

ADMINISTRATIVE SHORT PLAT REPORT & DECISION

A. SUMMARY AND PURPOSE OF REQUEST

REPORT DATE:	August 8, 2014
Project Name:	NE 7 th St North, Phase II Short Plat
Project Number:	LUA14-000868, SHPL-A
Project Manager:	Clark H. Close, Associate Planner
Owner:	Ron Craig, Attorney-In-Fact for Bettyjean Craig, 22821 112 th Place SE, Kent, WA 98031
Applicant:	Kyle Miller, KRRV DEV., LLC, P.O. Box 908, Ravensdale, WA 98051
Contact:	Darrell Offe, Offe Engineers, 13932 SE 159 th Pl, Renton, WA 98058
Project Location:	3518 NE 7 th Street, Renton, WA 98056

Project Summary: The applicant is requesting approval of a 4-lot short plat of 3518 NE 7th Street (APN 801110-0055) totaling 28,687 square feet (0.66 acres) for the future development of 4 single-family houses. The subject property is located at 3518 NE 7th Street, west of Queen Avenue NE within the Residential-8 dwelling units per acre (R-8) zone. The proposed lots range in size from 6,242 gross square feet to 7,874 gross square feet. The residential density is 7.87 dwelling units per net acre. Access to proposed lots would be from NE 7th Street utilizing a private street that includes a 26-foot wide easement and 20-foot wide paved road. Half street frontage improvements will be completed along NE 7th Street. No sensitive areas or special features are located on the proposed project site which slopes to the southwest. Five trees are proposed to be retained. The existing house would be removed to accommodate the proposed project. A Geotechnical Report was conducted by Robert M. Pride, LLC on May 5, 2014, indicating that infiltration of stormwater is feasible at the site.

Site Area: 28,687 SF



Project Location Map

B. EXHIBITS:

- Exhibit 1: Short Plat Staff Report and Administrative Decision
- Exhibit 2: Neighborhood Detail Map
- Exhibit 3: Preliminary Plat Map
- Exhibit 4: Topographic Map
- Exhibit 5: Tree Cutting/Land Clearing Plan
- Exhibit 6: Landscape Plan
- Exhibit 7: Utilities/Grading/Drainage Plan
- Exhibit 8: Geotechnical Report prepared by Robert M. Pride, LLC, dated May 5, 2014
- Exhibit 9: Drainage Report prepared by Offe Engineers, PLLC, dated July 1, 2014
- Exhibit 10: Construction Mitigation
- Exhibit 11: Safe Walking Routes to Honey Dew Elementary
- Exhibit 12: Advisory Notes to Applicant

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** Ron Craig, Attorney-In-Fact for Bettyjean Craig, 22821 112th Place SE, Kent, WA 98031
- 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 NE 7th Street for all four lots
- 7. **Site Area:** 28,687 SF (0.66 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	1475	03/25/1954

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 0.66 acre (28,687 square feet) site, an infill subdivision project, located within the Residential – 8 dwelling units per acre (R-8) zone. The subject property is located at 3518 NE 7th Street, which is east of Monroe Avenue NE and west of Queen Avenue NE (*Exhibit 2*). The proposal would create a total of four (4) lots intended for the development of detached single-family residences (*Exhibit 3*). There is an existing one-story, single-family residence, built in 1947, located on the south end of the site on proposed lots 1 and 2 and a shed on proposed lot 3 that will all be removed for the new residences. The proposed lots range in size from 6,242 gross square feet to 7,874 gross square feet. Density would be 7.87 dwelling units per net acre (du/ac). 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 across the property from the northeast corner to the southwest corner (*Exhibit 4*). There are 23 existing trees deemed to be “significant” on the site. The applicant proposes to retain five (5) of these trees, while seven (7) will be removed as part of road construction (*Exhibit 5*). The applicant proposes to comply with required City of Renton landscaping standards for the final short plat by providing a 10-foot landscaped strip along the public street frontage (*Exhibit 6*).

According to geologic mapping for this area of Renton the property consists of fine silty sands underlain by medium dense to dense weathered glacial till (Qvt) deposits consisting of gravelly sands and sandy gravels with silt (*Exhibit 8*). The geotechnical report indicated minor seepage encountered at one (1) of the three (3) test pits. The report concludes that onsite infiltration would perform adequately for moderate storm water discharge into the upper 2.5 to 3.0 feet of native gravelly sands and sandy

gravels. Appropriate design, construction and maintenance measures will be required to ensure the infiltration rate can be effectively maintained over time.

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 12*).

