

ADMINISTRATIVE SHORT PLAT REPORT & DECISION

A. SUMMARY AND PURPOSE OF REQUEST

REPORT DATE:	September 12, 2014
Project Name:	Lim Short Plat
Project Number:	LUA14-000980; SHPL-A
Project Manager:	Kris Sorensen, Associate Planner
Owner(s):	Sung and Jung Lim; 3921 Meadow Ave N; Renton WA 98056
Contact:	Jim Hanson; 17446 Mallard Cove Lane; Mt. Vernon WA 98724
Project Location:	3921 Meadow Ave N; PID# 3342700530

Project Summary: The applicant is requesting Short Plat Review for an 18,565 sf pipestem/flaglot parcel (0.43 -acre) to subdivide into 2 lots in the Residential-8 (R-8) zone. Net density is 6.25 du/acre. Lot sizes for the residential parcels are 13,374 sf for Lot 1, where an existing house and accessory buildings would be kept, and 5,191 sf for the smaller Lot 2. Access to the lots would be from Meadow Ave N via a private 5,003 sf driveway access easement. Studies submitted include geotechnical and drainage report.

Exist. Bldg. Area SF:	Lot 1: none	Proposed New Bldg. Area (footprint):	Lot 1: N/A
	Lot 2: 3,200 sf		Lot 2: Existing
Site Area:	18,565 sf (0.43-acre)	Total Building Area GSF:	Lot 1: N/A
			Lot 2: Existing



Project Location Map

B. EXHIBITS:

- Exhibit 1: Administrative Short Plat Report and Decision
- Exhibit 2: Neighborhood Detail
- Exhibit 3: Short Plat Layout
- Exhibit 4: Site Survey
- Exhibit 5: Tree Retention Worksheet
- Exhibit 6: Tree Retention Plan
- Exhibit 7: Grading, Drainage, and Utilities Plan
- Exhibit 8: Geotechnical Report, prepared by Robert M. Pride, LLC, dated June 5, 2014
- Exhibit 9: Drainage Report, prepared by Offe Engineers, PLLC, dated June 25, 2014
- Exhibit 10: Fire determination turnaround and sprinklering
- Exhibit 11: Water determination for connection
- Exhibit 12: Schools for attendance
- Exhibit 13: Schools bussing/walking commute information
- Exhibit 14: Public comments
- Exhibit 15: Advisory Notes / Review Comments
- Exhibit 16: Density Worksheet

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** Sung and Jung Lim; 3921 Meadow Ave N;
Renton WA 98056
- 2. **Zoning Designation:** Residential 8 (R-8)
- 3. **Comprehensive Plan Land Use Designation:** Residential Single Family (RSF)
- 4. **Existing Site Use:** Single Family Residential
- 5. **Neighborhood Characteristics:** Single Family Residential
 - a. **North:** *Single family residential uses in R-8 zone*
 - b. **East:** *Single family residential uses in R-8 zone*
 - c. **South:** *Single family residential uses in R-8 zone*
 - d. **West:** *Single family residential use in R-8 zone*
- 6. **Access:** Shared private driveway connecting to Meadow Ave N.
- 7. **Site Area:** 18,565 sf (0.43-acre)

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-Kennydale	N/A	2341	07/03/1967

E. PUBLIC SERVICES:

1. Utilities

- a. Water: Water service is provided by City of Renton.
- b. Sewer: Sewer service is provided by City of Renton.
- c. Surface/Storm Water: There is a drainage conveyance system in both Meadow Ave N and N 39th Pl.

2. Streets: Meadow Ave N is a residential access street.

3. Fire Protection: Service provided by City of Renton Fire Department.

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

1. Chapter 2 Land Use Districts

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-070: Zoning Use Table
- c. Section 4-2-110: Residential Development Standards
- d. Section 4-2-115: Residential Design and Open Space Standards

2. Chapter 4 Property Development Standards

- a. Section 4-4-070: Landscaping Regulations
- b. Section 4-4-080: Parking, Loading, and Driveway Regulations
- c. Section 4-4-130: Tree Retention and Land Clearing Regulations

3. Chapter 6 Streets and Utility Standards

- a. Section 4-6-030: Drainage (Surface Water) Standards
- b. 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 11 Definitions

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element: Residential Single Family (RSF) land use designation
2. Community Design Element

H. DEPARTMENT ANALYSIS:

1. Project Description/Background

The applicant/contact, Jim Hanson, has requested preliminary short plat approval for a 2-lot short plat. The applicant is proposing to subdivide a 0.43-acre (18,565 sf) site in the Kennydale

community of Renton, zoned Residential-8 (R-8) dwelling units per acre (du/ac) (Exhibit 2) into two lots. The area is designated Residential Single Family (RSF) in the City of Renton Comprehensive Land Use Plan. The subject site has an existing single family home that is proposed to be kept on the proposed Lot 2 (Exhibit 3). The subject site is considered a piepstem lot and is located on the west side of Meadow Ave N, south of N 40th St. The proposal for two lots would arrive at a net density of 6.25 du/ac. Lot sizes for the residential parcels are 13,374 sf for the larger Lot 2 where an existing house would be kept and 5,191 sf in size for the smaller Lot 1. Access to the lots would be from Meadow Ave N. An access easement of 5,000 sf would provide a shared private driveway for the two proposed lots (Exhibit 2). Right-of-way dedication of 7 feet would be required along the public street frontage of Meadow Ave N. No street improvements would be required as there is no street frontage for the site except for the required 20 feet wide entrance for the private driveway.

Site topography generally slopes gently towards the west/southwest with an average slope of approximately 8 percent (Exhibit 4). Vertical relief across the whole site is approximately 2 feet (Exhibit 4). There are 7 trees with 6-inch diameters or greater on-site as shown on the site and tree survey (Exhibit 4) and as shown on the Tree Retention Worksheet (Exhibit 6) with most of the surveyed trees shown on the proposed Lot 1. No critical areas are present on-site.

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. 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 have been incorporated into the appropriate sections of this report and the "Advisory Notes to the Applicant" (Exhibit 15).

4. Comment from the Public

One public comment was received and no comments were received from agencies. The public comment (Exhibit 14) relates to the potential non-conforming width of the driveway, fire emergencies, and access given the proximity of existing houses.

5. Consistency with Short Plat Criteria

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

I. FINDINGS:

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

- 1. Request:** The project proponent has requested approval of a short plat subdivision of a 18,565 sf piepstem/flaglot (0.43 -acre) property in the Kennydale community into 2 lots suitable for

development with single-family residential structures, where the larger proposed lot would retain the existing single-family residence. The project would have a density of 6.25 du/ac.

2. **Application:** The subject site is owned by Sung and Jung Lim, 3921 Meadow Ave N, of Renton Washington, 98056.
3. **Comprehensive Plan:** The property has a Comprehensive Plan land use designation of Residential Single-Family (RSF). The proposed project furthers the objectives and policies of the RSF 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 RSF 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, if conditions of approval are met.
5. **Subdivision Regulations:** The short plat, as proposed, would meet the requirements of RMC 4-7 Subdivision Regulations, if conditions of approval are met.
6. **Existing Land Uses:** The site consists of one parcel with an existing family home
7. **Setbacks:** Minimum setback requirements of the R-8 zone could be met.
8. **Short Plat Review Criteria:** Approval of a plat is based upon several factors. The following short plat criteria, in the matrix below, have been established to assist decision-makers in the review of the plat. The criteria are evaluated on compliancy, and the depth of compliance is provided through a denotation next to the criteria text as follows: (✓ Compliant; Note 1: Partially compliant; Note 2: Not compliant; Note 3: Compliance not yet demonstrated).

