allowed impervious surface coverage is 55 percent (55%).</p> <p><i>Staff Comment:</i> The building standards for the proposed lots would be verified at the time of building permit review.</p>
Compliant if Conditions of Approval Met	<p>Landscaping: Ten (10) feet of onsite 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>Staff Comment: The applicant has submitted a preliminary landscape plan (Exhibit 11). The proposed landscape plan includes an 8-foot wide planting strip between the sidewalk and curb, 10 feet of landscaping along all street frontages, and 10 to 15 feet of landscaping on around the perimeter of Tract "A".</p> <p>The landscaping plan proposes 28 Evergreen Magnolia as street trees, and 18 Leyland Cypress on the east property line of storm drainage tract. The following shrubs are proposed within the 10-foot lot landscaping along all street frontages and around the storm drainage tract: Rhodie, Orange Sedge, Dwarf Ft Grass, Evergreen Huckleberry, Lavender, Heavenly Bamboo, Rockrose, Blue Oat Grass, Pacific Wax Myrtle, Euonymus, Maiden Grass, and Emerald Green Arborvitae. Groundcover within the 10-foot lot landscaping along all street frontages includes Bramble, lawn and woodchips. No trees are proposed within the required onsite landscaping area. In order to account for these 13 required trees within the 10-foot onsite landscaping strip, staff is recommending that the applicant provide a minimum of two (2) trees within the rear yards of Lots 4, 5, 10, 11, 12, and 13 and one (1) tree within the 10-foot lot landscaping along street frontage of Lot 6. A final detailed landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to construction.</p>
<p>✓</p>	<p>Parking: Pursuant to RMC 4-4-080 each unit is required to accommodate off-street parking for a minimum of two vehicles.</p> <p>Staff Comment: Sufficient area exist, on each lot, to accommodate off-street parking for a minimum of two (2) vehicles. Compliance with individual driveway requirements would be reviewed at the time of building permit review.</p>
<p>3. CRITICAL AREAS: The proposal is consistent with critical area regulations as stated in RMC 4-3-050.</p>	
<p>✓</p>	<p>Critical Areas: Manage development activities to protect wetlands, aquifer protection areas, fish and wildlife habitat, frequently flooded and geologically hazardous areas as defined by the Growth Management Act and RMC 4-3-050, Critical Area Regulations.</p> <p>Staff Comment: The applicant submitted a Critical Area Report prepared by Sewall Wetland Consulting, Inc. (dated October 24, 2014; Exhibit 13). According to the report, there are no onsite or off-site wetlands, streams or buffers on the subject parcel. Additionally, there are no observed or known state or federally listed species utilizing the site or near the site.</p> <p>The site is located on a topographic high spot or "knoll" and slopes off to the north, south and east from the central part of the site. Soil pits excavated in the low spots where some buttercup was observed were found to be a gravelly loam soil with colors ranging from 10YR3/4-3/6 and all were found to be dry with no hydric indicators.</p> <p>The site is characterized by a scatted overstory of large Douglas fir and some Madrone and ornamental trees around the home. There is very little shrub cover on the site as most of it is lawn and pasture. The pasture areas are vegetated with a mix of orchard grass, tansy ragwort and some patches of creeping buttercup. According to the USDA Soil Survey for King County, the site is mapped entirely as Alderwood gravelly sandy loam (AgC). Alderwood soils are moderately well drained soils formed in glacial till and are not considered wetland or "hydric" soils.</p>
<p>4. COMMUNITY ASSETS: The proposal is consistent with the following community asset requirements.</p>	
<p>✓</p>	<p>Tree Retention: RMC 4-4-130 states thirty percent (30%) of the trees shall be retained in a residential development.</p> <p>Staff Comment: The property is covered with large Douglas fir and some Madrone and ornamental trees around the home. There are approximately 159 trees over 6 inches in diameter throughout the site (208 trees including rights-of-ways and on adjoining parcels). After street and critical area deductions, and the minimum requirement to retain 30%, the</p>

	<p>applicant is required to retain 36 trees. The applicant is proposing to retain 34 trees (6" or larger), and thus the required tree caliper replacement is 24 inches. The average size of the trunk at diameter at breast height (DBH) for the 34 trees is 11.7 inches (11.7") and the species include 27 Douglas-firs, six (6) Western red-cedars, and one (1) Madrone. Mathematically, a minimum of 9.6 replacement trees at 2.5 DBH will be used to achieve the required 24 replacement inches. All trees that are proposed to be retained will be fenced and signed during construction process for preservation (Exhibits 5-8). The applicant is proposing additional trees beyond the minimum 9.6 trees at 2.5 inches (28 Evergreen Magnolia x 2.5 = 70 replacement inches; 18 Leyland Cypress at 8'-10' height); this complies with RMC.</p> <p>Due to the size and location of the stormwater vault, there is a potential to impact to the off-site trees to the east of Tract A. All work proposed outside of the applicant's property will require a temporary construction easement be submitted to the City prior to any permits being issued or demonstrate that the trees can be saved during construction.</p>
<p>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:</p>	
<p>Compliant if Conditions of Approval Met</p>	<p>Access: Each lot must have access to a public street or road. Access may be by private access easement street 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').</p> <p><i>Staff Comment:</i> Access to each of the proposed new lots would be provided via a new public road (Road A), which would terminate at the south end of the property, with a future stub to the south. The subdivision will also be served with a temporary cul-de-sac easement on the west end of Lots 5 & 6, approximately 600 feet south of NE 16th St (3,562 square feet). The temporary cul-de-sac easement would be required to be constructed to current city codes for public streets and would serve as a vehicular turnaround until such time as the road is extended to SR 900. Staff recommends as a condition of approval that the cul-de-sac be constructed to public street standards, in and out of the dedicated public right-of-way.</p>
<p>N/A</p>	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p>
<p>✓</p>	<p>Lots: 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 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').</p> <p><i>Staff Comment:</i> As demonstrated in Exhibit 2, all lots meet the minimum requirements for lot width or the 80% provision allowed for the cul-de-sac lots.</p>
<p>✓</p>	<p>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.</p> <p><i>Staff Comment:</i> Primary access to the site is proposed via a new street intersection on NE 16th Street. The existing right-of-way width in NE 16th Street fronting the site is approximately 25 feet. The public street designation for NE 16th Street is classified as Residential Access (RMC 4-6-060F.2). In order to meet the City's complete street standards and street improvements, the following minimum design standards apply: An 8-foot planting strip behind the existing curb, a 5-foot sidewalk, a 2-foot strip back of sidewalk, storm drainage, and street lighting. Staff is supportive of the applicant's minor deviation from the standard 8-foot planting strip followed by the 5-foot sidewalk in an effort to preserve four (4) Western Red-Cedar trees near the south west corner of the property.</p> <p>The applicant is proposing right-of-way dedication and half street frontage improvements of</p>

	<p><i>NE 16th Street that consist of 11.5 to 15.5 feet of new pavement (27.5 feet total pavement width west of the proposed road intersection within NE 16th Street and 37 feet of total pavement width east of the intersection), 1,600 feet of vertical curb and gutter, 8-foot planter strip and a 5-foot sidewalk. The improvements or impervious surfaces generated from publicly dedicated streets and access easements totals 46,627 square feet (1.07 acres).</i></p> <p><i>The applicant is proposing a temporary cul-de-sac, approximately 600 feet south of NE 16th St, would serve as a vehicular turnaround until such time as the road is extended to SR 900. Upon the extension and completion of the public road from NE 16th St through to SR 900, the future owners of Lot 5 & 6 may relinquish the combined 3,562 square feet of temporary easement, pending installation of complete frontage improvements in the right-of-way and approval by the City of Renton. Prior to recording, the applicant shall include similar language on the face of the plat to that effect.</i></p> <p><i>A Traffic Impact Analysis prepared by TraffEx Northwest Traffic Experts (dated October 27, 2014; Exhibit 14) was submitted with the application materials. The proposed 13-lot subdivision would generate 124 average weekday trips: 10 AM peak hour and 13 PM peak hour at the future intersection of NE 16th St and the sites proposed access street. The study intersection operates at an excellent Level of Service (LOS) A for future conditions including project generated traffic. A 3% per year annual background growth rate was added for each year of the two-year time period (for a total of 6%) from the 2014 traffic count to the 2016 horizon year of the proposal. The traffic report concludes by listing the following traffic impact mitigation measures: 1) construct the street improvements including curb, gutter and sidewalk for the site access street and site frontage on NE 16th Street; and 2) contribute the approximately \$8,550 Transportation Mitigation fee to the City of Renton.</i></p> <p><i>It is also anticipated that the proposed project would result in impacts to the City's street system. In order to mitigate transportation impacts, the applicant would be required to meet code-required frontage improvements, City of Renton's transportation concurrency requirements (Exhibit 24) based upon a test of the citywide Transportation Plan and pay appropriate Transportation Impact Fees. Currently, this fee is assessed at \$2,214.44 per net new single family home (13 x \$2,214.44 = \$28,787.72). This fee is payable to the City at the time of building permit issuance.</i></p> <p><i>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 shall be submitted to, and approved by, the Current Planning Project Manager and the Plan Reviewer prior to construction permit approval.</i></p>
<p>✓</p>	<p>Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.</p> <p><i>Staff Comment: The subject site is bordered by single-family homes and NE 16th Street to the north; Summerwind Division No. 05, King County homes and mobile homes to the west; King County homes to the south; and King County homes and mobile homes to the east. The properties surrounding the subject site are residential low density or residential single family and are designated R-4 or R-8 on the City's zoning map or R-4 on King County iMAP. The proposal is similar to existing development patterns in the area and is consistent with the Comprehensive Plan and Zoning Code, which encourage residential infill development.</i></p>
<p>6. AVAILABILITY AND IMPACT ON PUBLIC SERVICES:</p>	
<p>✓</p>	<p>Police and Fire: 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. An approved cul-de-sac type turnaround is</p>

