

ADMINISTRATIVE SHORT PLAT REPORT & DECISION

A. SUMMARY AND PURPOSE OF REQUEST

REPORT DATE: August 4, 2014

Project Name: Kennydale Vue Point Short Plat

Project Number: LUA14-000859, MOD, SHPL-A

Project Manager: Clark H. Close, Associate Planner

Owner: Alex White & Co Real Estate Development Inc., 31811 Pacific Highway S # 298, Federal Way, WA 98003

Applicant: WA Developers 4L LLC, 31811 Pacific Highway S # 298, Federal Way, WA 98003

Contact: Landon Beyler, Beyler Consulting, 7602 Bridgeport Way W., Ste. 3D Lakewood, WA 98499

Project Location: 1316 N 34th Street

Project Summary: The applicant is requesting approval of a 3-lot short plat (APN 334210-3165) totaling 23,422 square feet (0.54 acres) for the future development of three (3) single-family houses. The subject property is located at 1316 North 34th Street, which is east of Park Avenue N and north of N 34th Street within the Residential-8 dwelling units per net acre (R-8) zone. The proposed lots range in size from 6,270 square feet to 8,223 square feet. Density would be 7.62 dwelling units per net acre. Access to proposed lot 1 would be via a right-of-way dedication of the westerly 27-feet of the subject property followed by road improvements along the limited access right-of-way/access easement extended to the end of the north property line. Access to lots 2 and 3 would be through a 23-foot wide easement and 20-foot wide paved shared-use driveway along the southern boundary of the site from the limited access road. No critical areas are located on the proposed project site which slopes downward from north to the southwest and southeast. Five trees are proposed to be retained. The existing house would be removed to accommodate the proposed project. A Geotechnical Report and Geotechnical Supplemental Letter were conducted by GeoResources, LLC in June 2014, indicating that infiltration of stormwater is feasible at the site.

Site Area: 23,429 SF (surveyed)



Project Location Map

B. EXHIBITS:

- Exhibit 1: Short Plat Staff Report and Administrative Decision
- Exhibit 2: Neighborhood Detail Map
- Exhibit 3: Proposed Short Plat
- Exhibit 4: Preliminary Site Plan, Landscape Plan, Tree Cutting Plan, Conceptual Grading Plan, Drainage Control Plan, Utilities Plan, Generalized, Road Profile and Cross Section Details
- Exhibit 5: Preliminary Technical Information Report, dated June 26, 2014 with the Geotechnical Infiltration Letter, dated June 3, 2014
- Exhibit 6: Construction Mitigation Description
- Exhibit 7: Street Modification Memorandum: Lee
- Exhibit 8: Public Comment Letter: Kurtz
- Exhibit 9: Advisory Notes to Applicant

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** Alex White & Co Real Estate Development Inc,
31811 Pacific Highway S # 298
Federal Way, WA 98003
- 2. **Zoning Classification:** Residential-8 du/ac (R-8)
- 3. **Comprehensive Plan Land Use Designation:** Residential Single Family (RS)
- 4. **Existing Site Use:** Single Family Residential
- 5. **Neighborhood Characteristics:**
 - a. **North:** Single Family Residential (R-8 zone)
 - b. **East:** Single Family Residential (R-8 zone)
 - c. **South:** Single Family Residential (R-8 zone)
 - d. **West:** Single Family Residential (R-8 zone)
- 6. **Access:** A shared driveway from a limited access right-of-way/access easement off of N 34th Street
- 7. **Site Area:** 23,429 SF (0.54 acres)

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5099	11/01/2004
Zoning	N/A	5100	11/01/2004
Annexation	N/A	2531	12/31/1969

E. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

- 1. **Chapter 2 Land Use Districts**
 - a. Section 4-2-020: Purpose and Intent of Zoning Districts

- b. Section 4-2-060: 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 Property Development Standards**
- a. Section 4-4-030: Development Guidelines and Regulations – General
 - b. Section 4-4-130: Tree Retention and Land Clearing Regulations
- 3. Chapter 6 Streets and Utility Standards**
- a. Section 4-6-060: Street Standards
- 4. Chapter 7 Subdivision Regulations**
- a. Section 4-7-070: Detailed Procedures for Short Subdivisions
 - b. Section 4-7-120: Compatibility with Existing Land Use and Plan – General Requirements and Minimum Standards
 - c. Section 4-7-150: Streets – General Requirements and Minimum Standards
 - d. Section 4-7-170: Residential Lots – General Requirements and Minimum Standards
- 5. Chapter 9 Permits – Specific**
- 6. Chapter 11 Definitions**

F. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

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

G. DEPARTMENT ANALYSIS:

1. Project Description/Background

The applicant has proposed to subdivide a 0.54 acre (23,422 square feet) site located within the Residential – 8 dwelling units per acre (R-8) zone. The subject property is located at 1316 North 34th Street, which is east of Park Avenue N and north of N 34th Street (*Exhibit 2*). The proposal would create a total of three (3) lots intended for the development of detached single-family residences (*Exhibit 3*). One single-family residence currently exists on the site and it will be removed through a demolition permit in order to accommodate the proposed project. The proposed lots range in size from 6,270 square feet to 8,223 square feet. Density would be 7.62 dwelling units per net acre. The allowed density range in the R-8 zone is a minimum of 4.0 to a maximum of 8.0 dwelling units per acre. The proposal is consistent with these density requirements.

No critical areas are located on the proposed project site which slopes downward from north to the southwest and southeast. The applicant proposes to retain five (5) trees, remove 16 trees, and plant four (4) trees in order to facilitate construction, public roads and shared driveway improvements associated with the proposed short plat. The applicant proposes to comply with required City of Renton landscaping standards for the final short plat by providing a 5-foot landscaped strip along the public street frontage (*Exhibit 4*).

The Soil Conservation Service map for the area indicates underlying soils for this site to be Alderwood gravelly sandy loam (AgD) and Indianola loamy fine sand (InC). The geotechnical report concluded that limited infiltration of storm water is feasible in the shallow onsite soils encountered. The shallow soils appear to have adequate permeability and storage capacity to infiltrate a portion of the stormwater on the site and infiltration trenches or dry wells may be utilized for the roof runoff at the individual lots.

The infiltration rates are relatively low which require larger systems. Appropriate design, construction and maintenance measures will be required to ensure the infiltration rate can be effectively maintained over time (*Exhibit 5*).