<p>1. CONFORMANCE WITH THE COMPREHENSIVE PLAN: The site has the Comprehensive Land Use designation of Residential Single Family (RSF). Land designated RSF is intended to be used 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:</p>	
✓	<p>Policy LU-158. Net development densities should fall within a range of 4 to 8 dwelling units per acre in Residential Single Family Neighborhoods.</p> <p><i>Staff Comment: The proposed density would be 6.25 du/ac (Exhibit 16). The proposed density is within the required range.</i></p>
✓	<p>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.</p> <p><i>Staff Comment: Two new residential parcels would be created for infill, where an existing home would be kept on the smaller underlying lot.</i></p>
✓	<p>Policy CD-12. Sidewalks or walking paths should be provided along streets in established neighborhoods, where sidewalks have not been previously constructed. Sidewalk width</p>

	<p>should be ample to safely and comfortably accommodate pedestrian traffic and, where practical, match existing sidewalks.</p> <p>Staff Comment: <i>The street frontage of the subject site to be subdivided is 20 feet in width at the common boundary with the Meadow Ave N public right-of-way (Exhibit 3). There are no street improvements fronting the site in Meadow Ave N (Exhibit 15 – Engineering Review, Existing Conditions subsection). Street improvements usually require installation of curb, gutter, planter strip and sidewalk for the street frontage of subdivisions. In this case, there is no room for improvements as the 20 feet width is the width of the driveway width required for fire safety requirements. There are no improvements to the north or south to connect curb and gutter if it were required to install improvements, but due to the minimal width of the lot where it meets the public right-of-way, there is no street frontage where improvements could be installed.</i></p>
<p>✓</p>	<p>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.</p> <p>Staff Comment: <i>The two proposed lots would allow for updated housing stock.</i></p>
<p>Note 1</p>	<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>Staff Comment: <i>Detailed site and architectural designs, will be reviewed to determine compatibility with the context of the site, at the time building permits are submitted.</i></p>
<p>2. COMPLIANCE WITH THE UNDERLYING ZONING DESIGNATION: Objectives and policies of the Comprehensive Land Use Plan Residential Single Family designation are implemented by Residential 8 zoning (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>	
<p>✓</p>	<p>Density: The minimum density allowed in the R-8 zone is 4 dwelling units per net acre (du/ac). The maximum density permitted in the R-8 zone is 8.0 du/as. 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>Staff Comment: <i>The gross site area is 18,565 sf. There are no dedications of right-of-way and there are no critical areas. There is a deduction for the private shared driveway access easement of 5,000 sf (Exhibit 16). Therefore, the density for the proposed project</i></p>

	<i>is 6.25 du/ac.</i>			
✓	Lot Dimensions: <u>Staff Comment:</u> R-8 Standards apply:			
	<i>Proposed Lots</i>	<i>Lot Size</i>	<i>Width minimum</i>	<i>Depth</i>
	<i>are Interior Lots</i>	<i>5,000 SF</i> <i>minimum</i>	<i>50 feet-interior; 60</i> <i>feet-corner</i>	<i>65 feet minimum</i>
	Lot 1 – Pipestem lot	Gross: 13, 374 sf Net: 13,069 sf	Without stem: 98.74 ft	103.82 ft
Lot 2	5,191 sf	51.29 ft	103.68 ft	
Note 1	<p>Setbacks: The minimum front yard setback in the R-8 zone is 15 feet; minimum side yard is 5 feet and, if along a public street, as with Lot 1, 15 feet for the primary structure; minimum rear yard is 20 feet.</p> <p><u>Staff Comment:</u> For Lot 1 there is sufficient area for new residential structures that would comply with setbacks. Lot 1 would have setbacks reviewed at time of building permit.</p> <p>For Lot 2 with the existing home proposed to be kept, the setbacks are compliant using the dimensions on the site survey (Exhibit 4). The front yard setback to house is 21.9 ft where 15 ft is the minimum and the porch is allowed to project into the front yard setback up to 8 ft. The west side yard setback to the house is 5 ft where the minimum is 5 feet; the east side yard to house is greater than 5 ft at approximately 14 ft; and the rear yard to the house is approximately 26 ft where the minimum is 20 feet.</p>			
Note 1	<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. <u>Building height</u> is based on the measurement of the vertical distance from the grade plane to the average height of the roof surface. The <u>grade plane</u> 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> For Lot 2 with the existing home, lot coverage is less than the maximum 2,500 sf, at approximately 1,910 sf house footprint using site survey (Exhibit 4) and impervious coverage is roughly 4,600 sf which is approximately 35 percent and at the maximum allowed for the 13,069 lot. For Lot 1, building elevations, floor plans and a site</p>			

	<p><i>plan, which would be used to determine building height, building coverage and impervious surface coverage, have not been submitted. They would be submitted for building permit review (compliance not yet demonstrated).</i></p> <p><i>Given the impervious coverage of Lot 2 is approximately 35 percent currently, and a wider access lane for fire access would be required as part of site improvements which would create additional impervious surface on the Lot 2 site, staff recommends, as a condition of approval, that the applicant provide impervious surface coverage calculations as part of construction permit review, where coverage cannot exceed allowances.</i></p>
<p>✓</p>	<p>Landscaping: Landscaping is required for all subdivisions including short plats. A detailed landscape plan is usually required to be approved prior to issuance of street or utility construction permits.</p> <p>A ten foot-wide landscaped area is required along all public street frontages, with the exception of areas for required crosswalks and driveways. This landscaped area shall be on-site and shall include front yard trees and ground cover at a minimum. Two trees are required in the front yard of each lot.</p> <p>Staff Comment: <i>The public street frontage on Meadow Ave N is 20 feet in width which is only enough width for the required paved width private driveway connection into the subject site. There is no additional public street frontage for landscaping installation so there is no requirement. Mature landscaping exists on Lot 2, where the home exists and is proposed to stay. For Lot 1, if the lot has a home constructed on it, a landscape plan would be required as part of a building permit application. Staff recommends that no landscape plan be required as part of this report and approval because there is no street frontage where required landscaping would be installed and Lot 2 has existing mature landscaping. .</i></p>
<p>✓</p>	<p>Tree Retention: Existing trees shall be retained where feasible. RMC 4-4-130 requires 30 percent of trees to be retained. If the required number of trees cannot be retained, they must be replaced according to RMC 4-4-130H.</p> <p>Staff Comment: <i>According to the site and tree survey there are 7 significant trees 6-inch in diameter or greater on the site (Exhibit 6). The Tree Retention Worksheet (Exhibit 5) shows that 2.1 trees would need to be retained. The applicant's proposal is to retain 3 trees, 6-inch in diameter or greater, which is greater than the retention requirement of two. The 3 trees to be retained are shown on the Tree Retention Plan (Exhibit 6) along the southerly border of Lot 1.</i></p>
<p>✓</p>	<p>Parking: Off-street parking for 2 vehicles per residential unit is required.</p> <p>Staff Comment: <i>There is sufficient space to provide on-site parking as required for Lot 1. For the existing home on Lot 2, there is sufficient space to provide on-site parking within the garage and parking pad in front of the garage.</i></p>
<p>3. DESIGN STANDARDS: Residential Design and Open Space Standards (RMC 4-2-115) are</p>	