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:

<p>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)</p>	
<p>1. CONFORMANCE WITH THE COMPREHENSIVE PLAN:</p>	
<p>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:</p>	
✓	<p>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. <i>Staff Comment: The applicant would be required to dedicate a 6,551 square feet of area for right-of-way dedications. As a result, the net square footage of the site would be 22,136 square feet (0.51 net acres). The four lot proposal would arrive at a net density of 7.87 dwelling units per acre (4 lots / 0.51 acres = 7.87 du/ac). The proposed density is within the preferred 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>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>Policy CD-15. Infill development should be reflective of the existing character of established</p>

Note 1
 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.
Staff Comment: Proposed lot sizes are generally smaller than existing lots, although recent similar subdivision of land in the area has created similar-sized lots on NE 7th Street. Detailed site and architectural designs, which would be reviewed to determine compatibility with the context of the site, are not yet available.

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:

✓ **Density:** The minimum density allowed in the R-8 zone is 4 du/ac and the maximum density permitted in the R-8 zone is 8.0 du/ac. 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.
Staff Comment: After subtracting approximately 6,551 square feet of proposed right-of-way dedications and private access easements, the net square footage of the site is 22,136 square feet (0.51 net acres). The 4-lot proposal would arrive at a net density of 7.62 dwelling units per acre (4 lots / 0.51 acres = 7.87 du/ac), which falls within the permitted density range for the R-8 zone.

✓ **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.
Staff Comment: The following table identifies the proposed dimensions for Lots 1-4:

<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	6,720 SF (Gross) 4,900 SF (Net)	96 feet	70.02 feet
Lot 2	6,242 SF (Gross) 4,422 SF (Net)	96 feet	65.02 feet
Lot 3	7,874 SF (Gross) 4,855 SF (Net)	96 feet	82.02 feet
Lot 4	7,855 SF	96 feet	81.82 feet

✓ **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.
*Staff Comment: 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. As shown on the preliminary site plan (Exhibit 3) all houses would meet the building setback requirements.
 In addition, the homes built on these new lots would be subject to RMC 4-2-115 Residential Design Standards.*

<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><i>Staff Comment:</i> A demolition permit shall be obtained and all inspections and approvals completed for the removal of the existing single family home. This is a condition of the short plat approval. The building standards for the proposed lots would be verified at the time of building permit review.</p>
<p>✓</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><i>Staff Comment:</i> There are no trees proposed within the landscape planter strip between the back of curb and sidewalk due to the addition of underground utilities as part of this project. Tree roots will negatively impact the underground utilities at this location and those trees are proposed to be relocated onsite. RMC 4-7-070F allows street trees to be relocated onsite subject to approval of the Administrator. A minimum of two (2) trees are to be located in the front yard prior to final inspection. The applicant is proposing two (2) onsite maple trees at 1-1/2" caliper in the required ten feet of onsite landscaping along the public frontage. (Exhibit 6). In order to meet the landscaping requirements the 10-foot onsite landscaping strip shall include a mixture of trees, shrubs, and groundcover. This is a condition of the short plat approval. The final detailed landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit issuance.</p>
<p>✓</p>	<p>Tree Retention: RMC 4-4-130 required thirty percent of the trees shall be retained in a residential development.</p> <p><i>Staff Comment:</i> There are a total of 23 trees located onsite of which five (5) are proposed to be retained. 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 applicant indicates seven (7) trees onsite would be excluded from the tree retention</p>

	<p>calculations due to their location in proposed right-of-way, utility, and access easement corridors; therefore, the five (5) trees proposed to be retained meets the minimum 30% tree retention requirement (Exhibit 5).</p>
✓	<p>Parking: Each unit is required to accommodate off-street parking for a minimum of two vehicles.</p> <p><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:</p>	
<p>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.</p> <p><i>Staff Comment:</i> 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.</p> <p><i>Staff Comment:</i> Building designs, which would be used to evaluate design of entrances, have not been submitted yet. They would be submitted for building permit review.</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><i>Staff Comment:</i> 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>
Note 3	<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</p>

	<p>street frontage.</p> <p><i>Staff Comment: 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. Lot 1 would need to, at minimum, meet the openings requirement of 25 percent for two facades, namely the façade facing NE 7th Street and Pierce Avenue NE.</i></p>
Note 3	<p>Scale, Bulk, and Character: Neighborhoods shall have a variety of home sizes and character. Abutting houses shall have differing architectural elevations.</p> <p><i>Staff Comment: Building designs, which would be used to evaluate scale, bulk, and character of structures, and design of windows and doors have not been submitted yet. They would be submitted for building permit review.</i></p>
Note 3	<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>Staff Comment: 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>
Note 3	<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>Staff Comment: 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>
Note 3	<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>Staff Comment: 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>
Note 3	<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