	<p><i>required for dead end streets over 300 feet long, and all homes beyond 500 feet on dead end streets are required to install an approved fire sprinkler system; this applies to Lots 5 and 6 (RMC 4-6-060H.2). Fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit issuance.</i></p>
<p>✓</p>	<p>Parks: <i>City codes currently do not require open space to be set aside in subdivisions of the R-4 zone.</i></p> <p><i>The proposed stormwater detention system within Tract A is a stormwater detention/water quality vault. 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 proposed onsite development and existing development to the east. 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 subdivision. 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.</i></p> <p><i>However, it is still 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, thereby complying with RMC 4-7-140 Parks and Open Space. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$1,441.29 per single family residence and will increase to \$1,887.94 on January 1, 2016.</i></p>
<p>✓</p>	<p>Schools: <i>It is anticipated that the Issaquah School District <u>can accommodate</u> any additional students generated by this proposal at the following schools: Newcastle Elementary (8400 136th Ave SE, Newcastle), Maywood Middle School (14490 168th Ave SE, Renton), and Liberty High School (16655 SE 136th St). RCW 58.17.110(2) provides that no subdivision be approved without making a written finding of adequate provision made for safe walking conditions for students who walk to and from school. Future students are designated to be transported to school via bus. Issaquah School District Transportation Director, Gayle Morgan, disclosed that because the homes are just barely located inside the District, it will create a bit of a pick-up and drop-off problem (Exhibit 20).</i></p> <p><i>As part of the proposed project, sidewalks would be constructed along on-site roadways which would connect to the existing sidewalk system along NE 16th St, Lyons Pl NE, NE 17th St, and 148th Ave SE to the anticipated bus stops at the intersection of NE 17th St and 148th Ave SE. This anticipated route would provide adequate provisions for safe walking conditions for students who walk to and from school and/or bus stops (Exhibit 19).</i></p> <p><i>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 2015 fee is assessed at \$5,730.00 per single family residence.</i></p>
<p>Compliant if Conditions of Approval Met</p>	<p>Storm Water: <i>An adequate drainage system shall be provided for the proper drainage of all surface water.</i></p> <p>Staff Comment: <i>The downstream area is located within the May Creek basin; more specifically the East Renton Plateau subbasin. Runoff exits the site in the northeast property corner. 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 forested conditions. The applicant's engineer has designed a detention vault to</i></p>

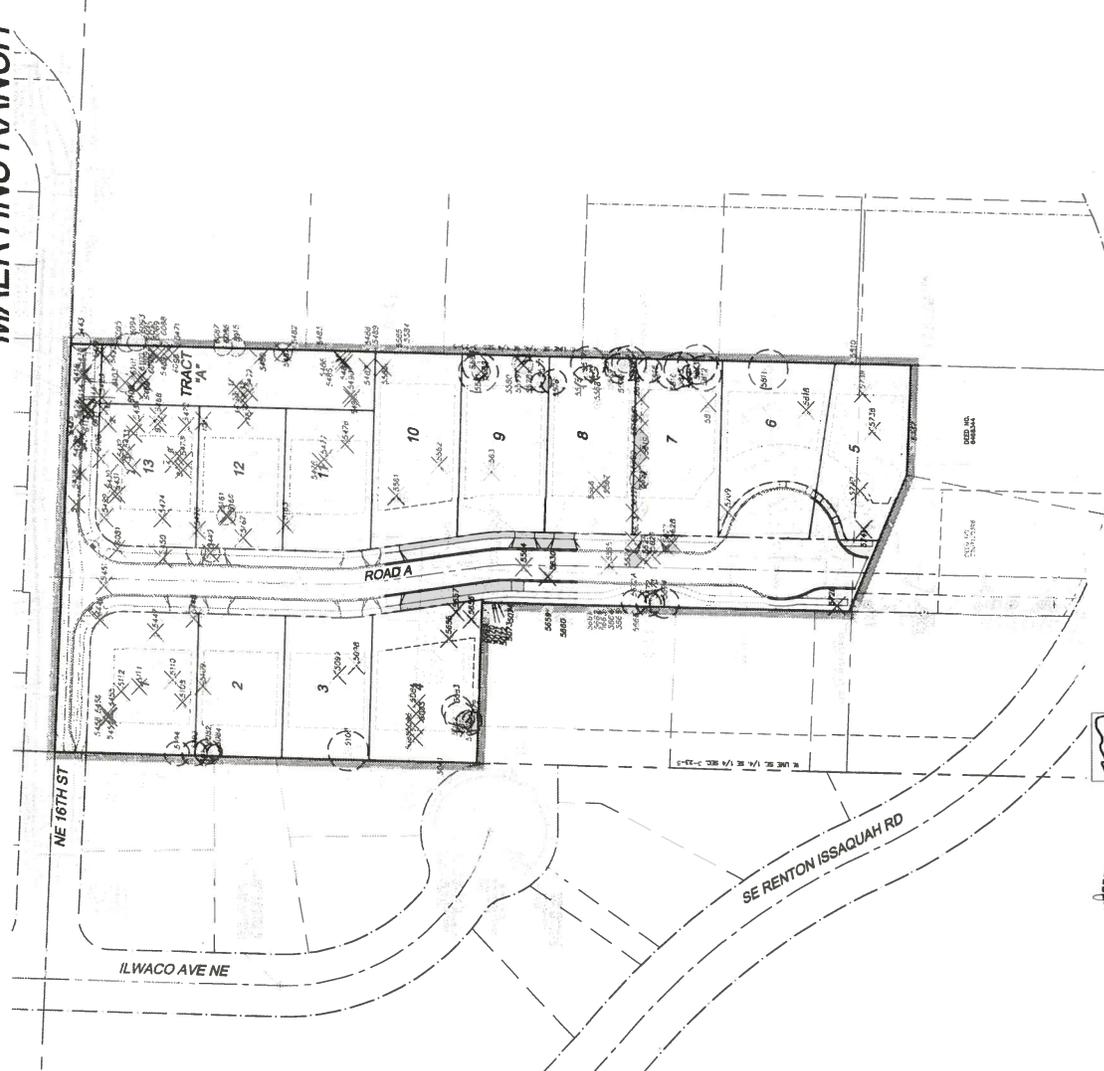
	<p><i>be located in a tract at the northeast corner for the site and will discharge to the north east.</i></p> <p><i>The applicant submitted a Technical Information Report (TIR), prepared by D.R. Strong Consulting Engineers, Inc. (dated November 18, 2014 and revised on December 19, 2014; Exhibit 15). According to the TIR, the project is required to provide Level 2 Flow Control and Basic Water Quality treatment in accordance with the 2009 City of Renton Amendments to the King County Surface Water Manual, Chapter 1 and 2. The goal of the Basic Water Quality Treatment is 80% removal of total suspended solids (TSS) for a typical rainfall year, assuming typical pollutant concentrations in urban runoff. Appropriate Best Management Practices (BMPs) from the Washington State Department of Ecology Manual for individual lot flow control will be required to help mitigate the new runoff created by this development. Additional project BMPs are identified in the construction mitigation description (Exhibit 18).</i></p> <p><i>Claudia Donnelly commented (Exhibit 21) on her concerns about the proposed surface water vault to collect storm water runoff. The project is required to match durations for 50% of the two-year peak flow up to the full 50-year peak flow, and also match developed peak discharge rates to pre-developed peak discharge rates for the 2-year and 10-year and 100-year return periods. Furthermore, the project must meet the Flow Control BMP requirements of the Manual. Appropriate individual lot flow control BMPs will be required to help mitigate the new runoff created by this development.</i></p> <p><i>A geotechnical report, dated October 29, 2014, was submitted by Earth Solutions NW, LLC (Exhibit 12). A SEPA mitigation measure (Exhibit 23) was imposed by the City's Environmental Review Committee (ERC), requiring that the project construction comply with the recommendations outlined in the submitted geotechnical report. The report identifies the soils as Alderwood gravelly sandy loam. Per the Manual, this soil type is classified as "Till" material. Due to the presence of very dense glacial till soil on the subject site, infiltration of stormwater onsite will be difficult to achieve. Groundwater was not observed in the test pits during the fieldwork completed in October. However, perched groundwater seepage should be expected during grading activities, particularly during winter, spring and early summer months. Seepage likely represents perched groundwater.</i></p> <p><i>A Construction Stormwater General Permit from Department of Ecology will be required. A Stormwater Pollution Prevention Plan (SWPPP) is also required for this site.</i></p> <p><i>Finally, the maintenance and operation of the proposed storm drainage facilities will be the responsibility of the City upon recording of the plat. However the maintenance of the vegetation proposed in Tract A would remain the responsibility of the home owners within the subdivision, therefore staff recommends as a condition of approval that the applicant create a Home Owners Association ("HOA") that maintains all landscaping improvements in Tract A, maintenance and repairs of the temporary access easement for the cul-de-sac turnaround and any other common improvements. A draft of the HOA shall be submitted to and approved by the City of Renton Project Manager and the City Attorney prior to final Plat recording. Such document shall be recorded concurrently with the Final Plat.</i></p>
✓	<p>Water and Sanitary Sewer: <i>This site is located in King County Water District 90 and the City of Renton Sewer District service boundaries. A water availability certificate was submitted to the City (Exhibit 17). Approved water plans from King County Water District 90 are required for the utility construction plan review.</i></p> <p><i>New hydrants shall be installed per Renton's fire department standards to provide the required coverage of all lots. All plats shall provide separate water service stubs and separate side sewer stubs to each building lot prior to recording of the plat. System development charges (SDC) for sewer are payable at the time the utility construction permit is issued.</i></p>