2. Environmental Review

Except when located on lands covered by water or sensitive areas, short plats are exempt from SEPA Environmental Review pursuant to WAC 197-11-800(6)(a).

3. Compliance with ERC Conditions

N/A

4. Staff Review Comments

Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report (*Exhibit 9*).

5. Consistency with Short Plat Criteria

Approval of a plat is based upon several factors. The following short plat criteria have been established to assist decision-makers in the review of the plat:

SHORT PLAT REVIEW CRITERIA: Approval of a plat is based upon several factors. The following short plat criteria have been established to assist decision-makers in the review of the plat.	
(✓ Compliant; Note 1: Partially compliant; Note 2: Not compliant; Note 3: Compliance not yet demonstrated)	
1. CONFORMANCE WITH THE COMPREHENSIVE PLAN:	
The site is designated Residential Single Family (RS) on the Comprehensive Plan Land Use Map. Lands in the RS designation are intended to for high quality detached, single-family residential development organized into neighborhoods at urban densities. It is intended that larger subdivisions, infill development, and rehabilitation of existing housing be carefully designed to enhance and improve the quality of single family living environments. The proposal is consistent with the following Comprehensive Plan Land Use and Community Design Element policies, if all conditions of approval are met, unless noted otherwise:	
✓	Policy LU-158. Net development densities should fall within a range of 4.0 to 8.0 dwelling units per acre in Residential Single Family Neighborhoods. Staff Comment: The applicant would be required to dedicate a 2,358 square feet of area for right-of-way dedications along the split road and 3,914 square feet will be included in the private access easement. As a result, the net square footage of the site would be 17,157 square feet (0.394 net acres). The three lot proposal would arrive at a net density of 7.62 dwelling units per acre (3 lots / 0.394 acres = 7.62 du/ac). The proposed density is within the preferred range.
✓	Objective CD-C. Promote reinvestment in and upgrade of existing residential neighborhoods through redevelopment of small, underutilized parcels with infill development, modification and alteration of older housing stock, and improvements to streets and sidewalks to increase property values.
✓	Policy CD-14. Infill development, defined as new short plats of nine or fewer lots, should be encouraged in order to add variety, updated housing stock, and new vitality to

	neighborhoods.
Note 3	<p>Policy CD-15. Infill development should be reflective of the existing character of established neighborhoods even when designed using different architectural styles, and /or responding to more urban setbacks, height or lot requirements. Infill development should draw on elements of existing development such as placement of structures, vegetation, and location of entries and walkways, to reflect the site planning and scale of existing areas.</p> <p><u>Staff Comment:</u> Proposed lot sizes are generally smaller than existing lots, although recent similar subdivision of land in 2005 created similar-sized lots to the east. Detailed site and architectural designs, which would be reviewed to determine compatibility with the context of the site, are not yet available.</p>

2. COMPLIANCE WITH THE UNDERLYING ZONING CLASSIFICATION:

Objectives and policies of the Comprehensive Land Use Plan (RS) designation are implemented by Residential 8 zone (R-8). RMC 4-2-110A provides development standards for development within the R-8 zoning classification. The proposal is consistent with the following development standards if all conditions of approval are met, unless noted otherwise:

✓	<p>Density: The minimum density allowed in the R-8 zone is 4 dwelling units per net acre (du/a). The maximum density permitted in the R-8 zone is 8.0 du/a. Net density is calculated after the deduction of critical areas, areas intended for public rights-of-way, and private access easements. Calculations for minimum or maximum density that result in a fraction that is 0.50 or greater shall be rounded up to the nearest whole number. Those density calculations resulting in a fraction that is less than 0.50 shall be rounded down to the nearest whole number.</p> <p><u>Staff Comment:</u> After subtracting approximately 6,272 square feet of proposed right-of-way dedications and private access easements, the net square footage of the site is 17,157 square feet (0.394 net acres). The 3-lot proposal would arrive at a net density of 7.62 dwelling units per acre (3 lots / 0.394 acres = 7.62 du/ac), which falls within the permitted density range for the R-8 zone.</p>
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✓	<p>Lot Dimensions: The minimum lot size permitted in the R-8 zoning designation is 4,500 square feet for parcels greater than 1 acre, and 5,000 sq. ft. for parcels 1 acre or less. The minimum lot width is 50 feet for interior lots and 60 feet for corner lots. Lot depth is required to be a minimum of 65 feet.</p> <p><u>Staff Comment:</u> The following table identifies the proposed dimensions for Lots 1-3:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Proposed Lots</u></th> <th style="text-align: center;"><u>Lot Size</u> (5,000 SF minimum)</th> <th style="text-align: center;"><u>Width</u> (50 or 60 feet minimum)</th> <th style="text-align: center;"><u>Depth</u> (65 feet minimum)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Lot 1</td> <td style="text-align: center;">8,223 SF</td> <td style="text-align: center;">80 feet</td> <td style="text-align: center;">102.78 feet</td> </tr> <tr> <td style="text-align: center;">Lot 2</td> <td style="text-align: center;">6,578 SF</td> <td style="text-align: center;">64 feet</td> <td style="text-align: center;">102.78 feet</td> </tr> <tr> <td style="text-align: center;">Lot 3</td> <td style="text-align: center;">6,270 SF</td> <td style="text-align: center;">61.01 feet</td> <td style="text-align: center;">102.78 feet</td> </tr> </tbody> </table>	<u>Proposed Lots</u>	<u>Lot Size</u> (5,000 SF minimum)	<u>Width</u> (50 or 60 feet minimum)	<u>Depth</u> (65 feet minimum)	Lot 1	8,223 SF	80 feet	102.78 feet	Lot 2	6,578 SF	64 feet	102.78 feet	Lot 3	6,270 SF	61.01 feet	102.78 feet
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Lot 1	8,223 SF	80 feet	102.78 feet														
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Lot 3	6,270 SF	61.01 feet	102.78 feet														