<p>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>	
<p>N/A</p>	<p>Lot Configuration: Standards apply to subdivisions of 4 or more street-fronting lots. Variety in the configuration of lots enhances the image of variety of housing stock and helps minimize perceptions of monotony. One of the following is required:</p> <ol style="list-style-type: none"> 1. Lot width variation of 10 feet minimum of one per four abutting street-fronting lots, or 2. Minimum of four lot sizes (minimum of 400 gross square feet size difference), or 3. A front yard setback variation of at least 5 feet minimum for at least every four abutting street fronting lots. <p>Staff Comment: <i>Not applicable as the proposal is a 2-lot short plat.</i></p>
<p>Note 3</p>	<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"> 4. Recessed from the front of the house and/or front porch at least 8 feet, or 5. 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 6. Sized so that it represents no greater than 50 percent of the width of the front façade at ground level, or 7. Detached. <p>The portion of the garage wider than 26 feet across the front shall be set back at least 2 feet.</p> <p>Staff Comment: <i>Lot 2 has an existing home, where garage design standards would be evaluated if remodeling or addition were to occur in the future. For Lot 1, 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 (compliance not demonstrated).</i></p>
<p>Note 3</p>	<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.</p> <p>Staff Comment: <i>Lot 2 has an existing home, where primary entry design standards would be evaluated if remodeling or addition were to occur in the future. For Lot 1, 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).</i></p>

<p>Note 3</p>	<p>Façade Modulation: Buildings shall not have monotonous facades 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>Staff Comment: Lot 2 has an existing home, where primary entry design standards would be evaluated if remodeling or addition were to occur in the future. For Lot 1, building designs, which would be used to evaluate design of façades, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</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 or the front yard for homes not facing a public street.</p> <p>Staff Comment: Lot 2 has an existing home, where windows and doors design standards would be evaluated if remodeling or addition were to occur in the future. For Lot 1, 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 (compliance not demonstrated).</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.</p> <p>Staff Comment: Lot 2 has an existing home, where scale, bulk, and character design standards would be evaluated if remodeling or addition were to occur in the future. For Lot 1, 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 (compliance not demonstrated).</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>Staff Comment: Lot 2 is an existing home, where roof design standards would be evaluated if remodeling or addition were to occur in the future. For Lot 1, building designs, which would be used to evaluate roof forms, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</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

	<p>exterior siding materials.</p> <p>Staff Comment: Lot 2 is an existing home, where eave design standards would be evaluated if remodeling or addition were to occur in the future. For Lot 1, 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 (compliance not demonstrated).</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>Staff Comment: Lot 2 has an existing home, where architectural detailing design standards would be evaluated if remodeling or addition were to occur in the future. For Lot 1, building designs, which would be used to evaluate architectural detailing, have not been submitted yet. They would be submitted for building permit review (compliance not demonstrated).</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>Staff Comment: Lot 2 has an existing home, where materials and color design standards would be evaluated if remodeling or addition were to occur in the future. For Lot 1, 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 (compliance not demonstrated).</p>
<p>4. COMPLIANCE WITH SUBDIVISION REGULATIONS: RMC 4-7 Provides review criteria for proposed subdivisions. The proposed project 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, private road, or by a private access easement per the requirements of the street standards.</p> <p>Staff Comment: Access to the lots would be from a shared private driveway access easement that connects to Meadow Ave N (Exhibit 3). Shared driveways may be</p>

✓	<p>permitted for access up to a maximum of four lots and up to three of the lots may use the driveway as primary access for emergencies. Therefore, the shared driveway would meet the driveway standard where two lots would use the driveway. The Fire department is not requiring a fire apparatus turnaround for this short plat (Exhibit 10). The public comment (Exhibit 14) provides concern about close proximities of homes with an added home nearby on Lot 1, and the spreading of a possible fire to other homes. As part of the Fire Department's approval of no turnaround required, there is a requirement that the new home on Lot 1 would be sprinklered, that the driveway be a minimum of 20 feet paved which is wider than the paved width for a shared driveway, and that one new fire hydrant is required at the driveway entrance on Meadow Ave N (Exhibit 10).</p>
✓	<p>Alleys: Alley access is the preferred street pattern for all new residential development in the R-8 zone. New residential development in areas without existing alleys shall utilize alley access for interior lots. The City will consider the following factors in determining whether the use of alleys is not practical: A) Size: The new development is a short plat; B) Topography: The topography of the site proposed for development is not conducive for an alley configuration; C) Environmental Impacts: The use of alleys would have more of a negative impact on the environment than a street pattern without alleys.</p> <p>Staff Comment: The proposal is required to consider alleys as part of the layout because the project is 6 du/ac or greater. Pursuant to criterion A, the subject project is a short plat, therefore an alley is not required. Furthermore, in this circumstance an alley is not considered functional as part of this application as the subject site is a pipestem lot where an alley requires residential lots to have public right-of-way street frontage for homes, and not just public street frontage for a private driveway.</p>
✓	<p>Streets: The short plat is the subdivision of a pipestem lot into two lots that would have a shared driveway connecting to Meadow. Meadow Ave N is classified as a Residential Access street. Street lighting is not required for a two lot short plat.</p> <p>Staff Comment: Meadow Ave N is classified as a Residential Access street and requires 53 feet of width where there is 40 existing. Therefore, the applicant shall dedicate 6.5 feet of right-of-way along Meadow Ave N. Additionally there are no street improvements along the subject site street frontage on Meadow Ave N, i.e. curb, gutter, and sidewalk. Staff recommends, as part of the approval, that the applicant not be required to install street improvements as there is no room as there is only 20 feet of width for the access point and there is only sufficient width for the required fire and driveway access connection.</p>
N/A	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p> <p>Staff Comment: No new blocks or streets are proposed, therefore the criteria does not apply.</p>
5. AVAILABILITY AND IMPACT ON PUBLIC SERVICES:	
✓	<p>Police: The Renton Police Department has commented that the proposed project would</p>

	<p>have probable minor impacts.</p>
✓	<p>Fire: Sufficient resources exist to furnish services to the proposed development, subject to the condition that the applicant provides Code required improvements and fees (Exhibit 15, Fire Review subsection). Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with a 25 feet inside and 45 feet outside turning radius. Access is required within 150 feet of all points on the buildings. An approved hammerhead type of turnaround is required for the dead end street exceeding 150 feet in length. Hammerhead turnaround requirement will be waived if the applicant installs an approved residential fire sprinkler system (Exhibit 10).</p> <p>The fire flow requirement for a single-family residence is minimum 1,000 gpm for structures up to 3,600 sf (including attached garage and basement). If dwelling(s) exceed 3,600 sf, a minimum of 1,500 gpm 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 requirement increases to 1,500 gpm. There are no existing hydrants within 300-feet of the proposed homes. A water main extension and at least one new fire hydrant is required. Existing fire hydrant to the west is not directly accessible to this plat and therefore not of use to the proposed new plat.</p> <p>Fire 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. For 2014 the fee is \$479.28 per new single family lot and fees may increase year to year. The fee shall be payable to the City as specified by the Renton Municipal Code prior to building permit issuance.</p>
✓	<p>Schools: The Renton School District has verified that existing schools would have capacity to accommodate the anticipated increased enrollment from the proposed project. Students would attend Hazelwood Elementary School, McKnight Middle School, and Hazen High School (Exhibit 15).</p> <p>School 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. For 2014 the fee is \$5,455 per dwelling and shall be paid prior to building permit issuance. Fees may increase year to year. The Renton School District School and Bus Stop Locator website was used to determine whether students would be bussed or are within walking distance (Exhibit 15). For all schools, the location is outside of walking distance where bussing would be available for transport. If a school is within walking distance, the school district document would read "within walking distance" instead of "Eligible", see Exhibit 13. Because the students are bused to school there would be a safe route to school.</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.</p> <p>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. For 2014 the fee is \$963.01 per dwelling. Fees may increase year to year.</p>
	<p>Stormwater: A drainage report was submitted by Offe Engineers (Exhibit 9) with the land</p>