J. RECOMMENDATIONS:

Staff recommends approval of the Maertins Ranch Preliminary Plat, LUA14-001568, ECF, PP (as depicted in Exhibit 2) subject to the following conditions:

1. The applicant shall comply with the mitigation measure issued as part of the Determination of Nonsignificance-Mitigated, review by the Environmental Review Committee (ERC) on January 5, 2015 (Exhibits 22 & 23).
2. The applicant shall obtain a demolition permit and complete all required inspections for the removal of the existing single family residence, detached garage and barn prior to Final Plat recording.
3. Upon the extension and completion of the public road from NE 16th Street through to SR 900, the future owners of Lot 5 & 6 may relinquish the combined 3,562 square feet of temporary cul-de-sac easement, pending installation of complete frontage improvements in the right-of-way and approval by the City of Renton. Prior to recording, the applicant shall include similar language on the face of the plat.
4. The applicant shall provide two (2) trees within the rear yards of Lots 4, 5, 10, 11, 12, and 13 and one (1) tree within the 10-foot lot landscaping along street frontage of Lot 6. A final detailed landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit issuance.
5. Staff recommends as a condition of approval that the cul-de-sac be constructed to public street standards, in and out of the dedicated public right-of-way.
6. A street lighting plan shall be submitted at the time of construction permit review for review and approval by the City's Plan Reviewer.
7. The applicant shall create a Home Owners Association ("HOA") that maintains all landscaping improvements in Tract "A", all maintenance and repairs of the temporary access easement for the cul-de-sac turnaround and any and all other common improvements. A draft of the HOA documents shall be submitted to and approved by the City of Renton Project Manager and the City Attorney prior to Final Plat recording. Such document shall be recorded concurrently with the Final Plat.
8. 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.
9. The applicant shall be required to obtain a temporary construction easement for all work conducted outside of the applicant's property. The temporary construction easement shall be submitted to the City prior to any permits being issued or demonstrate that offsite trees can be saved during construction.

SE 1/4 SECTION 3, TOWNSHIP 23 N, RANGE 5 E, W.M.
MAERTINS RANCH



TREE RETENTION CALCULATIONS

TOTAL TREES ON SURVEY:	509
OPEN TREES:	499
DEAD TREES:	10
DEAD INFEASIBLE OR HAZARDOUS TREES:	8
TREES IN PRIVATE ACCESS EASEMENTS/TRACTS:	0
TREES IN CRITICAL AREAS AND BUFFERZ:	0
NET TREES:	491
REPLACEMENT TREES WILL CONSIST OF MINIMUM 2.5" CALIBER TREES. SEE LANDSCAPE PLANS.	24

TREC LEGEND

	TREES TO BE REMOVED
	TREES TO BE SAVED
	DEAD, DISEASED OR HAZARDOUS TREES (PER ARBORIST REPORT)



MAERTINS RANCH
 PRELIMINARY PLAT
 TREE CUTTING AND LAND CLEARING PLAN

CITY OF RENTON
 Planning/Building/Public Works Dept.



AS NOTED

NO.	REVISION	DATE	BY	APPROVED

D.R. STRONG
 CONSULTING ENGINEERS
 807 7TH AVENUE, SUITE 100
 SEATTLE, WA 98104



Call & Hearing Only Before You Dig
 811
 Utilities Underground Location Center
 (800) 487-4874

PROJECT NAME: MAERTINS RANCH
 XXXX-XXXX

EXHIBIT 5

PROJECT: SE 1/4 SECTION 3, TOWNSHIP 23 N, RANGE 5 E, W.M. - 2014-01-23-11:16:2014

SE 1/4 SECTION 3, TOWNSHIP 23 N, RANGE 5 E, W.M.
MAERTINS RANCH

TREES FOR RETENTION

Table with columns: TREE NO., SPECIES, DBH, OL, RETAINED. Lists tree inventory for retention, including species like Douglas-Fir, Fir, and Spruce.

TREES FOR RETENTION

Table with columns: TREE NO., SPECIES, DBH, OL, RETAINED. Continuation of tree inventory for retention.

TREES WITHIN ROW

Table with columns: TREE NO., SPECIES, DBH, OL, RETAINED. Lists trees located within rows.

DEAD & DISEASED TREES

Table with columns: TREE NO., SPECIES, DBH, OL. Lists dead and diseased trees.

OFFSITE TREES

Table with columns: TREE NO., SPECIES, DBH, OL. Lists trees located offsite.

DEAD & DISEASED TREES NOTE

TREE TABLE NOTE

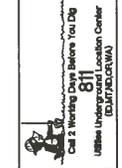
AS NOTED

REVISION

DATE

BY

APPROVED



D.R. STRONG CONSULTING ENGINEERS

CITY OF RENTON

MAERTINS RANCH PRELIMINARY PLAT TREE TABLE

DRS PROJECT NO. 14103

11-10-2014

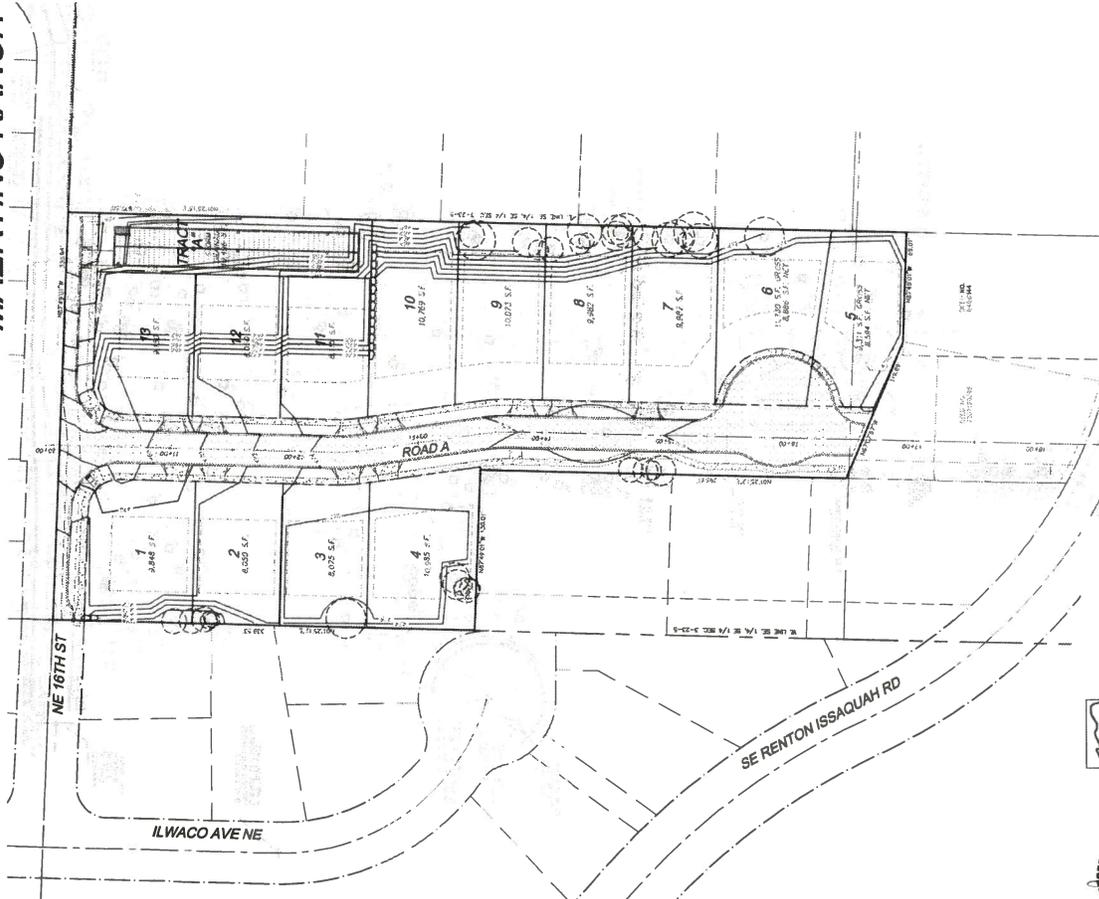
DATE

BY

APPROVED

SE 1/4 SECTION 3, TOWNSHIP 23 N, RANGE 5 E, W.M.

MAERTINS RANCH



PRELIMINARY SITE VOLUME CALCULATIONS

OUT VOLUME (CU YDS)	7,814
FILL VOLUME (CU YDS)	8,418
NET VOLUME (CU YDS)	604 FILL

* THESE VOLUME CALCULATIONS ARE APPROXIMATE. CONTRACTOR SHOULD USE THEIR OWN CALCULATIONS FOR CONSTRUCTION PURPOSES.

- GENERAL NOTES**
1. ALL SURPLUS SOILS SHALL BE EXPORTED TO AN APPROVED DROP OFF SITE.
 2. FILL NEEDED IN EXCESS OF ON-SITE SOIL SHALL BE IMPORTED FROM AN APPROVED SOURCE AND SHALL BE APPROVED BY THE GEOLOGICAL DIVISION.



11.16.2014
 MAERTINS RANCH
 PRELIMINARY PLAN
 CONCEPTUAL ROADS AND GRADING PLAN

AR CITY OF RENTON
 Planning/Building/Public Works Dept.