	<p>siding is used, it shall wrap the corners no less than 24 inches.</p> <p><i>Staff Comment: 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>
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>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: Access to the new lots would be from NE 7th Street utilizing a 20-foot wide paved private street within a 26-foot wide easement. The proposed access easement is a condition of the short plat approval. The access easement shall be recorded prior to, or concurrent with, the recording of the short plat.</i></p>
✓	<p>Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</p> <p><i>Staff Comment: Installation of curb, gutter, 8' wide landscaped planter, and 5' wide sidewalk, on the full frontage of the parcel being developed is required. Additional right-of-way dedication is not required on NE 7th Street.</i></p> <p><i>The proposed private road, Pierce Avenue NE, has an easement width of 26 feet and a paved width of 20 feet and must have a minimum pavement thickness of 4" of asphalt over 6" of crushed rock to meet City of Renton standards (RMC 4-6-060J.2).</i></p> <p><i>The private road is situated fully within the boundaries of the subject short plat site at 3518 NE 7th Street and extends into the property 217.06 feet. A hammerhead turnaround is proposed for the private road, Pierce Avenue NE. Fire emergency access and turn around is achieved through the construction of these two roads. Lots 2, 3, and 4 are proposed to gain access via the private road. The access for Lot 1, which fronts on NE 7th St, shall also be from the private road.</i></p> <p><i>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.</i></p> <p><i>Any 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.</i></p>
N/A	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p> <p><i>Staff Comment: No new blocks would be formed.</i></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>
5. AVAILABILITY AND IMPACT ON PUBLIC SERVICES:	
✓	<p>Police: The Renton Police Department has commented that the proposed project would have minimal impact on police services.</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. 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</p>

	<p>time of building permit issuance. Currently this fee is assessed at \$479.28 per each single family lot. Credit will be granted for the existing home that is to be removed.</p> <p>The fire flow requirement for a single-family residence is minimum 1,000 gpm for dwellings up to 3,600 SF (including garage and basement). If the dwelling exceeds 3,600 SF, a minimum of 1,500 gpm would be required. A minimum one fire hydrant is required within 300 feet of the proposed lots.</p> <p>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 10-ton vehicle with 322-psi point loading. Access is required within 150-feet of all points on the buildings. Dead end streets that exceed 150-feet in length require an approved turnaround. Proposed hammerhead appears adequate.</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: Honey Dew Elementary, Dimmitt Middle School and Renton 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>Honey Dew Elementary School is located on Union Avenue NE, northeast of the proposed short plat. The Renton School District has produced a map identifying safe walking routes to the elementary school. The route from the site travels east on NE 7th Street, east through Kiwanis Park and across Union Ave to the Honey Dew Elementary (<i>Exhibit 11</i>). 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. 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.</p>
<p>✓</p>	<p>Stormwater: A drainage report, dated July 1, 2014 was prepared by Offe Engineers, PLLC. (<i>Exhibit 9</i>) and submitted with the land use application. Based on the City's flow control map, this site falls within the Peak Rate Flow Control Standard Existing Site Conditions. The applicant engineer has included information in the drainage report that flow control is not required. The drainage report mentions that the new pollution generating impervious surface (PGIS) is less than 5,000 square feet PGIS threshold for requiring water quality treatment. The report mentions that storm water BMP's will be applicable on the individual lots. Drainage plans and a final drainage report based on the City adopted 2009 King County Surface Water Drainage Manual and City Amendments is required to be submitted with the utility construction permit.</p> <p>There are no sensitive areas on the project site. The property has a gentle slope of approximately three percent (3%) towards the southwest corner of the property. The site drainage currently sheet flows across the property to the southwest corner. The flow continues down the shoulder of the road and into a new City storm system installed as part of the NE 7th North Short Plat. The proposed development is to convey the drainage from the site into NE 7th Street and then to the west into the City storm system. The NE 7th storm system continues west and connects to the storm within Newport Court NE.</p>