✓	<p>Setbacks: The required setbacks in the R-8 zone are as follows: front yard is 15 feet for the primary structure and 20 feet for the garage; interior side yard is 5 feet; side yard along a street is 15 feet for the primary structure; and the rear yard is 20 feet.</p> <p><u>Staff Comment:</u> All lots appear to contain adequate area to provide all the required setback areas for new residences. Compliance with building setback requirements would be reviewed at the time of building permit review. However, due to the unique configuration of the shared driveway extending off of the limited access split road and the potential for confusion as to which side of the lots are front, side and/or rear in terms of applying setback standards at building permit review, staff recommends that the front setback, for Lots 2 & 3, be assessed from the shared driveway for each lot, which would result in the rear setback being assessed from the north property line. As a corner lot, Lot 1 will have a front yard setback</p>
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	<p>from both the shared driveway and the public split road. The identified front, side and rear setbacks shall be identified on the face of the short plat prior to recording. In addition, the homes built on these new lots would be subject to RMC 4-2-115 Residential Design Standards.</p>
<p>Note 3</p>	<p>Building Standards: The R-8 zone permits one single family residential structure per lot. Accessory structures are permitted at a maximum number of two per lot with a maximum size of 720 square feet each, or a maximum of one per lot with a maximum of 1,000 square feet. Accessory structures are permitted only when associated with a primary structure located on the same parcel of land.</p> <p>The maximum building height in the R-8 zone is 30 feet. Building height is based on the measurement of the vertical distance from the grade plane to the average height of the roof surface. The grade plane is the average of existing ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line, or where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.</p> <p>The maximum building coverage in the R-8 zone, for lots larger than 5,000 sf, is 35 percent or 2,500 sf, whichever is greater.</p> <p>The maximum impervious surface area is 75 percent.</p> <p><u>Staff Comment:</u> A demolition permit shall be obtained and all inspections and approvals completed for the removal of the existing single family home. The building standards for the proposed lots would be verified at the time of building permit review.</p>
<p>Note 1</p>	<p>Landscaping: Ten 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.</p> <p><u>Staff Comment:</u> The applicant provided a conceptual landscape plan with the application, which generalizes the landscaping requirements, such as "low maintenance drought tolerant landscape area" and "proposed 2" diameter replacement tree(s)" along the frontage of Lot 1 (Exhibit 4). The final detailed landscape plan, with the associated planting schedule, shall be submitted to and approved by the Current Planning Project Manager prior to construction permit issuance.</p>
<p>✓</p>	<p>Tree Retention: Existing trees shall be retained where feasible. RMC 4-4-130 requires required thirty percent of the trees shall be retained in a residential development. If the required number of trees cannot be retained, they must be replaced according to RMC 4-4-130H. Of the 3 trees over 6 inches in diameter, 4 replacement trees will be provided. Replacement trees must have a minimum 2-inch caliper (diameter at breast height) according to the City's Tree Retention Worksheet.</p> <p><u>Staff Comment:</u> There are a total of 21 trees located onsite of which five (5) are proposed to be retained (Exhibit 4). The applicant is required to retain 30 percent of the trees located on site that are not located within critical areas, proposed rights-of-way and access easements. The trees proposed to be retained are labeled #10, #12, #19, #26, and #27. The applicant</p>

	<p>indicates two (2) trees on site would be excluded from the tree retention calculations due to their location in proposed right-of-way, utility, and access easement corridors; therefore four (4) new trees, with a two-inch caliper or greater, shall be planted (Exhibit 4). The final tree retention plan and tree replacement plan, along with the associated planting schedule, shall be submitted to and approved by the Current Planning Project Manager prior to construction permit issuance. Additional tree retention is encouraged prior to submitting the final tree retention plan, as a fair amount of significant trees are located outside the building setback lines.</p>
✓	<p>Parking: Each unit is required to accommodate off street parking for a minimum of two vehicles. <i>Staff Comment:</i> Sufficient area exists, on each lot, to accommodate off street parking for a minimum of two vehicles.</p>
<p>3. DESIGN STANDARDS: Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-8 zone. The Standards implement policies established in the Land Use and Community Design Elements of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of building permits. The proposal is consistent with the following design standards, unless noted otherwise:</p>	
N/A	<p>Lot Configuration: Standards apply to subdivisions of 4 or more street-fronting lots.</p>
Note 3	<p>Garages: The minimization of the visual impact of garages contributes to creating communities that are oriented to people and pedestrians, as opposed to automobiles. One of the following is required (some options are not listed here due to lack of site feasibility, i.e. garages accessed from alley):</p> <ol style="list-style-type: none"> 1. Recessed from the front of the house and/or front porch at least 8 feet, or 2. Located so the roof extends at least 5 feet (excluding eaves) beyond the front of the garage for at least the width of the garage, plus the porch/stoop area, or 3. Sized so that it represents no greater than 50 percent of the width of the front façade at ground level, or 4. Detached. <p>The portion of the garage wider than 26 feet across the front shall be set back at least 2 feet. Building plans, which would be used to determine visual impact of garages, have not been submitted yet. They would be submitted for building permit review.</p>
Note 3	<p>Primary Entry: Entrances to houses shall be a focal point and allow space for social interaction. One of the following is required:</p> <ol style="list-style-type: none"> 1. Stoop: minimum 4 feet by 6 feet and 12 inches above grade, or 2. Porch: minimum 5 feet deep and 12 inches above grade. <p>Exception: An ADA accessible route may be taken from a front driveway. Building designs, which would be used to evaluate design of entrances, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</p>
Note 3	<p>Façade Modulation: Buildings shall not have monotonous façades along public areas. One of the following is required:</p> <ol style="list-style-type: none"> 1. An offset of at least one story that is at least 10 feet wide and 2 feet in depth on façades visible from the street, or 2. At least a 2-foot offset of second story from first story on one street-facing façade. <p>Building designs, which would be used to evaluate design of façades, have not been submitted yet. They would be submitted for building permit review.</p>