AS NOTED

DATE	BY	REVISION

NO.	DATE	BY	REVISION

D.R. STRONG
 CONSULTING ENGINEERS
 ENGINEERS PLANNERS SURVEYORS
 880 77th Avenue, Portland, WA 97208
 503.255.2222



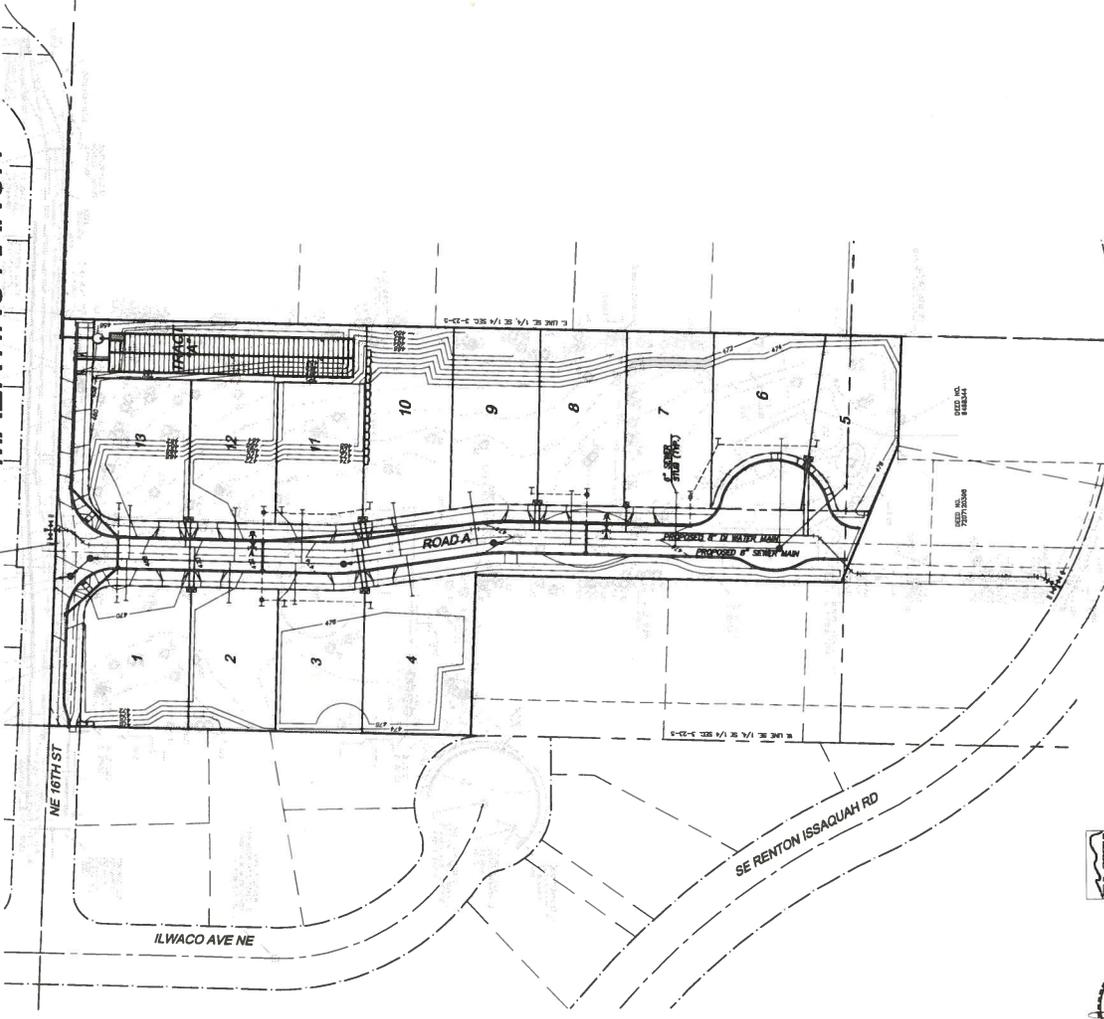
Call 2 Working Sites Today
CHI Location Center
 (509) 426-1100

XXXX-XXXX

PROJECT NAME
 MAERTINS RANCH

EXHIBIT 7

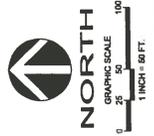
SE 1/4 SECTION 3, TOWNSHIP 23 N, RANGE 5 E, W.M.
MAERTINS RANCH



- LEGEND**
- FIRE 1 CATCH BASIN
 - FIRE 2 CATCH BASIN
 - SUMP
 - SUMP MANHOLE
 - WATER TEE
 - WATER TEE
 - FIRE HYDRANT
 - WATER METER
 - WATER METER
 - WATER ROAD

PROJECT NAME
 MAERTINS RANCH
 XXX-XXXX

EXHIBIT 9



DATE: 11.19.2014
 PROJECT NO.: 14103
 MAERTINS RANCH
 PRELIMINARY PLAT
 GENERALIZED UTILITIES PLAN

AR
 CITY OF RENTON
 Planning/Building/Public Works Dept.



AS NOTED
 SEE SHEET 14103-01 FOR
 GENERAL NOTES

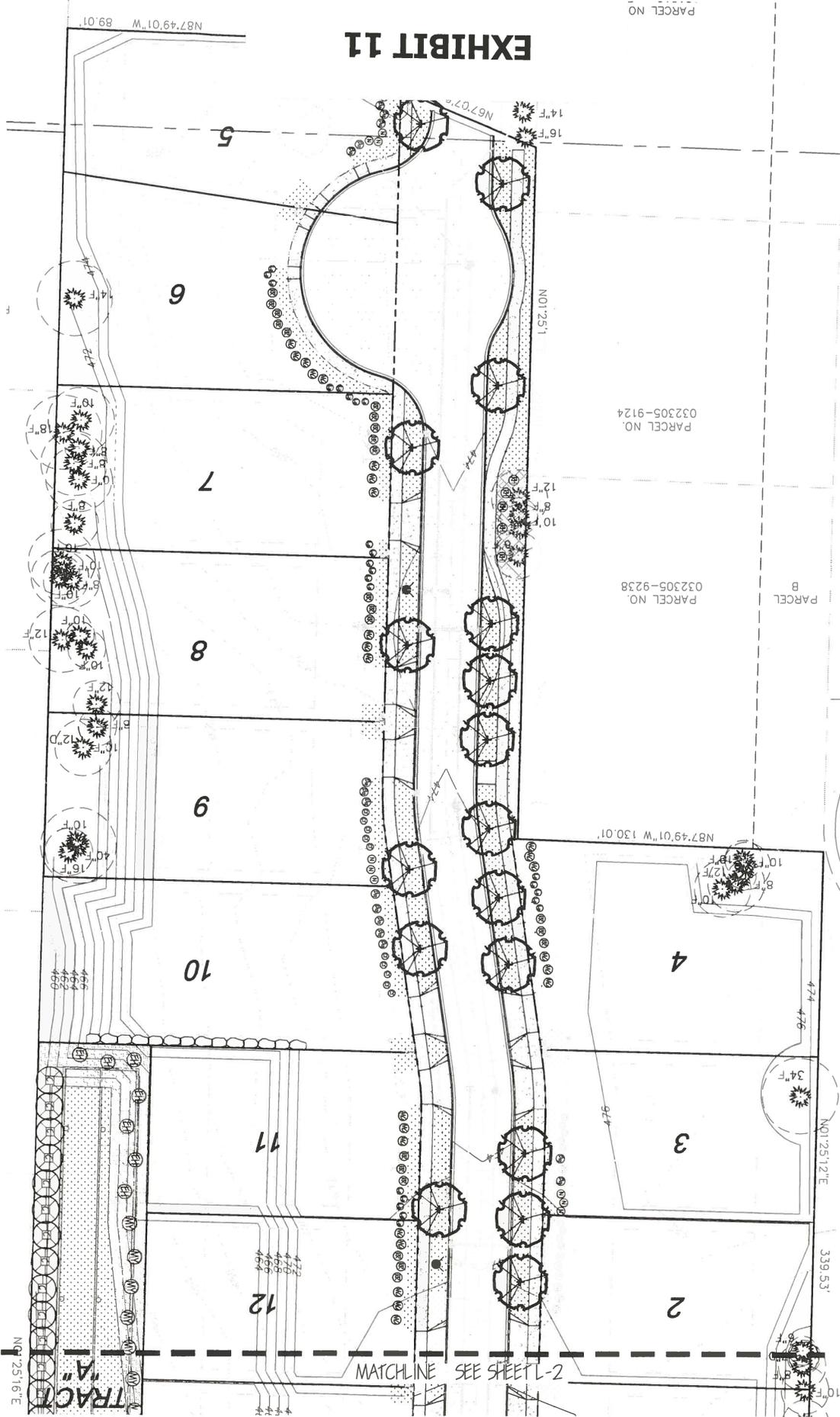
NO.	REVISION	DATE	BY	APPR.

D.R. STRONG
 CONSULTING ENGINEERS
 ENGINEERS PLANNERS ARCHITECTS
 880 7TH AVENUE, SUITE 1000, SEASIDE, WA 98138
 (206) 325-7200 / (206) 325-7202



Call 2 Working Days Before You Dig
811
 Local Call Center
 1-800-4-A-DIG (4264)
 (206) 465-4333

EXHIBIT 11



SHEET 1 of 2
L-1

PNW HOLDINGS, LLC
MAERTINS RANCH
LANDSCAPE PLAN

VARLEY • VARLEY • VARLEY
JEFF VARLEY landscape architect
2745 NE 170th Lane Woodville, Washington 98072
email varley_jeff@hotmail.com phone 425-468-9400
www.varleylandscape.com



REVISIONS		
NO.	DATE	DESCRIPTION

PREPARED FOR
PNW Holdings, LLC
October 29, 2014



Stephen H. Avril
Staff Geologist

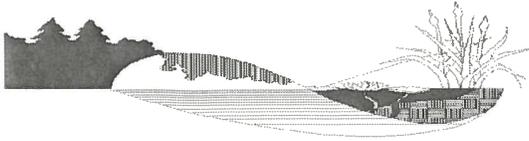


Kyle R. Campbell, P.E.
Principal

GEOTECHNICAL ENGINEERING STUDY
MAERTINS RANCH
RESIDENTIAL DEVELOPMENT
1508 ILWACO AVENUE NORTHEAST
RENTON, WASHINGTON
ES-3626

1805 - 136th Place I
Phone
Earth Solutions NW. LLC
Entire Document
Available Upon Request
Washington 98005
.711

EXHIBIT 12



Sewall Wetland Consulting, Inc.