<p>Note 1</p>	<p>use application, dated June 25, 2014. The drainage report follows the 2009 King County Surface Water Manual and City Amendments. Based on the City's flow control map, this site falls within the Peak Rate Flow Control Standard Existing Site Conditions. There are no sensitive areas on site. The soils on the side have been identified as "medium sands" and are suitable for Full Infiltration of storm water runoff. Based on Section 2 "Conditions and Requirements Summary," the property has no single point of discharge and there is no indication of concentrated flows, scouring or ponding along the west property line. The natural point of discharge appears to be infiltration. For offsite analysis, Meadow Ave N drainage flows into a catch basin located on the west side of the street with the drainage system flowing north, away from the property. For flow control, the proposed new impervious surfaces will be mitigated using "full infiltration and therefore, no additional flow control is required. The project is not required to provide water quality treatment.</p> <p>Geotechnical recommendations report prepared by Robert M. Pride, LLC (Exhibit 8), describes existing site and subsoil conditions and recommendations for site development of a new home and foundation design for proposed Lot 1. For storm water infiltration, based on the results of the field exploration the soils would provide for suitable infiltration of storm water collected on the residential site and storm water runoff from a future home's roof and impervious surface areas should be discharged into infiltration trenches.</p> <p>Two test pit excavations were dug at the in the area of the proposed lot where a new residence would be built (Lot 1). No groundwater was encountered as part of pit excavations. Recommendations for site development and foundation design are provided. For storm water infiltration, the underlying sandy soils will provide for suitable infiltration.</p> <p>Stormwater drainage plans for individual lots will be required prior to issuance of construction permits. The Surface Water System Development fee for 2014 is \$1,228.00 per new lot. Fees may increase year to year. Fees are payable prior to issuance of the construction permit.</p>
<p>✓</p>	<p>Water Service: The project is located in City of Renton service area (Exhibit 15, Engineering Review-Water subsection). A separate water meter shall be provided to the new lot. System development fee for water is based on the size of the new domestic water to service each new lot. Water fee for a ¾-inch or 1-inch meter install is \$2,809.00 per new home. Credit would be provided for existing homes. Fees are payable prior to issuance of the utility construction permit.</p> <p>There is an available water easement through a westerly short plat that would provide access for water connection (Exhibit 11).</p> <p>Additionally, 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 the structures. A minimum of one new hydrant will be required to be installed.</p>

✓	<p>Sanitary Sewer Service: All lots of the short plat will be connected to City of Renton (Exhibit 15, Engineering Review-Sewer subsection) sewer service. A separate side sewer stub shall be provided to each new lot. Side sewers shall be a minimum 2% slope. System development fee for sewer is based on the size of the new domestic water to serve the townhome on each new lot. Sewer fee for a ¾-inch or 1-inch meter install is \$2,033.00. Credit would be provided for existing homes. Fees are payable prior to issuance of the utility construction permit.</p>
✓	<p>Transportation: Impacts to the city transportation system are expected, due to increased vehicle trips to and from the proposed project. The 2014 Traffic Impact fee is \$1,430.72 per single family home. Credit would be provided for existing homes. Right-of-way dedication is required along Meadow Ave N, at 6.5 feet of dedication as the street is classified as a Residential Access Street. The Transportation Impact fee would be calculated and assessed at the rate in effect when building permits are issued.</p>

9. **System Development Charges:** As of the date of this report the Surface Water System Development Fee is \$1,228.00 per new lot; Water Service Fee is \$2,809.00 per new lot; and Sanitary Sewer Service is \$2,033.00 per new lot.
10. **Public Utilities:** Sufficient public utilities are available for the development of homes on the proposed lots (Exhibit 15 – Advisory Notes).
11. **Street frontage improvements:** The applicant is required to dedicate 6.5 feet to increase Meadow Ave N right-of-way. No street frontage improvements are required.
12. **Safe Routes to School:** Students would attend Renton School District. As referenced above, in subsection Findings #8 “Short Plat Review Criteria”; subsection #5 “Availability and Impact on Public Services-Schools”, bussing would be provided to potential students for all schools (Exhibit 13).

J. CONCLUSIONS:

1. The subject site is designated **Residential Single Family (RSF)** 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 2-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.

K. DECISION:

The **Lim Short Plat**, File No. **LAU14-000980; SHPL-A**; is **APPROVED WITH CONDITIONS** and subject to the following conditions:

1. Impervious surface coverage analysis is required for each lot, primarily for the lot with the existing home, as part of construction permit review to show the maximum allowed for the zone is not exceeded.

DECISION ON LAND USE ACTION:

SIGNATURE:



Jennifer T. Henning, Planning Director
Department of Community & Economic Development

9/12/14
Date

TRANSMITTED this 12th day of September, 2014 to the Contact/Applicant/Owner(s):

Contact/Applicant:

Jim Hanson; 17446 Mallard Cove
Lane; Mt. Vernon WA 98724

Owner(s):

Sung and Jung Lim; 3921 Meadow Ave
N; Renton WA 98056

TRANSMITTED this 12th day of September, 2014 to the Party(ies) of Record:

Melissa Richards
1401 N 40th St
Renton, WA 98056

TRANSMITTED this 12th day of September, 2014 to the following:

Chip Vincent, CED Administrator
Steve Lee, Development Engineering Manager
Craig Burnell, Building Official
Vanessa Dolbee, Current Planning Manager
Fire Marshal

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 September 26, 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.