<p>Note 3</p>	<p>Windows and Doors: Windows and front doors are an integral part of the architectural character of a house. Windows and doors shall constitute 25 percent of all façades facing street frontage. <i>Building designs, which would be used to evaluate design of windows and doors, have not been submitted yet. They would be submitted for building permit review.</i></p>
<p>Note 3</p>	<p>Scale, Bulk, and Character: Neighborhoods shall have a variety of home sizes and character. Abutting houses shall have differing architectural elevations. <i>Building designs, which would be used to evaluate scale, bulk, and character of structures have not been submitted yet. They would be submitted for building permit review.</i></p>
<p>Note 3</p>	<p>Roofs: Roof forms and profiles are an important architectural component. One of the following is required:</p> <ol style="list-style-type: none"> 1. Hip or gabled roof with at least a 6:12 pitch for the prominent form of the roof (dormers, etc., may have lesser pitch), or 2. Shed roof. <p><i>Building designs, which would be used to evaluate roof forms, have not been submitted yet. They would be submitted for building permit review.</i></p>
<p>Note 3</p>	<p>Eaves: Eaves and overhangs act as unifying elements in the architectural character of a house. Both of the following are required:</p> <ol style="list-style-type: none"> 1. Eaves projecting from the roof of the entire building at least 12 inches with horizontal fascia or fascia gutter at least 5 inches deep on the face of all eaves, and 2. Rakes on gable ends must extend a minimum of 2 inches from the surface of exterior siding materials. <p><i>Building designs, which would be used to evaluate design of eaves and overhangs, have not been submitted yet. They would be submitted for building permit review.</i></p>
<p>Note 3</p>	<p>Architectural Detailing: Architectural detailing contributes to the visual appeal of a house and the community. If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least 8 inches is required between the first and second story. Also, one of the following is required:</p> <ol style="list-style-type: none"> 1. Minimum 3-1/2 inch trim surrounds all windows and details all doors, or 2. A combination of shutters and minimum 3-1/2 inch trim details all windows and minimum 3-1/2 inch details all doors. <p><i>Building designs, which would be used to evaluate architectural detailing, have not been submitted yet. They would be submitted for building permit review.</i></p>
<p>Note 3</p>	<p>Materials and Color: A variety of materials and color contributes to the diversity of housing in the community. Abutting houses shall be different colors. Color palettes for all new dwellings, coded to the building elevations, shall be submitted for approval. Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. A minimum of 2 colors shall be used on the building (a main color with different trim color is acceptable), or 2. A minimum of 2 different siding materials shall be used on the building. One siding material shall comprise a minimum 30 percent of the street-facing façade. If masonry siding is used, it shall wrap the corners no less than 24 inches. <p><i>Building designs, which would be used to evaluate material and color choices, have not been submitted yet. They would be submitted for building permit review.</i></p>

<p>4. 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>Access: Each lot must have access to a public street or road. Access may be by private access easement per the requirements of the street standards.</p> <p><i>Staff Comment:</i> Access to the site is provided by making improvements to the split road that extended north from N 34th Street. Access to proposed lot 1 would be via a right-of-way dedication of the westerly 27-feet of the subject property followed by road improvements along the limited access right-of-way/access easement extended to the end of the north property line. Access to lots 2 and 3 would be through a 23-foot wide easement and 20-foot wide paved shared-use driveway along the southern boundary of the site from the limited access road.</p>
Note 1	<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> The limited access public street requires 12 to 27 feet of right-of-way dedication and 20 feet of pavement, extended 80 feet beyond the southwest property line. Access to the rear lots is through a 23-foot wide easement and 20-foot wide paved shared-use driveway along the southern boundary, a distance of 144 feet from the public right-of-way. Fire emergency access and turn around is achieved through the construction of these two roads.</p> <p>Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements and all utilities serving the site are required to be underground.</p> <p>A street modification request has been submitted by the applicant for the split road due to limited access roadway. The length of frontage improvement would be approximately 150 feet. Should this waiver be granted, improvements would include a 20-foot wide roadway (3,000 sf +/-), together with a 1-foot to 6-foot high retaining wall, and a roadside guard rail.</p> <p>The applicant contends that the large contrast between existing and what is required will create more of a nuisance for the adjacent property owner to the immediate south. The frontage improvements will encroach into the southerly property, restricting available access. Moreover, there are no similar improvements in the vicinity, thus the required improvements would create aesthetically and functionally poor connectivity to the existing roadway improvements. The applicant surmises that if curb, gutter, sidewalk, and planter strip were installed adjacent to the new road way, these would need to be removed at a later date by the city as the improvements would not be correctly built off of the right of way center.</p> <p>The applicant has made a formal request for approval of a modification to the required street improvements along limited access split road from RMC 4-6-060, as outlined in City code 4-9-250C5.d, in order to eliminate the requirement for frontage improvements within the existing and dedicated right-of-way along the limited access split road. A memorandum from Steve Lee, Development Engineering Manager, was received approving the proposed street modification request (Exhibit 7).</p> <p>Rockeries or retaining walls greater than 4 feet in height will require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required.</p>
N/A	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p>
✓	<p>Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.</p>

	<p><i>Staff Comment: The properties surrounding the subject site are all single-family residences and are zoned R-8 on the City's zoning maps. The proposal is similar to existing development patterns in the area and is consistent with the Comprehensive Plan and Zoning Code.</i></p>
<p>5. AVAILABILITY AND IMPACT ON PUBLIC SERVICES:</p>	
<p>✓</p>	<p>Police and Fire: Sufficient resources exist to furnish services to the proposed development, subject to the condition that the applicant provides Code required improvements and fees. The applicant would be required to pay an appropriate Fire Impact Fee. The fee, as determined by the Renton Municipal Code at the time of payment, shall be payable to the City at the time of building permit issuance. Currently this fee is assessed at \$479.28 per each single family lot.</p>
<p>✓</p>	<p>Schools: It is anticipated that the Renton School District can accommodate any additional students generated by this proposal at the following schools: Kennydale Elementary, McKnight Middle School and Hazen High School. A School Impact Fee, based on new single-family lot, will be required in order to mitigate the proposal's potential impacts to the Renton School District. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$5,455.00 per single family residence. Credit would be given for the one (1) existing residence.</p> <p>Kennydale Elementary School is located on NE 28th Street, southeast of the proposed short plat. With the exception of a very short distance, between the project site and the Park Ave N/N 34th St intersection, there are sidewalks between the site and the school. Students would be transported by bus to McKnight Middle School and Hazen High School. Safe routes to schools are available.</p>
<p>✓</p>	<p>Parks: Although there would be no significant impacts to the City of Renton Park System anticipated from the proposed project, an impact fee is required of all new residential development. <i>Park impact fees shall be paid prior to issuance of building permits. This fee is assessed per new single family lot at the rate in place at the time the building permit is issued. As of the date of this report, the fee is \$963.01 per dwelling. Credit would be given for one (1) existing residence.</i></p>
<p>Note 1</p>	<p>Stormwater: A preliminary technical information report (PTIR) or drainage report, dated June 26, 2014 was submitted by Beyler Consulting with the site plan application. The report generally complies with the 2009 King County Surface Water Design Manual. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Existing Conditions. The proposed 3 lot subdivision, zoned R-8, is subject to full drainage in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. All core and six special requirements have been discussed in the report. The 0.54 acre site is located within the Lake Washington/Cedar River watershed. Based on the City's flow control map, the majority of the site falls within the Peak Flow Rate Control Standard (Existing Site Conditions) and a small portion of the site near the east property line is within the Flow Control Duration Standard (Existing Site Conditions). Refer to Figure 1.1.2.A – Flow chart for determining the type of drainage review required in the City of Renton 2009 Surface Water Design Manual Amendment.</p> <p>All work proposed outside of the applicant's property will require a permanent drainage easement to be provided to the City and a temporary construction easement prior to any permits being issued.</p> <p>Water quality will be required for this project. Appropriate individual lot flow control BMPs will be required to help mitigate the new runoff created by this development. Additional water quality treatment design will be required during final construction permitting.</p>