PO Box 880
Fall City, WA 98024

Phone: 253-859-0515

October 24, 2014

Justin Lagers
PNW Holdings, LLC
9675 SE 36th Street, Suite 105
Mercer Island, WA

RE: Critical Area Report – Maertins Parcel#032305-9021
City of Renton, Washington
SWC Job #14-199

Dear Justin,

This report describes our observations of jurisdictional wetlands, streams and buffers on or within 200' of the Maertins property (Parcel#032305-9021) located at 1508 Ilwaco Avenue NE, within the City of Renton, Washington (the "site").

The site consists of an irregular shaped 4.08 acre parcel located on the south of NE 16th Street, within the SE ¼ of Section 3, Township 25 North, Range 5 East of the W.M.

The site consists of an existing single family parcel that includes a single family homes as well as a centrally located barn. Landscaped lawn areas surround the home and the barn has several fenced pastures areas to its north, east and west. A gravel driveway accesses the site off Ilwaco Avenue NE from a cul-de-sac located along the sites western border.

**Entire Document
Available Upon Request**

EXHIBIT 13

**MAERTINS RANCH
TRAFFIC IMPACT ANALYSIS**

CITY OF RENTON

Prepared for

**Mr. Justin Lagers
PNW Holdings, LLC.
9675 SE 36th St., Suite 105
Mercer Island, WA 98040**

Prepared by



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

Monday, October 27, 2014

**Entire Document
Available Upon Request**

EXHIBIT 14

TECHNICAL INFORMATION REPORT

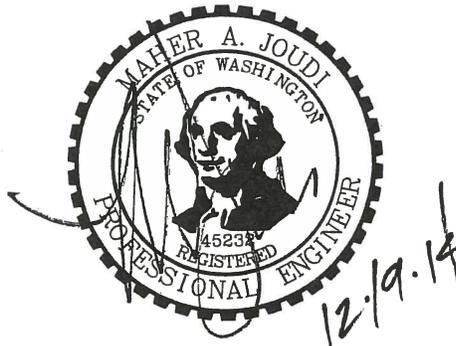
for

MAERTINS RANCH

Preliminary Plat

1508 Ilwaco Avenue NE Renton, WA

DEC 19 2014



DRS Project No. 14103
Renton File No.

Owner/Applicant

PNW Holdings LLC
9675 SE 36th Street, Suite 105
Mercer Island, WA 98040

Report Prepared by



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

Report Issue Date

**Entire Document
Available Upon Request**

EXHIBIT 15



Greenforest Incorporated



Consulting Arborist

November 12, 2014

Justin Lagers
PNW Holdings, LLC
9675 SE 36th Street, Suite 105
Mercer Island, WA 98040

RE: Arborist Report for Maertins Ranch
1508 Ilwaco Ave NE, Renton WA 98059

Dear Mr. Lagers:

This letter is my report of the significant trees at the above referenced site. I received a Topographic Survey prepared by DR Strong Consulting Engineers showing the location of the surveyed significant trees on site. My assignment is to inspect the trees and assess their condition.

I visited the site 11/4/2014 and inspected the significant trees. The site has a slight northeastern aspect with a single-family residence and detached garage at the south end of the parcel. Much of the site is horse pasture, and includes a barn. Native trees border the east perimeter, and also stand as single trees or small groves throughout the site.

I initially inspected a total of 208 trees, which includes trees in the rights-of-way and on the adjoining parcels. Douglas-fir trees dominate the site in size and quantity. They are in fair to excellent shape, and most have asymmetric canopies from space competition with adjacent trees. All the Pacific madrones are diseased, which is typical for this species in this region. And they, more so than the firs, have lopsided canopies for the same reason. Other species on site include Western hemlock, Incense cedar, Western red-cedar, Sweetgum and Red alder.

This report inventories total of 122 healthy significant trees on the site. Trees that are off site, too small, within a R-O-W, or are either dead, dying or diseased are not included. Thirty-four (34) of the healthy trees are proposed for retention.

TREE INSPECTION

**Entire Document
Available Upon Request**

4547 South L

al. 206-723-0656

EXHIBIT 16



King County
DDES
 DEPARTMENT OF DEVELOPMENT AND
 ENVIRONMENTAL SERVICES
 900 Oakesdale Avenue Southwest
 Renton, Wa 98055-1219

This certificate provides the Seattle King County Department of Public Health and the Department of Development and Environmental Services with information necessary to evaluate development proposals.

King County Certificate of Water Availability

Do not write in this box

number
name

- Building Permit Preliminary Plat or PUD
 Short Subdivision Rezone or other _____

Applicant's name: PNW Holdings NW (Contact: Justin Lagers 253-405-5587)

Proposed use: Single Family Residences – Maertins Ranch – 13 Lots
 Location: 1508 Ilwaco Ave NE Renton, WA 98059

(attach map and legal description if necessary)

Water purveyor information:

1. a. Water will be provided by service connection only to an existing (size") water main that is fronting the site.
 OR/AND
 b. Water service will require an improvement to the water system of:
 (1) _____ feet of water main to reach the site; and/or
 (2) The construction of a distribution system on the site; and/or
 (3) Other (describe) **Developer Extension Required. System requirements will be determined at pre design meeting. District will require Developer Extension Agreement and Deposit, Certificate of Insurance, Performance Bond (if necessary) and all related easements prior to construction.**

2. a. The water system is in conformance with a County approved water comprehensive plan.
 OR
 b. The water system improvement is not in conformance with a County approved water comprehensive plan and will require a water comprehensive plan amendment. (This may cause a delay in issuance of a permit or approval).

3. a. The proposed project is within the corporate limits of the district, or has been granted Boundary Review Board approval for extension of service outside the district or city, or is within the County approved service area of a private water purveyor.
 OR
 b. Annexation or Boundary Review Board (BRB) approval will be necessary to provide service.

4. a. Water will be available at the rate of flow and duration indicated below at no less than 20 psi measured at the nearest fire hydrants within 300 feet from all buildings/property (or as marked on the attached map):

Rate of flow at Peak Demand <input type="checkbox"/> less than 500 gpm (approx. _____ gpm) <input type="checkbox"/> 500 to 999 gpm <input checked="" type="checkbox"/> 1000 gpm or more <input type="checkbox"/> flow test of _____ gpm <input type="checkbox"/> calculation of _____ gpm	Duration <input type="checkbox"/> less than 1 hour <input type="checkbox"/> 1 hour to 2 hours <input checked="" type="checkbox"/> 2 hours or more <input type="checkbox"/> other _____
---	---

(Note: Commercial building permits which includes multifamily structures require flow test or calculation.)

 OR
 b. Water system is not capable of providing fire flow.

5. a. Water system has certificates of water right or water right claims sufficient to provide service.
 OR
 b. Water system does not currently have necessary water rights or water right claims.

Comments/conditions: WAC @ \$300.00 = Total fees = \$300.00. Fees per lot: WAC @ \$125, GFC @ \$4000, SPUFC @ \$936, 5/8" Meter Drop @ \$500 = Total fees per lot: \$5561. **FEES SUBJECT TO CHANGE WITHOUT PRIOR NOTICE. Paving plus 20% to be billed separately where applicable.**

I certify that the above water purveyor information is true. This certification shall be valid for 1 year from date of signature.
 KING COUNTY WATER DISTRICT #90 Joshua Deraitus RENEWAL FEES: W/ IN 1 YEAR \$50.00
 Agency name _____ AFTER 1 YEAR \$125.00

Operations Manager
 Title

10-14-14
 Date

EXHIBIT 17

Maertins Ranch

Construction Mitigation Description

The following narrative is provided to describe the proposed construction mitigation measures the Developer and general contractor for Maertins Ranch will implement during the duration of the site development and infrastructure period as well as during building construction.

Proposed Construction Dates (Site Work): June 2015– October 2015

The Developer anticipates on beginning clearing and site development work in the early summer of 2015 depending on the timing of approvals. The Developer anticipates a 120 day schedule to finalize all grading, storm, sewer, water and first lift of asphalt on the site. Frontage improvements along NE 16th Street will be a priority to minimize the impacts on the circulation and traffic flows in the area, along with construction of the storm water vault. The goal will be to have the site completely stabilized by October 1st, 2015 before the wet season.

Proposed Construction Dates (Building Construction): August 2012 – May 2013

The Developer plans on beginning construction of a model home in December of 2015 and anticipates starting three homes per month thereafter with an average construction timeline of five months to complete.

Hours & Days of Operation

Normal site hours of operation will be in compliance with the allowable working hours in the City of Renton which are as follows:

For the remodel or addition to a single-family residence, permitted work hours in or within 300 feet of residential areas are 7:00 a.m. - 10:00 p.m. Monday through Friday, and 9:00 a.m. - 10:00 p.m. Saturday and Sunday. For new single-family residences and non-residential construction, the permitted work hours are 7:00 a.m. - 8:00 p.m. Monday through Friday, 9:00 a.m. - 8:00 p.m. Saturday, and no work shall be permitted on Sunday.