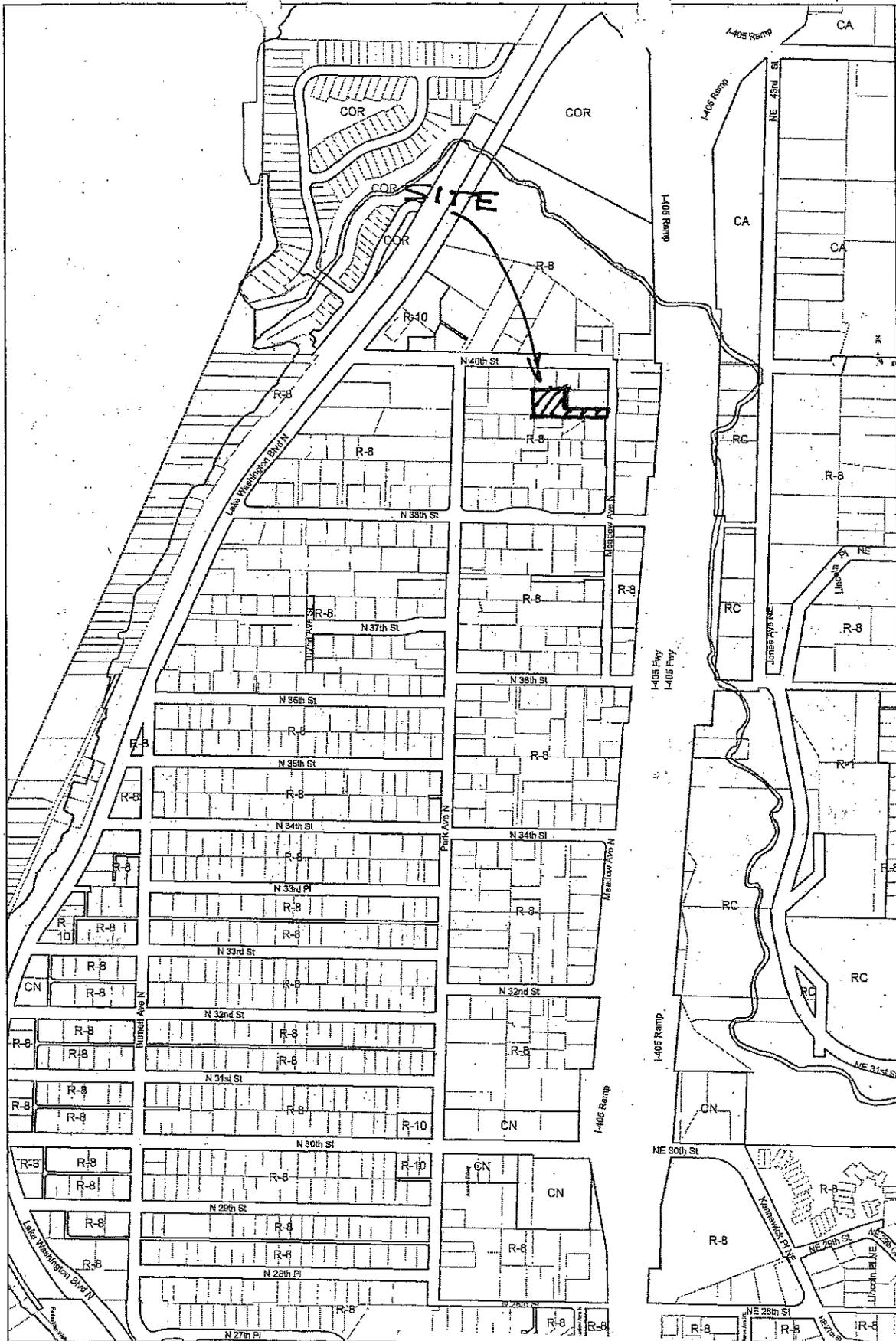
RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of 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.

C3 - 31 T24N R5E E 1/2

C4 - 32 T24N R5E E 1/2



D4 - 05

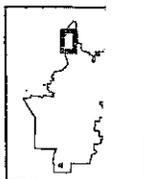
EXHIBIT 2

C4

R5E W 1/2



ZONING
 PW TECHNICAL SERVICES
 07/15/08



1:4,800

TREE RETENTION WORKSHEET

1. Total number of trees over 6" in diameter¹ on project site: 1. 7 trees

2. Deductions: Certain trees are excluded from the retention calculation:
Trees that are dead, diseased or dangerous² _____ trees
Trees in proposed public streets _____ trees
Trees in proposed private access easements/tracts _____ trees
Trees in critical areas³ and buffers _____ trees

Total number of excluded trees: 2. _____ trees

3. Subtract **line 2** from **line 1**: 3. 7 trees

4. Next, to determine the number of trees that must be retained⁴, multiply **line 3** by:
0.3 in zones RC, R-1, R-4, or R-8
0.1 in all other residential zones
0.05 in all commercial and industrial zones 4. 2.1 trees

5. List the number of 6" or larger trees that you are proposing⁵ to retain⁴: 5. 3 trees

6. Subtract **line 5** from **line 4** for trees to be replaced:
(If line 6 is less than zero, stop here. No replacement trees are required). 6. -9 trees

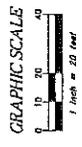
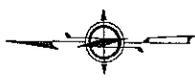
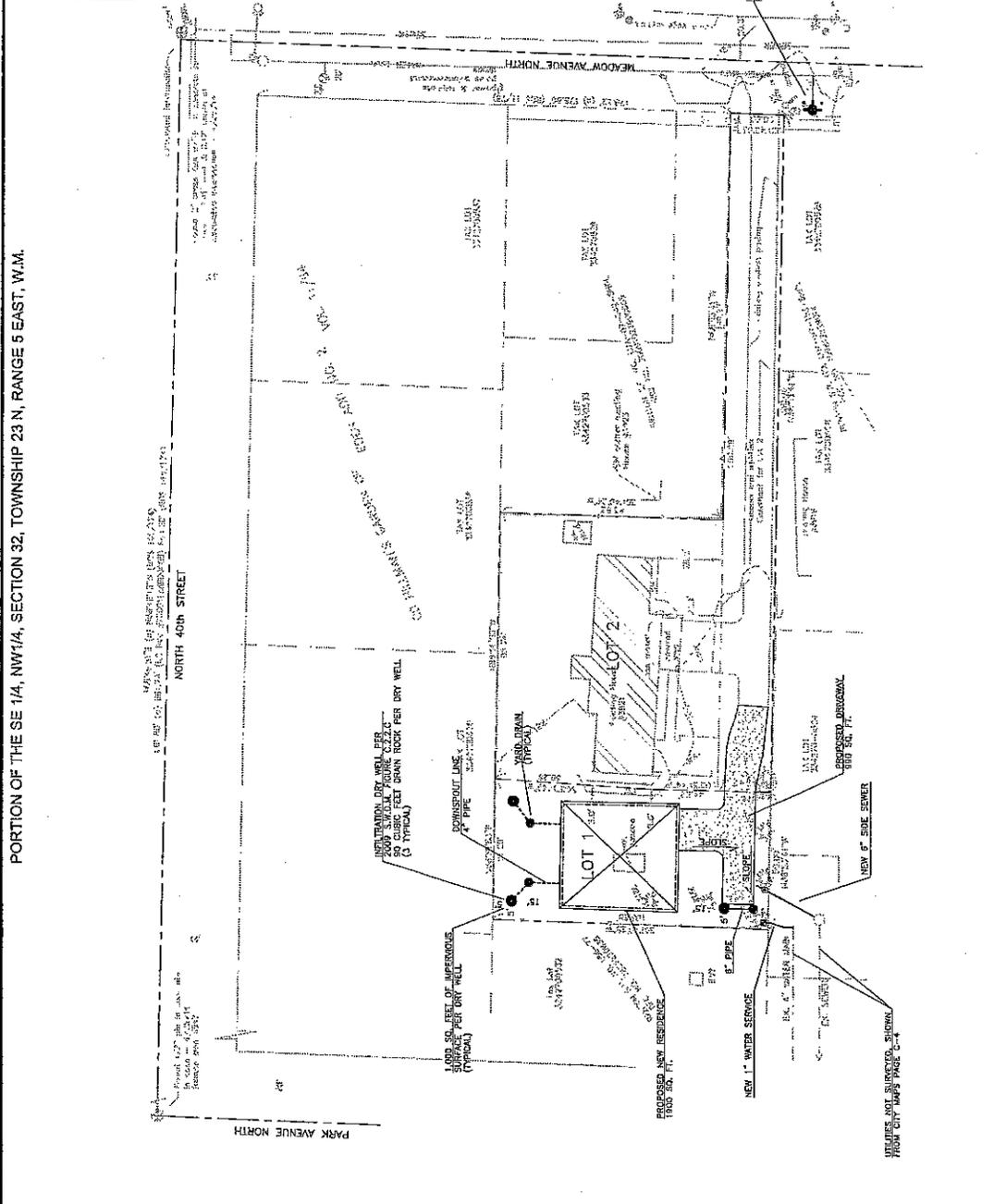
7. Multiply **line 6** by 12" for number of required replacement inches:
7. _____ inches

8. Proposed size of trees to meet additional planting requirement:
(Minimum 2" caliper trees required) 8. _____ inches per tree

9. Divide **line 7** by **line 8** for number of replacement trees⁶:
(if remainder is .5 or greater, round up to the next whole number) 9. _____ trees

¹ Measured at chest height.
² Dead, diseased or dangerous trees must be certified as such by a forester, registered landscape architect, or certified arborist, and approved by the City.
³ Critical Areas, such as wetlands, streams, floodplains and protected slopes, are defined in Section 4-3-050 of the Renton Municipal Code (RMC).
⁴ Count only those trees to be retained outside of critical areas and buffers.
⁵ The City may require modification of the tree retention plan to ensure retention of the maximum number of trees per RMC 4-4-130H7a
⁶ Inches of street trees, inches of trees adjacent to streets, or inches of trees adjacent to streets that are less than 6" but are greater than 2" caliper.