	<p>The ground surface on the site is generally flat, sloping gently from the north center of the lot to the southeast and southwest. Total topographic relief on the site is roughly five (5) vertical feet. A geotechnical infiltration letter (dated June 3, 2014), for the site, was submitted containing information on the water table, soil site conditions and infiltration. The report identifies the soils as Alderwood gravelly sandy loam and Indiana loamy fine sand. The exploration pits encountered native sediments consisting of medium dense grading to very dense sand with varying silt and gravel content. The results indicated that infiltration of stormwater is feasible at the site. While these soils support infiltration but they don't support pervious asphalt pavement. Stormwater collection is proposed via infiltration trench systems.</p> <p>Surface water system development fee is \$1,228.00 per new lot. Fees are payable prior to issuance of the construction permit.</p> <p>Pervious pavement is not allowed on public right-of-way.</p> <p>A revised TIR will be required with the civil plan at construction permit submittals.</p>
<p>✓</p>	<p>Water Service: Water service will be provided by City of Renton. All new construction must have a fire hydrant capable of delivering a minimum of 1,000 gpm and must be located within 300 feet of all structures. A fire hydrant will be installed at south west side of proposed access road.</p> <p>There is an 8" water main within the existing public street fronting the site. The static water pressure is about 45 PSI and available fire flow is 1,250 GPM. The applicant provided a conceptual utility plan with the application (<i>Exhibit 4</i>).</p>
<p>✓</p>	<p>Transportation: The proposed short plat is also anticipated to generate additional traffic on the City's street system, due to increase vehicle trips to and from the proposed project. The applicant would be required to pay an appropriate Transportation Impact Fee. The fee, as determined by the Renton Municipal Code at the time of payment, shall be payable to the City prior to building permit issuance. Currently this fee is assessed at \$1,430.72 per new single family home.</p>

H. FINDINGS:

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

1. **Request:** The applicant is requesting an Administrative Short Plat in order to subdivide a 23,429 square foot parcel, into three (3) single family lots suitable for development with single-family residential structures. The proposal would result in a density of 7.62 dwelling units per net acre.
2. **Application:** The property, located at 1316 N 34th Street, is owned by Alex White & Co Real Estate Development Inc. The application was submitted and determined complete on July 11, 2014.
3. **Comprehensive Plan:** The property has a Comprehensive Plan land use designation of Residential Single-Family (RS). The proposed project furthers the objectives and policies of the RS section of the Land Use Element of the Comprehensive Plan. The objectives and policies of the Community Design Element are also supported by the project as it has been proposed.
4. **Zoning:** Objectives and policies of the RS designation are implemented by standards and regulations of the Residential 8 zone. The project, as proposed, meets or exceeds the R-8 zone standards and regulations.
5. **Subdivision Regulations:** The short plat, as proposed, would meet the requirements of RMC 4-7 Subdivision Regulations.
6. **Existing Land Uses:** The site has a single-family residential structure that was constructed in 1955, which is proposed to be removed.

7. **Setbacks:** Minimum setback requirements would be verified at the time of building permit review.
8. **System Development Charges:** As of the date of this report the Surface Water System Development Fee is \$1,228.00 per new lot; the Water System Development Fee 1-inch water meter install is \$2,809.00; and the Sanitary Sewer System Development Fee for a ¾-inch or a 1-inch water meter install is \$2033.00 per new lot.
9. **Public Utilities:** Impacts to public services are assessed on a per single-family dwelling basis at the impact fee rate in place at the time the construction permit is issued. There are sufficient services available to serve the proposed plat.
10. **Safe Routes to Schools:** A safe pedestrian route, with sidewalks, is available between the project site and the elementary school, Kennydale Elementary. Students attending McKnight Middle School and Hazen High School would be transported by bus.
11. **Street Modification:** The applicant is requesting a street modification from half street frontage improvements that consist of the installation of a 0.5-foot wide curb, 8-foot wide planter strip, and 5-foot wide sidewalk in order to continue the split road along the right-of-way/access easement that extends north from N 34th Street.
12. **Public Comments:** Staff received public comments from one of the parties of record (*Exhibit 8*). Comments included concerns with regard to controlling the rat population before demolition and construction begins.

I. CONCLUSION:

1. The subject site is designated **Residential Single Family (RS)** in the Comprehensive Land Use Plan and complies with the goals, objectives, and policies established with this designation.
2. The subject site is zoned **Residential 8 (R-8)** and complies with the zoning and development standards established with this designation, provided the applicant complies with the Renton Municipal Code, and conditions of approval.
3. The proposed use is anticipated to be compatible with existing and future surrounding uses as permitted in the R-8 zoning classification.
4. Staff does not anticipate any adverse impacts on surrounding properties and uses as long as the conditions of approval are complied with.
5. The proposed 3-lot short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with.
6. The proposed Kennydale Vue Point Short Plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein.
7. Safe and efficient access and circulation has been provided for all users.
8. There are adequate public services and facilities to accommodate the proposed short plat.

J. DECISION:

The Kennydale Vue Point Short Plat and Street Modification, File No. LUA14-000859, MOD, SHPL-A is **approved** and subject to the following conditions:

1. A demolition permit shall be obtained and all inspections and approvals completed for the removal of the existing single family home. Any evidence of rats shall be abated prior to demolition permit issuance.