November 18, 2014

Project No. 14103

**CITY OF RENTON
SCHOOL WALKWAY ANALYSIS
PRELIMINARY PLAT OF MAERTINS RANCH**

The project is a proposed single-family residential development of 4.079 acres, known as Tax Parcel 0323059021 into **13 single-family residential lots**. The property is located at **1508 Ilwaco Avenue NE in the City of Renton, Washington**.

Project Contact Information:

Developer:	PNW Holdings LLC 9675 SE 36th Street, Suite 105 Mercer Island, WA 98040 (206) 588-1147
Engineer/Surveyor:	D. R. STRONG Consulting Engineers Inc. 620 7th Avenue Kirkland, WA 98033 (425) 827-3063 Maher A. Joudi, P.E.

Overview:

The proposed subdivision is within Issaquah School District #411 and the following are the public schools of residence for students within this subdivision:

- Newcastle Elementary - 8400 136th Avenue SE Newcastle, WA 98059
- Maywood Middle - 14490 168th Avenue SE, Renton, WA 98059
- Liberty High - 16655 SE 136th, Renton, WA 98059

Bus service is provided to all three of these schools. Students living in the new subdivision will catch the bus at the intersection of 148th Avenue SE and NE 17th Street. This bus stop is approximately 0.20 miles east of the new subdivision. Students will have to walk northwest along the existing sidewalk in Ilwaco Avenue NE and cross the intersection of Ilwaco Avenue NE and NE 16th Street to the sidewalk along the north side of NE 16th Street. Students will walk east along this street and north up Lyons Place NE. Then they will have to cross to the north side of NE 17th Street and continue east along this street until they reach 148th Avenue SE.

Clark Close

From: Sabrina Mirante
Sent: Friday, January 30, 2015 9:27 AM
To: Clark Close
Subject: FW: City of Renton Notice of Preliminary Plat - Maertins Ranch Preliminary Plat - LUA14-001568, ECF, PP

From: Morgan, Gayle Transportation - Staff [<mailto:MorganG@issaquah.wednet.edu>]
Sent: Wednesday, November 26, 2014 7:10 AM
To: Sabrina Mirante
Cc: Clark Close; Anderson, Bridget Transportation - Staff
Subject: RE: City of Renton Notice of Preliminary Plat - Maertins Ranch Preliminary Plat - LUA14-001568, ECF, PP

No problem, Sabrina. This address is just barely inside of our district and does create a bit of a pickup and drop off problem. However, they do belong to us and we will accommodate. They would go to:

Newcastle Elem
Maywood Middle
Liberty High



Gayle J. Morgan
Issaquah School District #411
Transportation Director
425-837-6332

Denis Law
Mayor

City of
Renton



December 19, 2014

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

Claudia Donnelly
10415 147th Avenue SE
Renton, WA 98059

SUBJECT: MAERTINS RANCH PRELIMINARY PLAT COMMENT RESPONSE LETTER
LUA14-001568, ECF, PP

Dear Mrs. Donnelly:

Thank you for your comments related to Maertins Ranch Preliminary Plat; dated December 14, 2014 (received on December 17, 2014) wherein you raised several concerns regarding the proposed project. Your letter will be added to the public record for consideration by the reviewing official and you have been added as a party of record.

The applicant, PNW Holdings, LLC, has only made application for Preliminary Plat and Environmental Review for the subject development and a decision has yet to be made by the City of Renton. Your comments are used to help City staff complete a comprehensive review which will continue over the coming month(s).

The following comments are in response to your letter sent to the City.

- **Concerns about the proposed surface water vault to collect storm water runoff.**

A drainage plan and Preliminary Technical Information Report dated November 18, 2014 was submitted by D.R. Strong Consulting Engineers, Inc. The proposed 13-lot subdivision, zoned R-4, is subject to full drainage in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM. All core and six special requirements have been discussed in the report. The 4.079 acre site is located within the May Creek 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 forested conditions. The applicant's engineer has designed a detention vault to be located in a tract ("Tract A") at the northeast corner for the site and will discharge to the north east. Appropriate Best Management Practices (BMPs) from the Washington State Department of Ecology Manual for individual lot flow control will be required to help mitigate the new runoff created by this development. Evaluation and inclusion of a BMP will be accomplished at final engineering.

A copy of the Preliminary Technical Information Report is available for review at City Hall, 6th floor at 1055 S. Grady Way, Renton, WA 98057.

- **How many trees will the developer save?**

The Arborist Report, prepared by Greenforest Incorporated (dated November 12, 2014), identified 159 onsite trees, 8 dead, dying or diseased trees, 32 trees within a right-of-way for a total of 119 net trees. The applicant is proposing to retain 34 of these healthy trees. The average size of the trunk (DBH) for the 34 trees is 11.7 inches (11.7") and the species include 27 Douglas-firs, six (6) Western red-cedars, and one (1) Madrone. Other species on the site include Western hemlock, Incense cedar, Sweetgum, and Walnut.

A copy of the Arborist Report is available for review at City Hall, 6th floor at 1055 S. Grady Way, Renton, WA 98057.

- **How will Renton protect area environment – Renton officials don't make developers put up silt fences to protect other people's property. How will Renton officials make developers adhere to their ordinances and other state laws?**

Temporary erosion and sedimentation control measures would be implemented during construction. They include, but not limited to, hay bales, siltation fences down slope of any disturbed areas or stockpiles, surface water collection from disturbed areas routed through a sediment vault or sediment traps, interceptor berms or swales, controlled surface grading, mulch and seeding, and a stabilized construction entrance in accordance with City of Renton requirements. Areas to remain undisturbed will be delineated with a high visibility plastic fence prior to any site clearing or grading.

The applicant will be required to comply with the City's development regulations as well as Washington State's Environmental Policy (SEPA) which includes requirements for mitigation for impacts caused by the development.

The City will review the proposal with regard to the protection of valuable environmental amenities and to ensure the development is as compatible as possible with the ecological balance of the area. The goals of the City are to preserve drainage patterns, protect groundwater supply, prevent erosion, and preserve trees and natural vegetation. Additionally, the applicant is required to demonstrate proper provisions for all public facilities (including access, circulation, utilities, and services).

Thank you for interest in this project and if you have any further questions please feel free to contact me at 425-430-7289 or cclose@rentonwa.gov.

Sincerely,



Clark H. Close
Associate Planner

ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE: January 5, 2015

Project Name: Maertins Ranch Preliminary Plat

Project Number: LUA14-001568, ECF, PP

Project Manager: Clark H. Close, Associate Planner

Owner: Llorra S. Maertins Revocable Trust
1508 Ilwaco Ave NE, Renton, WA 98059

Applicant/Contact: Justin Lagers, PNW Holdings, LLC
9675 SE 36th Street, Suite 105
Mercer Island, WA 98040

Project Location: 1508 Ilwaco Ave NE, Renton, WA 98059 (*also known as 10918 144th Ave SE*)

Project Summary: The applicant has submitted a proposal requesting SEPA Environmental Review and Preliminary Plat approval for a 13-lot subdivision. The 4.079 acre site is located at 1508 Ilwaco Avenue NE within the Residential-4 zoning district (APN 0323059021). The parcel would be divided into 13 residential lots and one storm drainage tract and would result in a net density of 4.32 dwelling units per net acre. The drainage tract measures 10,496 square feet (sf) and consists of a stormwater detention vault. The proposed lots would range in size from 8,050 sf to 10,985 sf with an average lot size of 9,274 sf. Access to the site would be from NE 16th Street. No critical areas have been identified onsite. Soils consist of AgC, Alderwood gravelly sandy loam with slopes ranging from 8-15%. The existing site topography descends from the north towards the east, with an elevation change of 20 feet.

The site currently contains one single-family residence, a detached garage, a barn, and associated gravel driveways on the site. All existing structures are proposed for demolition. There are 159 significant trees on the site and the applicant is proposing to retain 34 original trees.

The applicant has submitted a Critical Area Report, Technical Information Report, Traffic Impact Analysis, Arborist Report, and a Geotechnical Engineering Study with the application. The applicant will dedicate 46,627 sf for public streets with an access road running north/south, through the property, to serve the new lots.

Site Area: 177,683 SF (4.079 acres)

STAFF RECOMMENDATION: Staff Recommends that the Environmental Review Committee issue a Determinati IS-M).

Entire Document
Available Upon Request

Denis Law
Mayor

City of
Renton



January 8, 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 January 5, 2015:

SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNS-M)
PROJECT NAME: Maertins Ranch Preliminary Plat
PROJECT NUMBER: LUA14-001568, ECF, PP

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on January 23, 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) 430-7289.

For the Environmental Review Committee,

Handwritten signature of Clark H. Close in cursive.

Clark H. Close
Associate 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



NOTICE

OF ENVIRONMENTAL DETERMINATION ISSUANCE OF A DETERMINATION OF NON-SIGNIFICANCE - MITIGATED (DNS-M)

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME: Maertins Ranch
PROJECT NUMBER: LUA14-001568, ECF, PP
LOCATION: 1508 Ilwaco Ave NE, Renton, WA 98059
 (also known as 10918 144th Ave SE)
DESCRIPTION: Proposed subdivision of a 4.079 acre site is located within the R-4 (Residential 4 dwelling units per acre) zoning designation. The parcel (APN 0323059021) would be divided into 13 residential lots and one storm drainage tract and would result in a net density of 4.32 du/ac. The drainage tract measures 10,496 square feet (sf) and consist of a stormwater detention vault. The proposed lots would range in size from 8,050 sf to 10,985 sf. Access to the site would be gained from NE 16th Street. No critical areas have been identified onsite. All existing improvements and buildings will be demolished or removed during plat construction. The applicant has proposed to retain 34 trees.