NOTE:
EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROPRIATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
CALL BEFORE YOU DIG 811



RECOMMENDED FOR APPROVAL

By:	Date:
By:	Date:
By:	Date:

LM SHORT PLAT PRE 14-000195

EXHIBIT 7

10/27/2014
NO. 10/27/2014

CITY OF RENTON
Planning/Building/Public Works Dept.

LM SHORT PLAT
SUNGLIM
GRADING/UTILITY
3821 MEADOW AVENUE NORTH

NO.	REVISION	BY	DATE	APPR.

SCALE
AS SHOWN
AS SHOWN
AS SHOWN

DATE: 10/27/2014
BY: [Signature]
DATE: 10/27/2014

June 3, 2013

Mr. Sung Lim
3921 Meadow Avenue North
Renton, WA 98056

Re: **Geotechnical Site Assessment**
Existing Residential Property
39xx Meadow Avenue North
Renton, Washington

Entire Document
Available Upon Request

Dear Mr. Lim,

This report summarizes the results of our geotechnical assessment of your residential property located on the west side of Meadow Avenue in Renton. It is understood that your property will be subdivided into a second Lot #1 on the west side of your residence for a proposed new residential structure.

References used for this site evaluation included previous geotechnical investigations in this area of Renton as well as a research of geologic conditions as documented on King County mapping by Booth et al in 2005.

Site Conditions

The building pad area on Lot 1 is relatively flat and is underlain by recessional sands (Qvr) as documented in the Booth geologic map. To confirm the presence of these glacial deposits we excavated two test pits in the area of the proposed residence. Summary logs of these test pits are described below:

TP-1 Located near the NW corner of the proposed residence
0.0 to 0.9ft Topsoil – Silty Sand; dark brown, moist, loose;
0.9 to 2.2ft Sand f/m; light brown, moist, medium dense;
2.2 to 6.0ft Sand f/m; grey, moist, dense; no groundwater encountered;

TP-2 Located at the SE corner of the proposed residence
0.0 to 1.0ft Topsoil – Silty Sand; dark brown, moist, loose;
1.0 to 2.4ft Silty Sand; light brown, moist, dense;
2.4 to 4.5ft Sand f/m; grey brown, moist, dense; no groundwater encountered;

Geotechnical Conclusions

On the basis of my site investigation and on prior geologic research, the underlying native soils will provide excellent support for the new residential foundations and floor slab. An allowable soil bearing value of 2000 psf may be used for footing design along with a passive earth pressure of 250 pcf.

Lim Short Plat

3921 Meadow Avenue North
Renton, Washington 98056

PRE 14-000195

Entire Document
Available Upon Request

DRAINAGE REPORT

June 25, 2014

Prepared for:

Jim Hanson
J. Hanson Consulting, LLC
17446 Mallard Cove Lane
Mt. Vernon, WA 98274
(360) 422-5056 office
jchanson@frontier.com

Prepared by:

Offe Engineers, PLLC
Darrell Offe, P.E.
13932 SE 159th Place
Renton, Washington 98058-7832
(425) 260-3412 office
(425) 227-9460 fax
darrell.offe@comcast.net



6/29/2014

EXHIBIT 9

Kris Sorensen

From: James Hanson <jchanson@frontier.com>
Sent: Thursday, July 24, 2014 3:22 PM
To: Kris Sorensen
Subject: Fw: 2 requests I brought in last week - Lim Short Plat (Pre14-000195), Sheldon Short Plat (Pre13-000979)
Attachments: Corey W Thomas.vcf

Here is the approval from Corey. I will be happy to work with Jan.

----- Forwarded Message -----

From: Corey W Thomas <CThomas@Rentonwa.gov>
To: 'James Hanson' <jchanson@frontier.com>
Cc: Kris Sorensen <KSorensen@Rentonwa.gov>; Jan Illian <Jillian@Rentonwa.gov>; Rohini Nair <RNair@Rentonwa.gov>
Sent: Monday, March 10, 2014 10:56 AM
Subject: RE: 2 requests I brought in last week - Lim Short Plat (Pre14-000195), Sheldon Short Plat (Pre13-000979)

Jim,

I have met with Fire Chief Peterson and here are his determinations:

Lim Short Plat - The proposed modification request dated March 4th, is acceptable as submitted. A 20-foot wide paved access road shall be provided, maximum length 150-feet, along with an approved fire sprinkler system in the new house. No fire apparatus turnaround required. Clarification that one new fire hydrant is required at the driveway entrance off of Meadow Avenue North as you made no mention of it in the proposed modification.

Sheldon Property Short Plat - The proposed modification request to provide half of a public street width improvements (not less than 20-foot wide) and half of a normal 90-foot wide cul-de-sac with a temporary hammerhead turnaround is acceptable with the condition that all six lots of the new plat provide an approved fire sprinkler system. Please note that it was already a condition that Lot 5 and Lot 6 required fire sprinklers as they were over our 500-foot dead end limitation as required by city street ordinance. Access to Lot 6 is to be via a paved 20-foot wide private road, not the 16-foot width shown. The new public street would be located on the south side of the property so as to align with existing utilities and for future connection to under developed properties located directly south of this development.

Please do not hesitate to contact me further if we have not answered all of your questions.

From: James Hanson [mailto:jchanson@frontier.com]
Sent: Monday, March 10, 2014 8:55 AM
To: Corey W Thomas
Subject: 2 requests I brought in last week

Any news?

EXHIBIT 10

Kris Sorensen

From: James Hanson <jchanson@frontier.com>
Sent: Thursday, July 24, 2014 3:32 PM
To: Kris Sorensen
Subject: Fw: Utilities and easement adjacent to and south of the proposed Lim Short Plat (PRE14-000195)
Attachments: LS025902.pdf; LS025901.pdf; R-284401.pdf

Here is the approval from Abdul to allow utility hookups from the private road to the south.. He states that the water easement does not go to the north property line but the general utility easement does and the language is clear that connections can be made.

----- Forwarded Message -----

From: Abdoul Gafour <Agafour@Rentonwa.gov>
To: "jchanson@frontier.com" <jchanson@frontier.com>
Cc: David Christensen <Dchristen@Rentonwa.gov>; Jan Illian <Jillian@Rentonwa.gov>
Sent: Monday, March 10, 2014 2:15 PM
Subject: Utilities and easement adjacent to and south of the proposed Lim Short Plat (PRE14-000195)

Jim,

Attached are copies of the Teri Place short plat showing the provisions of the private ingress, egress and utilities easement in N 39th PI (private road).

It appears that the language does provide for future connections, such as a new water meter and service line, to be made to the existing water line in the private road, as long as the road is properly restored.

Please note that the 15-foot wide water easement for the City's water line does not go up to the north property line of the short-plat.

There is also an existing sanitary sewer line and a storm drainage line north of the water line.

Dave C, Jan: Jim Hanson may be calling you to discuss this matter.