2. A final detailed landscape plan, including the retention plan and tree replacement plan, shall be submitted to and approved by the Current Planning Project Manager prior to construction permit issuance.
3. The applicant shall be required to record an access easement for the benefit of Lots 2 and 3. The access easement shall be recorded prior to, or concurrent with, the recording of the short plat.

DATE OF DECISION ON LAND USE ACTION:

SIGNATURE:



Jennifer Henning, Planning Director
Department of Community & Economic Development



Date

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

Contact: Landon Beyler, Beyler Consulting, 7602 Bridgeport Way W., Ste. 3D Lakewood, WA 98499	Applicant: WA Developers 4L LLC 31811 Pacific Highway S # 298, Federal Way, WA 98003	Owner: Alex White & Co Real Estate Development Inc. 31811 Pacific Highway S # 298, Federal Way, WA 98003
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TRANSMITTED this 4th day of August, 2014 to the Party(ies) of Record:

John Kurtz PO Box 2738 Renton, WA 98056	Mike Battin 3410 Park Ave N Renton, WA 98056
---	--

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

C.E. "Chip" Vincent, CED Administrator
Steve Lee, Development Engineering Manager
Jan Conklin, Development Services
Carrie Olson, Development Services
Craig Burnell, Building Official
Vanessa Dolbee, Current Planning Manager
Fire Marshal
Renton Reporter

L. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on August 18, 2014. An appeal of the decision(s) must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680). Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, (425) 430-6510.

EXPIRATION: The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

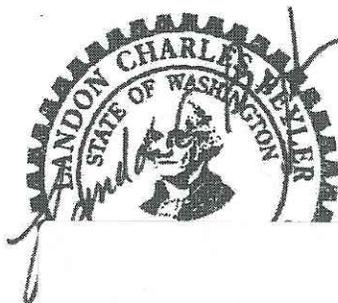
RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

KENN DALE VUE POINT SHOR PLAT NEIGHBORHOOD DETAIL MAP



200 100 0 200
SCALE: 1" = 200'



BEYLER
CONSULTING
Plan. Design. Manage

NO SURVEYING | LAND PLANNING
PERMIT EXPEDITING | FEASIBILITY

CONTACT
W phone: 253-301-4157
9 fax: 253-336-3950
beylerconsulting.com

SCALE:	1"=200'
DATE:	06/17/2014
DRAWN BY:	JAP
CHECKED BY:	LCB
JURISDICTION:	CITY OF RENTON, WASHINGTON
JOB NUMBER	14-029
SHEET 1 OF 1	NM 1.0

EXHIBIT 2

KENNYDALE VUE POINT SHORT PLAT

**Preliminary Technical
Information Report**

Prepared for:

**WA Developers 4L LLC
31811 Pacific Hwy S #298**

Federal Way, WA 98003

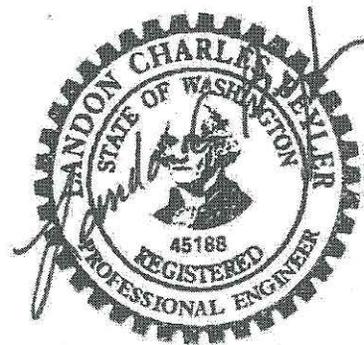
June 26, 2014

Prepared by:

Joseph A. Parsons

Reviewed by:

**Landon C. Beyler, P.E.
Beyler Consulting
7602 Bridgeport Way W Ste-3D
Lakewood, WA 98499
253.301.4157**



**Entire Document
Available Upon Request**



June 17, 2014

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

RE: Kennydale Vue Point Short Plat – Construction Mitigation Description

Project Name: Kennydale Vue Point Short Plat
Parcel #: 334210-3165
Site Address: 1316 N. 34th Street
Site Area: 23,429 sf (0.54 acres) (Surveyed area)
Zoning: R8 (Residential 8)
Proposed density: 7.77 du/acre (based on net area)

Proposed Construction Dates

The project's proposed start of construction is December 1st, 2014 and should be completed within 6 months.

Hours and Days of Operation

Construction operation will be between 8am and 5pm, Monday through Friday.

Proposed Hauling/Transportation Routes

Necessary hauling and transportation routes will be south along the limited access drive, west along N. 34th St, thence north or south along Park Ave N.

Measures to Minimize Effects of Construction

Working hours will be limited to the weekday during normal business hours. Erosion and sediment control practices will be implemented to reduce the amount of sediment tracking onto public streets.

CONTACT
phone: 253-301-4157
fax: 253-336-3950
beylerconsulting.com

OFFICE
7602 Bridgeport Way W, Ste 3D
Lakewood, WA 98499

Plan. Design. Manage

CIVIL ENGINEERING | LAND SURVEYING
PROJECT MANAGEMENT | PERMIT EXPERT

**Entire Document
Available Upon Request**

EXHIBIT 6

Denis Law
Mayor

City of Renton



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

July 30, 2014

WA Developers 4L, LLC
Attn: Mr. Landon Beyler
31811 Pacific Hwy S, #298
Federal Way, WA 98003

RE: Street Modification Request – Proposed Kennydale Vue Point, File No. LUA14-000859, MOD, SHPL-A

Dear Mr. Beyler,

We have reviewed your street modification request against the normal code required for street improvements associated with a proposed 3 lot short plat located at 1316 N. 34th Street (APN 334210-3165). 1316 N. 34th Street is generally located east of Park Avenue North and north of N. 34th Street within residential zoning. The proposed short plat would normally need to meet the City's complete street standards including 0.5 feet wide curb, 8 feet wide planter strip and 5 feet wide sidewalk for residential streets. In order to build this street section, approximately 27 feet of land for public right-of-way use would be needed to accommodate the widening.

The modification request (RMC 4-9-250D and Ordinance 5137, 4-25-2005) is to waive the requirement from complete streets half street frontage improvements due to limited access roadway, existing steep slope at the western side of the N. 34th Street centerline and would restrict available access to properties west of N.34th Street if curb, gutter and sidewalk were to be fully built. The modification request is based on serious difficulties with constructing a roadway to safe and economical engineering standards to existing abutting private properties with grade issues. The City also does not intend to improve north of N.34th Street in the future due to steep slope and other physical issues.