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 pm on January 23, 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 City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

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 FEBRUARY 10, 2015 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.

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

PROJECT NUMBER: LUA14-001568, ECF, PP
APPLICANT: Justin Lagers, PNW Holdings, LLC
PROJECT NAME: Maertins Ranch Preliminary Plat

The applicant has submitted a proposal requesting SEPA Environmental Review and Preliminary Plat approval for a 13-lot subdivision. The 4.079 acre site is located at 1508 Ilwaco Avenue NE within the Residential-4 zoning district (APN 0323059021). The parcel would be divided into 13 residential lots and one storm drainage tract and would result in a net density of 4.32 dwelling units per net acre. The drainage tract measures 10,496 square feet (sf) and consists of a stormwater detention vault. The proposed lots would range in size from 8,050 sf to 10,985 sf with an average lot size of 9,274 sf. Access to the site would be from NE 16th Street. No critical areas have been identified onsite. Soils consist of AgC, Alderwood gravelly sandy loam with slopes ranging from 8-15%. The existing site topography descends from the north towards the east, with an elevation change of 20 feet.

The site contains one single-family residence, a detached garage, a barn, and associated gravel driveways on the site. All existing structures are proposed for demolition. There are 159 significant trees on the site and the applicant is proposing to retain 34 original trees.

The applicant has submitted a Critical Area Report, Technical Information Report, Traffic Impact Analysis, Arborist Report, and a Geotechnical Engineering Study with the application. The applicant will dedicate 46,627 sf for public streets with an access road running north/south, through the property, to serve the new lots.

PROJECT LOCATION: 1508 Ilwaco Ave 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 January 23, 2015. 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.

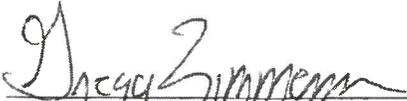
DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



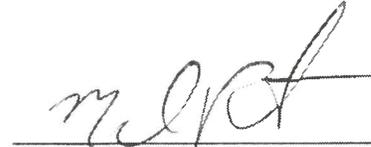
PUBLICATION DATE: January 9, 2015

DATE OF DECISION: January 5, 2015

SIGNATURES:


Gregg Zimmerman, Administrator
Public Works Department

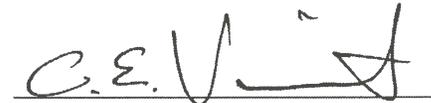
1/5/15
Date


Mark Peterson, Administrator
Fire & Emergency Services

1/5/15
Date


Terry Higashiyama, Administrator
Community Services Department

1/5/15
Date


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

1/5/15
Date

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

PROJECT NUMBER: LUA14-001568, ECF, PP
APPLICANT: Justin Lagers, PNW Holdings, LLC
PROJECT NAME: Maertins Ranch Preliminary Plat

The applicant has submitted a proposal requesting SEPA Environmental Review and Preliminary Plat approval for a 13-lot subdivision. The 4.079 acre site is located at 1508 Ilwaco Avenue NE within the Residential-4 zoning district (APN 0323059021). The parcel would be divided into 13 residential lots and one storm drainage tract and would result in a net density of 4.32 dwelling units per net acre. The drainage tract measures 10,496 square feet (sf) and consists of a stormwater detention vault. The proposed lots would range in size from 8,050 sf to 10,985 sf with an average lot size of 9,274 sf. Access to the site would be from NE 16th Street. No critical areas have been identified onsite. Soils consist of AgC, Alderwood gravelly sandy loam with slopes ranging from 8-15%. The existing site topography descends from the north towards the east, with an elevation change of 20 feet.

The site currently contains one single-family residence, a detached garage, a barn, and associated gravel driveways on the site. All existing structures are proposed for demolition. There are 159 significant trees on the site and the applicant is proposing to retain 34 original trees.

The applicant has submitted a Critical Area Report, Technical Information Report, Traffic Impact Analysis, Arborist Report, and a Geotechnical Engineering Study with the application. The applicant will dedicate 46,627 sf for public streets with an access road running north/south, through the property, to serve the new lots.

PROJECT LOCATION: 1508 Ilwaco 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 Earth Solutions NW, LLC (dated October 29, 2014).

ADVISORY NOTES:

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.*

Engineering Review Comments: Vicki Grover | 425-430-7291 | vgrover@rentonwa

Recommendations: I have reviewed the application for Maertins Ranch Preliminary Plat generally located at 10918 144th Avenue SE and have the following comments:

EXISTING CONDITIONS

WATER: Water service is provided by King County Water District 90.

SEWER: Sewer service is provided by the City of Renton. There is an existing 8-inch gravity sewer main along NE 16th Street and an existing 8 inch gravity sewer main in Ilwaco Avenue NE.

STORM: There is an existing 12-inch storm conveyance in NE 16th Street and in Ilwaco Avenue NE.

STREETS: There are frontage improvements in the area.

CODE REQUIREMENTS

WATER

1. Approved water plans from King County Water District 90 are required for the utility construction plan review.
2. New hydrants shall be installed per Renton's fire department standards to provide the required coverage of all lots.
3. All plats shall provide separate water service stubs to each building lot prior to recording of the plat.

SANITARY SEWER

1. Sewer service will be provided by the City of Renton.
2. All plats shall provide separate side sewer stubs to each building lot prior to recording of the plat.
3. 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 \$2,135.00 per new single-family lot. This is payable at the time the utility construction permit is issued.

SURFACE WATER

1. A drainage plan and Preliminary Technical Information Report dated November 18, 2014 was submitted by D.R. Strong Consulting Engineers. The proposed 13 lot subdivision, zoned R-4, is subject to full drainage in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM. All core and six special requirements have been discussed in the report. The 4.079 acre site is located within the May Creek 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 forested conditions. The applicant's engineer has designed a detention vault to be located in a tract at the northeast corner for the site and will discharge to the north east. The developed area breakdown values on page 17 are close to the values stated in the text on page 1. Please be consistent throughout the report with correct pervious/impervious area values. The mitigation requirements in Section 1.2.3.2.E will need to be addressed in more detail on the permit submittal.

2. All work proposed outside of the applicant's property will require a temporary construction easement be submitted to the City prior to any permits being issued.

3. Basic water quality will be provided using a StormFilter system. Appropriate individual lot flow control BMPs will be required to help mitigate the new runoff created by this development.

4. A Geotechnical Engineering Study, dated October 29, 2014 was submitted by Earth Solutions NW, LLC. The report identifies the soils as glacial till. These soils will not support infiltration. Please address the perimeter drains around the vault as recommended on pages 8 and 9.

5. Surface water system development fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit.

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

TRANSPORTATION/STREET

1. The 2015 transportation impact fee rate is \$2,214.44 per new single family home. The transportation impact fee that is current at the time of building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit. Credit will be given to the existing home to be demolished.

2. A traffic analysis dated October 27, 2014, was provided by Northwest Traffic Experts. The proposed 13-lot subdivision would average 124 daily vehicle trips. Weekday peak hour AM trips would generate 10 vehicle trips, with 8 vehicles leaving and 2 vehicles entering the site. Weekday peak hour PM trips would generate 13 vehicle trips, with 8 vehicles entering and 5 vehicles exiting the site. Increased traffic created by the development will be mitigated by payment of transportation impact fees.

3. To meet the City's complete street standards, the new internal roadway is designed to meet the residential access roadway per City code 4-6-060. The new internal roadway has 53-foot of right-of-way, with 26 feet of pavement, curb, gutter, an 8-foot planter strip, a 5-foot sidewalk. Street lighting shall be installed along both sides of the street. One side of the road will be marked No Parking.

4. Existing right-of-way width in NE 16th Street fronting the site is approximately 25 feet. NE 16th Street is classified as Residential Access. To meet the City's complete street standards, street improvements including an 8-foot planting strip behind the existing curb, a 5-foot sidewalk, a 2-foot strip back of sidewalk, storm drainage and street lighting will be required. To build this street section, approximately 25 feet of right-of-way will be required to be dedicated to the City along the project side in NE 16th Street.

5. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.

GENERAL COMMENTS

1. Separate permits and fees for storm connections will be required.

2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.

3. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed structural engineer. Special inspection is required.

4. All fees quoted herein are for the 2015 calendar year.

Fire Review - Building Comments: Corey Thomas | 425-430-7024 | 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 prior to recording the plat. Credit is granted for the removal of any existing homes.

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 hydrant in this area and it meets current code. 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. Approved apparatus turnarounds are required for dead end roads exceeding 150 feet. An approved cul-de-sac type turnaround is required for dead end streets over 300 feet long. Per city ordinance all homes beyond 500 feet dead end will require an approved fire sprinkler system, this applies to Lots 5 and 6.

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

Recommendations:

1. RMC section 4 4 030.C.2 limits haul hours between eight thirty (8:30) a.m. and three thirty (3:30) p.m., Monday through Friday unless otherwise approved in advance by the Development Services Division.

2. Commercial, multi family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.

3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plants appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.

4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.

5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.

6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.

Police Review Comments: Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: Minimal CFS estimated annually.

Technical Services Comments: Bob MacOnie | 425-430-7369 | bmaconie@rentonwa.gov

Recommendations: Preliminary Plat: Bob MacOnie 12/10/2014

The final plat document must be prepared under the direction of and stamped by a licensed "Professional Land Surveyor."