Sincerely,

Abdoul Gafour
Water Engineering Supervisor
City of Renton Public Works
1055 S Grady Way
Renton, WA 98057
425-430-7210
agafour@rentonwa.gov

EXHIBIT 11

LND-20-0259

TERI PLACE SHORT PLAT

Page 10 of 02



SHORT PLAT MAP
FOR
POOL BROS. CONSTRUCTION, LLC
P.O. BOX 3023
RENTON, WASHINGTON 98066

CENTAUR
LAND SURVEYING
703 NEW CREST COURT
SEALY, WASHINGTON 98142
PHONE (206) 887-3306



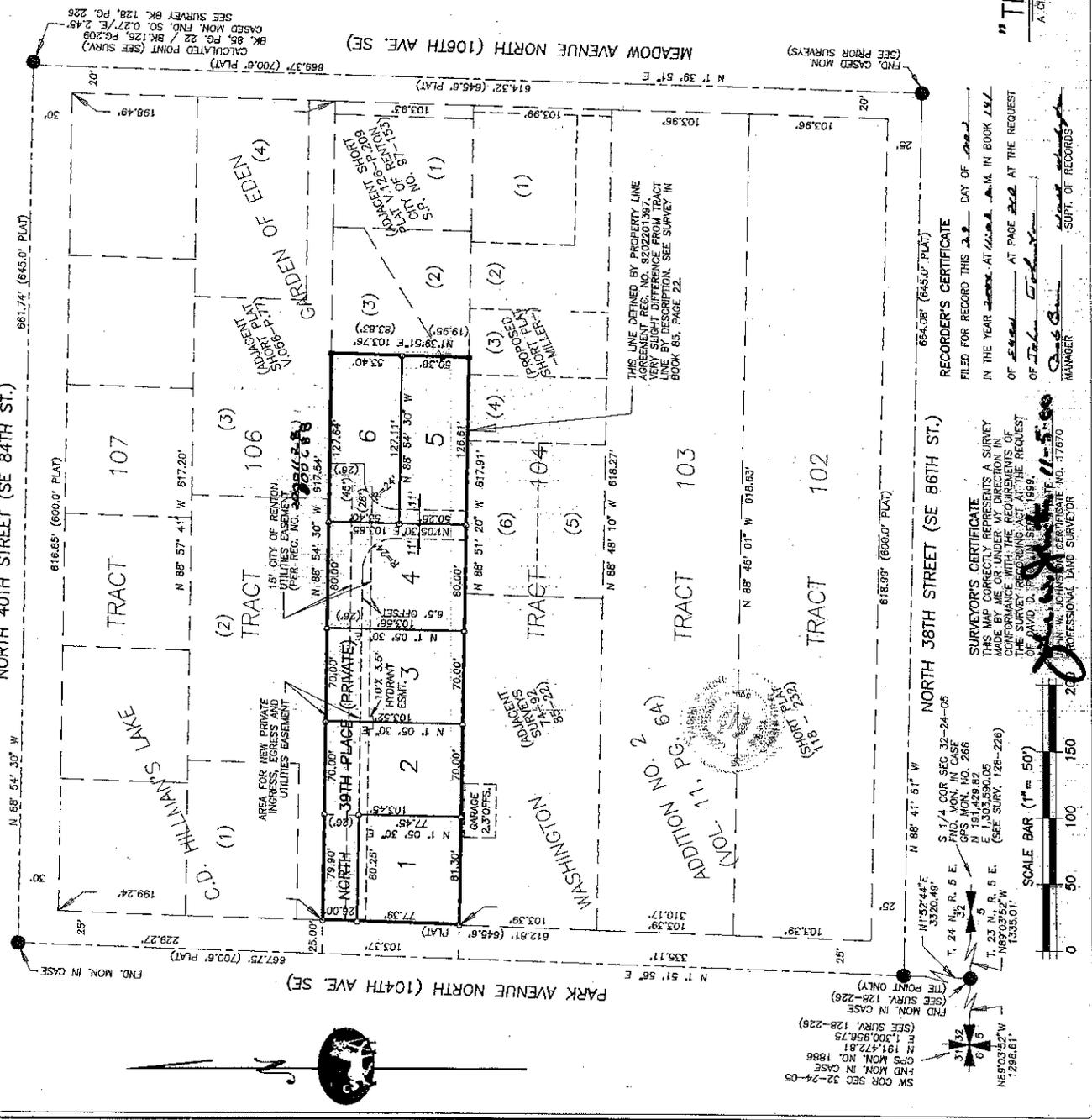
JOB NO. 99209
DRAWN: JKH
DATE: 11-5-00

32	31	33
30	29	34
28	27	35
26	25	36
24	23	38
22	21	40
20	19	42
18	17	44
16	15	46
14	13	48
12	11	50
10	9	52
8	7	54
6	5	56
4	3	58
2	1	60

T24N, R5E, W1M
SHT. 1 OF 2 SHT

CITY OF RENTON
LUA-99-183-SHPL
(LND-20-0259)

2000/11/9 900005



User Information:

Address: **3921 MEADOW AVE N**

[Back](#)

Grade: **All Grades**

Program:

Select a School:

School Name	School Code	School Web Site	Eligibility Description	Grades
HAZELWOOD ELEMENTARY	HAZ		Eligible	01, 02, 03, 04, 05, K2, K2A, K2P, K2X
<u>2016 PROPOSED NEW MIDDLE SCHOOL</u>	NEWMS		Eligible	06, 07, 08
MCKNIGHT MIDDLE SCHOOL	MCK		Eligible	06, 07, 08
<u>MEADOW CREST EARLY EDUCATION</u>	MCE		Eligible	P4
HAZEN HIGH SCHOOL	HHS		Eligible	09, 10, 11, 12, GD
<u>SECONDARY LEARNING CENTER</u>	SLC		Eligible	07, 08, 09, 10, 11, 12, GD

EXHIBIT 12

User Information:

Address: **3921 MEADOW AVE N**

[Back](#)

Grade: **All Grades**

Program:

Select a School:

School Name	School Code	School Web Site	Eligibility Description	Grades
<u>HAZELWOOD ELEMENTARY</u>	HAZ		Eligible	01, 02, 03, 04, 05, K2, K2A, K2P, K2X
<u>2016 PROPOSED NEW MIDDLE SCHOOL</u>	NEWMS		Eligible	06, 07, 08
<u>MCKNIGHT MIDDLE SCHOOL</u>	MCK		Eligible	06, 07, 08
<u>MEADOW CREST EARLY EDUCATION</u>	MCE		Eligible	P4
<u>HAZEN HIGH SCHOOL</u>	HHS		Eligible	09, 10, 11, 12, GD
<u>SECONDARY LEARNING CENTER</u>	SLC		Eligible	07, 08, 09, 10, 11, 12, GD

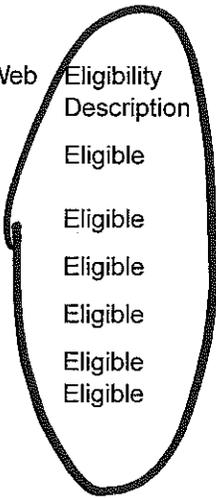


EXHIBIT 13

Kris Sorensen

From: melissarichards@comcast.net
Sent: Thursday, August 21, 2014 3:13 PM
To: Kris Sorensen
Subject: LIM Short Plat / LUA14-000980

Hi Kris,

Thanks for taking the time recently to explain the requirements for fire access as it concerns the LIM short plat.