Based upon these documented engineering constraints, the requested modification is granted, subject to conditions. The proposed centerline wall must provide a guardrail along the length of the rockery wall and insert an accordion/collapsible bumper at the end of the guardrail. The street shall provide a minimum of 20 feet of asphalt pavement

EXHIBIT 7

The street standards modification does not become official until the short plat is approved, at which point it can be appealed, etc. The modification listed in this letter will be included as part of the CED approval for the short plat application. If you have any further questions regarding street improvements or drainage requirements for this project, please contact Kamran Yazdidoost at 425-430-7382 or kyazdidoost@rentonwa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Lee", written in a cursive style.

Steve Lee, Development Engineering Manager
CED/Current Planning Division

cc: Jennifer Henning, CED Planning Director
Kamran Yazdidoost, Plan Reviewer
Clark Close, Associate Planner

Clark H Close
Associate Planner Department of Community & Economic Development
1055 South Grady Way
Renton Wa 98057

7/23/14

RECEIVED

JUL 25 2014

CITY OF RENTON
PLANNING DIVISION

Ref Kennydale Vue Point Short Plat/LUa14-00859, Mod SHPL-A

Mr. Close

I live on the property on the northern boundary of this project at 3504 Park Ave North.

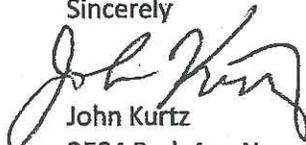
While I do not oppose the project in general, I am very concerned about how the Rodent problem is to be managed when this house is demolished. Less than 2 years ago this house had a horrible infestation of Rats that was dealt with by the then current owners of the house. My daughter was moving into it as a rental and consequently, I was actively involved in the issue. I have pictures and reports from the extermination company if you wish to see them. The recommendation at that time was to abate the infestation and then have a planned maintenance program to keep the Rat population down going forward. That was not done by the owners and since my daughter left the house and it was sold a year ago, there has been absolutely no efforts to control the Rats either externally or within the house itself. (I did that while my daughter was renting the house). The neighbor behind has said he has witnessed rats running on the roof of the house several times.

We have tried talking to the Terhune Home people about it several times but have had no success convincing them something needs to be done. My wife even took one of the workers out back to the apple tree where they both saw apples obviously nibbled on by the rat population in that yard. My wife recommended that the apple tree be removed to eliminate a food source..... but it still is there. I have 7 poison stations in my yard (5 of them close to the boundary) and continue to find them "eaten" so I know there still is a problem. When this house comes down and construction begins, I am convinced that what is a barely manageable problem will become unmanageable due to the rats being forced to move from their traditional grounds.

What are your plans to eliminate this population of rats before demolition and construction begins so this population of Rats does not further invade my property before, during and after this project begins??

Please respond with a plan and notice of any and all meeting I need to attend to get this problem corrected.

Sincerely



John Kurtz
3504 Park Ave No
Renton Wa 98056
425-221-8034

✓ PAR-added
✓ sorry to yellow
Clark

EXHIBIT 8

PLAN ADDRESS: N 1316 34TH ST
RENTON, WA 98056-1960

APPLICATION DATE: 06/27/2014

DESCRIPTION: The applicant is requesting approval of a 3-lot short plat (APN 334210-3165) totaling 23,422 square feet (0.54 acres) for the future development of 3 single-family houses. The subject property is located at 1316 North 34th Street, which is east of Park Avenue N and north of N 34th Street within the Residential-8 dwelling units per net acre (R-8) zone. The proposed lots range in size from 6,270 square feet to 8,223 square feet. Density would be 7.6 dwelling units per net acre. Access to proposed lot 1 would be via a right-of-way dedication of the westerly 27-feet of the subject property followed by road improvements along the limited access right-of-way/access easement extended to the end of the north property line. Access to lots 2 and 3 would be through a 23-foot wide easement and 20-foot wide paved shared-use driveway along the southern boundary of the site from the limited access road. No critical areas are located on the proposed project site which slopes downward from north to the southwest and southeast. Five trees are proposed to be retained. The existing house would be removed to accommodate the proposed project. A Geotechnical Report and Geotechnical Supplemental Letter were conducted by GeoResources, LLC in June 2014, indicating that infiltration of stormwater is feasible at the site.

Engineering Review

Kamran Yazdidoost Ph: 425-430-7382 email: kyazdidoost@rentonwa.gov

Storm Comments Created On: 07/23/2014

EXISTING CONDITIONS

WATER: Water service will be provided by City of Renton. There is an 8" water main within the existing public street fronting the site. The static water pressure is about 45 PSI and available fire flow is 1250 GPM.

SEWER Sewer service will be provided by City of Renton. There is an 8 Inch sewer main through the private access to the East property line.

STORM There is no storm conveyance in public access road.

STREETS There are no street frontage improvements fronting the site.

CODE REQUIREMENTS

Water:

- 1. All new construction must have a fire hydrant capable of delivering a minimum of 1,000 gpm and must be located within 300 feet of all structures. A fire hydrant will be installed at south west side of proposed access road.
- 2. System development fees for water are based on the size of each domestic water meter that will serve each building. Fee for 3/4-inch or 1-inch water meter is \$2,809.00. Fee for a 1-1/2 inch meter is \$14,045.00.
- 3. Fee for a 3/4 -inch meter installed by the City is \$ 3,710.00. Fee for a 1-inch meter installed by the City is \$3,770.00. Fee for a 1-1/2 inch meter installed by the City is \$5,330.00.

SEWER:

- 1. A separate side sewer stub shall be provided to each building. Side sewers shall be a minimum 2% slope.
- 2. System development charge (SDC) for sewer is based on the size of the domestic meter size. Sewer fees for a 3/4" meter or 1-inch meter is \$2,033.00 per new single-family lot. This is payable at the time the utility construction permit is issued. Credit will be given to the existing home connected to sewer.