Note the City of Renton land use action number and land record number, LUA14-001568 and LND10-0520, respectively, on the final plat submittal. The type size used for the land record number should be smaller than that used for the land use action number. Please note that the land use action number provided will change when this subdivision changes from preliminary to final plat status.

Show two ties to the City of Renton Survey Control Network on the plat. The geometry will be checked by the city when the ties have been provided.

Include the "SURVEYOR'S NOTES", "TITLE RESTRICTIONS" and "REFERENCES" blocks (currently noted on Sheet 2 of 8 of the preliminary plat submittal) in the final plat submittal. These blocks reference a statement of equipment and procedures (WAC32 130 100), notes the date the existing city monuments were visited and what was found (WAC 332 130 150) and provides information to determine how the plat boundary was established.

Provide lot closure calculations.

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

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

The lot addresses will be provided by the city when the final plat package is submitted. Note said addresses and the street name on the plat drawing.

On the final plat submittal, remove all references pertaining to utilities facilities, trees, concrete, gravel, decks and other items not directly impacting the subdivision. These items are provided only for preliminary plat approval.

Do note encroachments.

Do include in the "LEGEND" block the symbols and their details that are used in the plat drawing.

Do not include a utility provider's block, an owner's block, an engineer/surveyor block and an architect block.

Do not include any references to use, density or zoning on the final submittal.

If the abutting properties are platted, note the lot numbers and plat name on the plat submittal, otherwise note said abutting properties as 'Unplatted'.

Remove the building setback lines from the proposed lots. Setbacks will be determined at the time that building permits are issued.

Note the research resources on the plat submittal.

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

Provide City of Renton "APPROVALS" blocks for the City of Renton Administrator, Public Works Department, the Mayor, City Clerk and the Finance Director.

A pertinent approval block is also needed for the King County Assessor's Office. Provide signature lines as required.

If there is a new Restrictive Covenants, Conditions & Restrictions document for this plat, then reference the same on the plat submittal and provide a space for the recording number thereof.

Note that if there are restrictive covenants, agreements or easements to others (neighboring property owners, etc.) as part of this subdivision, they can be recorded concurrently with the plat. The plat drawings and the associated document(s) are to be given to the Project Manager as a package. The plat document will be recorded first (with King County). The recording number(s) for the associated document(s) (said documents recorded concurrently with, but following the plat) need to be referenced on the plat drawings.

There needs to be language regarding the conveyance of "Tract A" (created by the plat); please check with the Stormwater Utility to see if they will require that the City be the owner of Tract "A". If not, and if there is to be a Homeowners' Association (HOA) created for this plat, the following language concerning ownership of "Tract A" (the storm drainage area) applies to this plat and should be noted on the final plat drawing as follows:

Upon the recording of this plat, Tract A is hereby granted and conveyed to the Plat of Maertins Ranch Homeowners' Association (HOA) for a storm drainage facility. All necessary maintenance activities for said Tract will be the responsibility of the HOA. In the event that the HOA is dissolved or otherwise fails to meet its property tax obligations, as evidenced by non-payment of property taxes for a period of eighteen (18) months, then each lot in this plat shall assume and have an equal and undivided ownership interest in the Tract previously owned by the HOA and have the attendant financial and maintenance responsibilities.

Otherwise, use the following language on the final plat drawing: Lots 1 through 13, inclusive, shall have an equal and undivided ownership interest in "Tract A".

The foregoing statements are to be accompanied by language defining the maintenance responsibilities for any infrastructure located on the Tract serving the plat or reference to a separate recording instrument detailing the same.

Please discuss with the Stormwater Utility any other language requirements regarding surface water BMPs and other rights and responsibilities.

All vested owner(s) of the subject plat, at the time of recording, need to sign the final plat.

For the street dedication process, include a current title report at the time of final plat submittal noting the vested property owner.

Remove the heavy boundary line extending north of the west line of proposed Lot 1, crossing NE 16th Street.

Community Services Comments: Leslie Betlach | 425-430-6619 | lbetlach@rentonwa.gov
Recommendations: Parks Impact Fee per Ordinance 5670 applies. There are no impacts to Parks.

M E M O R A N D U M

DATE: February 2, 2015

TO: Clark H. Close, Associate Planner

FROM: Steve Lee, Development Engineering Manager 

SUBJECT: **Traffic Concurrency Test – Maertins Ranch Preliminary Plat;
File No. LUA14-001568, ECF, PP**

The applicant is requesting SEPA Environmental Review and Preliminary Plat approval for a 13-lot subdivision. The 4.079 acre site is located at 1508 Ilwaco Avenue NE within the Residential-4 zoning district (APN 0323059021). The parcel would be divided into 13 residential lots and one storm drainage tract and would result in a net density of 4.32 dwelling units per net acre. The applicant will dedicate 46,627 square feet for public streets with an access from NE 16th Street. The proposal includes roughly 645 linear feet of public roadway (with utilities) improvements in order to provide access to proposed lots.

The proposed development would generate approximately 124 net new average weekday daily trips. During the weekday AM peak hour, the project would generate approximately 10 net new trips (2 inbound and 8 outbound). During the weekday PM peak hour, the project would generate approximately 13 net new trips (8 inbound and 5 outbound). The proposed 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	

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 94,765 trips, which provides sufficient capacity to accommodate the 124 additional trips from this project. A resulting 94,641 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.*

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.



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) - Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: November 25, 2014
LAND USE NUMBER: LU14-001568, ECF, PP
PROJECT NAME: Maertins Ranch

PROJECT DESCRIPTION: The applicant has submitted a proposal requesting SEPA Environmental Review and Preliminary Plat approval for a 13-lot subdivision. The 4.279 acre site is located at 1508 Ilwaco Avenue NE (also known as 10518 144th Ave SE) within the Residential-4 zoning district (APN 0923039021). The parcel would be divided into 13 residential lots and one storm drainage tract and would result in a net density of 4.32 du/acre. The drainage tract into 13 residential lots and one storm drainage tract and would result in a net density of 4.32 du/acre. The drainage tract into 13 residential lots and one storm drainage tract and would result in a net density of 4.32 du/acre. The drainage tract into 13 residential lots and one storm drainage tract and would result in a net density of 4.32 du/acre.

PROJECT LOCATION: 1508 Ilwaco Ave NE, Renton, WA 98059 (also known as 10518 144th Ave SE)

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: November 18, 2014
NOTICE OF COMPLETE APPLICATION: November 25, 2014
APPLICANT/PROJECT CONTACT PERSON: Justin Lagers, PNW Holdings/9675 SE 36th St, Ste. 105/Mercer Island, WA 98040/206-886-1147
Permits/Review Requested: Environmental (SEPA) Review, Preliminary Plat Approval
Other Permits which may be required: Building, Construction
Requested Studies: Critical Area Report, Technical Information Report, Traffic Impact Analysis, Arborist Report, Geotechnical Engineering Study
Location where application may be reviewed: Department of Community & Economic Development (CED) - Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED - Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Maertins Ranch/1414-001568, ECF, PP CITY/STATE/ZIP: _____
MAILING ADDRESS: _____
TELEPHONE NO.: _____

PUBLIC HEARING: Public hearing is tentatively scheduled for February 10, 2015 before the Renton Hearing Examiner in Renton Council Chambers at 10:00 am on the 7th floor of Renton City Hall located at 1055 South Grady Way.

CONSISTENCY OVERVIEW: Land Use/Zoning: The subject site has a designation of Residential Low Density (RLD) Comprehensive Land Use Map and Residential 4 (R-4) on the City's Zoning Map.

Environmental Documents that Evaluate the Proposed Project: Environmental (SEPA) Checklist

Development Regulations Used For Project Mitigation: The project will be subject to the City's SEPA ordinance, RMC 4-3-110A; 4-4-030; 4-4-070; 4-6-060; 6-7-080; 4-7-170; and other applicable codes and regulations as appropriate.

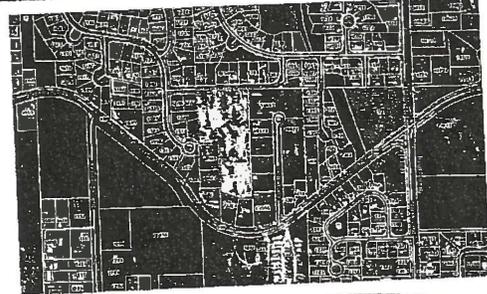
Proposed Mitigation Measures: The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.

- The applicant shall comply with the recommendations included in the Geotechnical Engineering Report prepared by Earth Solutions NW, LLC dated October 28, 2014 or an updated report submitted at a later date.

Comments on the above application must be submitted in writing to Clark H. Close, Associate Planner, CED - Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on December 9, 2014. This matter is also tentatively scheduled for a public hearing on February 10, 2015 at 10:00 am, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division at (425) 430-6978. Following the issuance of the SEPA Determination, ensure that the hearing has not been rescheduled at (425) 430-6978. If you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner, if you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

CONTACT PERSON: Clark H. Close, Associate Planner; Tel: (425) 430-7289; Email: cclose@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION



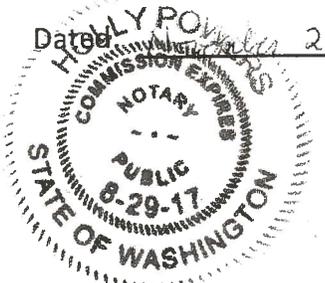
CERTIFICATION

I, CLARK H. CLOSE, hereby certify that 3 copies of the above document were posted in 3 conspicuous places or nearby the described property on

Date: 11/25/14 Signed: Clark H. Close

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

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



Date: November 25, 2014
Holly Powers
Notary Public in and for the State of Washington
Notary (Print): Holly Powers
not 29, 2017