You mentioned you'd likely make a visit to the site, after I pointed out that the access road is about 9 inches under the required 20' width, due to existing fence on one side and concrete barrier wall on the other. *Please ensure the owners are prepared to make whatever changes are needed to meet standards for fire safety.*

Because the LIM homes will be extremely close to each other, and are/will-be fairly close to my house which is downwind, I am concerned that a fire could easily spread to my house.

In 1980, the home I was living in burned down. The home and contents were a complete loss. The fire truck was challenged to get to the home due to lack of access. (dirt ditch bank road with dirt ditch bridge that was insufficient for the firetruck) It is for this reason that fire safety is especially important to me.

Thanks for your attention to this matter.

Melissa Richards
1401 N. 40th Street
Renton WA 98056
425-271-1969

EXHIBIT 14

PLAN REVIEW COMMENTS (LUA14-000980)



PLAN ADDRESS: 3921 MEADOW N AVE
RENTON, WA 98056-1547

APPLICATION DATE: 07/24/2014

DESCRIPTION: Applicant proposes to subdivide a 18,565 sf pipestem shaped parcel in the R-8 zone into two residential lots. Lot 1 would be 13,374 sf and keep the existing home and Lot 2 would be 5,191 sf. Access to the new lot would be from Meadow Ave N. No critical areas are located on site. A geotechnical report and drainage report were submitted.

Engineering Review

Jan Illian Ph: 425-430-7216 email: jillian@rentonwa.gov

Recommendations: EXISTING CONDITIONS

WATER Water service is provided by the City of Renton. There is a 12-inch ductile iron water main in Meadow Ave North and an 8-inch water main in North 39th Place. The project is located in the Kennydale 320 water pressure zone. The existing home at 3921-Meadow Ave North is served by a ¾-inch water meter connected to the 12-inch water main in Meadow Ave North.

SEWER Sewer service is provided by the City of Renton. There is an 8-inch sewer main in Meadow Ave North and in an 8-inch sewer main in North 39th Place.

STORM There is a drainage conveyance system in Meadow Ave North and North 39th Place.

STREETS There are no street improvements fronting the site in Meadow Ave North.

CODE REQUIREMENTS

WATER

1. Separate water meter shall be provided to the new lot.
2. System development fee for water is based on the size of the new domestic water meter that will serve the new home on the new lot. Fee for ¾-inch or 1-inch water meter install is \$2,809.00.
3. Fee for a ¾-inch meter installed by the City is \$3,075.00. Fee for a 1-inch meter installed by the City is \$3,310.00. This is payable at the time the utility construction permit is issued.
4. 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 the structures. A minimum of one new hydrant will be required to be installed.

SEWER

1. A separate side sewer stub shall be provided to each new lot. 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 ¾" meter or 1-inch meter is \$2,033.00 per new single-family lot. This is payable at the time the utility construction permit is issued.

SURFACE WATER

1. A drainage report dated June 25, 2014, prepared by Offe Engineers was submitted and reviewed. The report complies with the 2009 King County Surface Water Manual and the 2009 City of Renton Amendments to the KCSWM, Chapters 1 and 2. Based on the City's flow control map, this site falls within the Peak Rate Flow Control Standard, Existing Condition. The two lot short plat is subject to Appendix C, Small Project Drainage Review. One existing home will remain and one new lot will be created. The project will add or will result in 2,000 square feet or more of new impervious surface, replaced impervious surface, or new plus replaced impervious surface, and the project proposes 7,000 square feet or more of land disturbing activity.
2. A geotechnical report, dated June 5, 2014 was provided by Robert Pride PE, Geotechnical Engineer. Two test pit excavations were dug in the rear and front of the site. Results show soils found two to five feet in depth were fine silty sands and sands. The medium dense soil will support infiltration using infiltration trenches to collect the roof runoff and impervious surface area created from the new home. An infiltration value of 7.5 min/inch should be used in the design and sizing of the facilities.
3. Surface water system development fee is \$1,228.00 for the new lot. Credit will be given to the existing home.

TRANSPORTATION/STREET

1. Existing right-of-way width in this section of Meadow Ave North is 40 feet. Meadow Ave North is classified as a residential access street. To meet the City's complete street standards, street improvements including a pavement width of 13 feet from the center line, curb, gutter, an 8-foot planter strip, 5-foot sidewalk, and storm drainage improvements are required to be constructed in the right of way fronting the site per City code 4-6-060. To build this street section, six and half feet will be required to be dedicated to the City for future road widening
2. The applicant may submit an application requesting a waiver of the street frontage improvements as outlined in City Code 4-9-250C5d, since frontage in Meadow is just 20 feet wide. Request shall be submitted to Steve Lee, Development Engineering Manager.
3. The current transportation impact fee rate is \$1,430.72 per new single family house. 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.
4. Street lighting is not required for a two lot short plat.
5. The maximum width of single loaded garage driveway shall not exceed nine feet (9') and double-loaded garage driveway shall not exceed sixteen feet (16').
6. Driveway shall not exceed 15% slope. Driveways over 8 % slopes require strip drains

GENERAL COMMENTS

1. Separate permits and fees for side sewer connection, water meter and storm connection 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 landscape plan shall be included with the civil plan submittal.

Technical Services

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

Recommendations: Short Plat: Bob Mac Onie 09/09/2014

Note the City of Renton land use action number and land record number, LUA14-000980 and LND-20-0608, respectively, in the places provided on short plat.

The City is requiring a 6.5 foot dedication of right away along the frontage of Meadow Ave N. 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; ties can be made via an explicit reference , i.e. "Ties to City of Renton Survey Control Network per"

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.

Note the addresses from the attached on the final short plat drawing.

Do note encroachments, if any.

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

The City of Renton Administrator, PublicWorks 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.

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: 08/22/2014

- A. Parks impact fee per ordinacne 5670 applies
- B. No impacts
- C. No impacts

Planning Review Created On: 08/22/2014

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 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 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 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.
6. 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.
7. 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.

Technical Services Created On: 09/09/2014

Include that address document with the comments.

Fire Review - Building

Corey Thomas Ph: 425-430-7024 email: cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

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

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 are no existing hydrants within 300-feet of the proposed homes. A water main extension and at least one new fire hydrant is required. Existing fire hydrant to the west is not directly accessible to this plat and therefore not of use to the proposed new plat.
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. Access is required within 150-feet of all points on the buildings. An approved hammerhead type turnaround is required for the dead end street exceeding 150-feet in length. Hammerhead turnaround requirement will be waived if the applicant installs an approved residential fire sprinkler system.

DENSITY WORKSHEET

City of Renton Planning Division
1055 South Grady Way-Renton, WA 98057
Phone: 425-430-7200 Fax: 425-430-7231

1. Gross area of property: 1. 18,565 square feet
2. Deductions: Certain areas are excluded from density calculations.
These include:
- | | |
|----------------------------|-------------------------------|
| Public streets** | <u> </u> square feet |
| Private access easements** | <u>5,000</u> square feet |
| Critical Areas* | <u> </u> square feet |
- Total excluded area: 2. 5,000 square feet
3. Subtract *line 2* from *line 1* for net area: 3. 13,565 square feet
4. Divide *line 3* by 43,560 for net acreage: 4. .32 acres
5. Number of dwelling units or lots planned: 5. 2 units/lots
6. Divide *line 5* by *line 4* for net density: 6. 6.25 = dwelling units/acre

*Critical Areas are defined as "Areas determined by the City to be not suitable for development and which are subject to the City's Critical Areas Regulations including very high landslide areas, protected slopes, wetlands or floodways." Critical areas buffers are not deducted/excluded.

** Alleys (public or private) do not have to be excluded.