SURFACE WATER

- 1. A drainage report (PTIR) dated June 26, 2014 was submitted by Beyler Consulting with the site plan application. The report generally complies with the 2009 King County Surface Water Design Manual. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Existing Conditions. The proposed 3 lot subdivision, zoned R-8, is subject to full drainage in accordance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. All core and six special requirements have been discussed in the report. The 0.54 acre site is located within the Lake Washington/Cedar River watershed. Based on the City's flow control map, the majority of the site falls within the Peak Flow Rate Control Standard (Existing Site Conditions) and a small portion of the site near the east property line is within the Flow Control Duration Standard (Existing Site Conditions). Refer to Figure 1.1.2.A – Flow chart for determining the type of drainage review required in the City of Renton 2009 Surface Water Design Manual Amendment.
- 3. All work proposed outside of the applicant's property will require a permanent drainage easement to be provided to the City and a temporary construction easement prior to any permits being issued.
- 4. Water quality will be required for this project. Appropriate individual lot flow control BMPs will be required to help mitigate the new runoff created by this development. Additional water quality treatment design will be required during final construction permitting.
- 5. A geotechnical report, dated June 3, 2014 was submitted by GeoResources, LLC. The report identifies the soils as Alderwood gravelly sandy loam and Indiana loamy fine sand. These soils support infiltration but they don't support pervious asphalt pavement.
- 6. Surface water system d prior to issuance of the construction permit.
- 7. Pervious pavement is not a

8. A revised TIR will be required with the civil plan at construction permit submittals.

TRANSPORTATION/STREET

1. The current transportation impact fee rate is \$1,430.72 per new single family home. The transportation impact fee that is current at the time of building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit. Credit will be given to the two existing homes to be demolished.
2. Access to the site is provided by making improvement to the split road, that extended north from N 34th Street. The limited access public street requires 27 feet of right-of-way dedication and 20 feet of pavement, extended 80 feet beyond the southwest property line. Access to the rear lots is through a 23-foot wide easement and 20-foot wide paved shared-use driveway along the southern boundary, a distance of 144 feet from the public right-of-way. Fire emergency access and turn around is achieved through the construction of these two roads.
3. Paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.
4. All utilities serving the site are required to be underground.
5. Applicant is dedicating about 2358 SF to ROW.

GENERAL COMMENTS

1. Separate permits and fees for storm connections will be required.
2. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
3. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required.
4. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.

Planning Review

Clark Close Ph: 425-430-7289 email: cclose@rentonwa.gov

- Recommendations:
1. RMC section 4-4-030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
 2. Commercial, multi-family, new single-family and other nonresidential construction activities shall be restricted to the hours between 7 am and 8 pm, Monday through Friday. Work on Saturdays shall be restricted to the hours between 9 am and 8 pm. No work shall be permitted on Sundays.
 3. Within 30 days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within 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. 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.
 5. The applicant shall erect and maintain 6-foot high chain link, temporary construction fencing around the drip lines of all trees to be retained, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every 50 feet with the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing, if less than 50 feet. Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on 4 sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.

Technical Services

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

Technical Services Comments Created On: 07/28/2014

Short Plat : Bob Mac Onie 07/28/2014

Note the City of Renton land use action number and land record number, LUA14-000859 and LND-20-0605, respectively, on the final short plat submittal. The type size used for the land record number should be smaller than that used for the land use action number.

The dedication of right of way for short subdivisions requires a separate Deed of Dedication; provide a space to the recording number of same on the short plat. The Deed of Dedication document includes both a legal description exhibit and a map exhibit of the dedicated parcel. The legal description exhibit should be prepared, stamped, dated and signed by the applicant's surveyor. The surveyor should also prepare the map exhibit. The dedication process requires an updated Plat Certificate dated within 45 days of approval of said dedication. Talk to the Project Manager if there are questions or further information is needed.

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

Provide short plat and lot closure calculations.

Note what was found when visiting the existing monuments.

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

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

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

Do note encroachments, if any.

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

The PARENT LOT through RIGHT OF WAY & EASEMENTS blocks on Sheet 1 of 2 is required submittal information but is not required on the subdivision document.

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

Note any relevant researched resources on the short plat submittal.

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

The City of Renton Administrator, Public Works Department, is the only city official who signs the final short plat. Provide an appropriate approval block and signature line. Pertinent King County approval blocks also need to be noted on the drawing.

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

Include a declaration block on the drawing, titled "OWNERS' DECLARATION" not "CERTIFICATION" or other. As noted above DEDICATION is not appropriate.

Note that if there are easements, restrictive covenants or agreements to others (City of Renton, etc.) as part of this subdivision, they can be recorded concurrently with the final short plat. The final short plat drawing and the associated document(s) are to be given to the Project Manager as a package. The recording number(s) for the associated document(s) are to be referenced on the final short plat drawing. Provide spaces for the recording numbers thereof.

The new easements for ingress, egress, utilities, etc. shown for the benefit of future owners of the proposed lots each need a note defining the rights associated with the easement at issue. Since these new "proposed" easements shown aren't "granted and conveyed" until the benefited and/or burdened lots are conveyed to others add the following language on the face of the short plat drawing:

DECLARATION OF COVENANT:

The owners of the land embraced within this short plat, in return for the benefit to accrue from this subdivision, by signing hereon covenant and agree to convey the beneficial interest in the new private easements shown on this short plat to any and all future purchasers of the lots, or of any subdivisions thereof. This covenant shall run with the land as shown on this short plat.

The preceding statement obligates the seller of the lots created to "expressly grant and convey" the lots "together with and/or subject to" any new private easements delineated on the short plat in the conveying document.

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

Reviewer Comments

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

Community Services Review Created On: 07/28/2014

- A. Environmental Impacts Comments: Parks Impact Fees per Ordinance 5670 applies.
- B. Policy-Related Comments: There are no impacts to Parks.
- C. Code-Related Comments: There are no impacts to Parks.

Technical Services Created On: 07/28/2014

Addresses haven't been assigned.

Fire Review - Building

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Recommendations: Environmental Impact Comments:

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

Code Related Comments:

1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300-feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing fire hydrants can be counted toward the requirements as long as they meet current code including 5-inch storz fittings, which they do. A minimum of one new hydrant is required as the existing hydrant is not within 300-feet of the furthest proposed home. The existing 8-inch water main can only support one fire hydrant. If homes over 3,600 square feet are proposed, an approved fire sprinkler system would be required.

2. Fire department apparatus access roadways are required to be a minimum of 20-feet wide fully paved, with 25-feet inside

and 45-foot outside turning radius. Fire access roadways shall be constructed to support a 30-ton vehicle with 322-psi point loading. An approved turnaround is required for all street that exceed 150-feet. Proposed dead end street is approximately 430-feet long, measured from the beginning of the dead end access street. Dead end streets that exceed 300-feet require a 90-foot cul-de-sac. A variance was granted to only provide a hammerhead turnaround, with the requirement that all new homes be provided with an approved automatic fire sprinkler system.

Police Review

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

Recommendations: Minimal impact on police services.