	<p>A geotechnical recommendations letter (dated May 5, 2014), for the site, was submitted containing information on the water table, soil site conditions and infiltration (<i>Exhibit 8</i>). The report identifies the soils as very dense glacial till (Qvt) that consist of fine silty sands. Three test pits encountered an upper thin layer of topsoil and silty sands that were underlain by medium dense to dense weathered glacial till deposits consisting of gravelly sands and sandy gravels with silt. Minor seepage was encountered in one of the test pits. The results indicated that onsite infiltration of stormwater be allowed to discharge periodic storm water into the upper 2.5 to 3.0 feet of native gravelly sands and sandy gravels. Final recommendations from the geotechnical engineer regarding infiltration will be reviewed with the construction permit.</p> <p>Stormwater drainage plans for individual lots will be required prior to issuance of construction permits. Surface water system development fee is \$1,228.00 per new lot. Fees are payable prior to issuance of the construction permit. Credit will be given for the existing house.</p>
<p style="text-align: center;">✓</p>	<p>Water Service: Water service will be provided by City of Renton. Water service details will be reviewed upon construction permit application. The following comments are based on assumptions of the final layout:</p> <ol style="list-style-type: none"> 1. A fire hydrant is proposed near the entrance of the proposed private road with NE 7th Street. Submitted project description does not include plans for larger houses. Therefore, the 4" diameter water main in the proposed private road is fine. 2. Water service details will be reviewed upon construction permit application. The current submitted plans show a dead end private road with a hammerhead. A 4" water main line is shown extending from the existing 8" water main on NE 7th Street fronting the site up to the south property line of the proposed Lot 4. 3. The water main is to be located at a minimum distance of four feet from the edge of the pavement of the private road. Relocate the water main from the location shown in the utility plan sheet. The minimum horizontal separation between water and sewer main is 10 feet. 4. The minimum diameter of individual lot water service and setter is 1 inch. 5. System development fee for water is based on the size of the new domestic water meter that will serve the new home on each new lot. The 2014 fee for ¾-inch or 1-inch water meter install is \$2,809.00. Separate water meters shall be provided to each lot. Credit may apply for the existing home.
<p style="text-align: center;">✓</p>	<p>Sanitary Sewer Service: Sewer service will be provided by City of Renton. Water service details will be reviewed upon construction permit application. The following comments are based on assumptions of the final layout:</p> <p>Individual side sewers must be provided to serve each lot.</p> <ol style="list-style-type: none"> 1. An 8 inch diameter sewer main connecting with the sewer manhole/ sewer main on the south side of NE 7th Street is proposed. The sewer manhole/sewer main located at the south side of NE 7th Street has been recently constructed by the NE 7th Street Middle short plat and has not yet been accepted by the City. If there is an issue with the sewer connection, alternate sewer connection should be provided to serve the proposed 4 lots. 2. Required 10 feet separation between the proposed sewer main and the water main should be provided. 3. The sewer main extension along the frontage of NE 7th Street is required, or the applicant is required to show during the utility construction stage that sewer connection

	<p>from the sewer manhole on the south side of NE 7th Street to serve the lots on the east of the subject site will be possible.</p> <ol style="list-style-type: none"> 4. Service details will be reviewed with the construction permit. Plans must meet minimum city standards. 5. This proposal is located in the East Renton Interceptor Special Assessment District (SAD). This SAD fee is \$316.80 per connection and shall be paid at the time a utility construction permit is issued. 6. Sanitary Sewer System Development Fee (SDC) is based on the size of the domestic water meters. These fees are collected at the time a construction permit is issued. The 2014 SDC fee for a 1" sewer is \$2,033.00. Credit will be given for the existing home if previously connected to sewer. Fees are payable prior to issuance of the construction permit.
✓	<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 28,687 square foot parcel, into four (4) single family lots suitable for development with single-family residential structures. The proposal would result in a density of 7.87 dwelling units per net acre.
2. **Application:** The property, located at 3518 NE 7th Street, is owned by Ron Craig, Attorney-In-Fact for Bettyjean Craig. 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 1947, 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 is available between the project site and the elementary school, Honey Dew Elementary. Students attending Dimmitt Middle School and Renton High School would be transported by bus.

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 4-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 NE 7th St North, Phase II Short Plat complies with the subdivision regulations and street standards as established by City Code and state law, 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.
9. A safe pedestrian route is available between the project site and the schools.

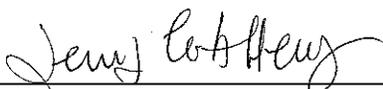
J. DECISION:

The **NE 7th St North, Phase II Short Plat**, File No. LUA14-000868, 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 and accessory structures prior to Short Plat recording.
2. Access to Lot 1 shall be from the private road (*Pierce Avenue NE*).
3. The applicant shall be required to record an access easement for the benefit of Lots 1-4. 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

8/8/2014

Date

Report of August 8th, 2014

Page 14 of 14

TRANSMITTED this 8th day of August, 2014 to the Contact/Applicant/Owner(s):

Contact: Darrell Offe, Offe Engineers, 13932 SE 159th Pl, Renton, WA 98058	Applicant: Kyle Miller, KRRV DEV., LLC, P.O. Box 908, Ravensdale, WA 98051	Owner: Ron Craig, Attorney-In-Fact for Bettyjean Craig, 22821 112th Place SE, Kent, WA 98031
--	---	--

TRANSMITTED this 8th 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 8th 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

K. 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 22, 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.

1 PHASE 2 SHORT PLAT
LUA14-00XXXX

PORTION OF THE SE 1/4, SECTION 9, TOWNSHIP 23 N, RANGE 5 EAST, W.M.

NOTE
EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN ON THIS PLAN. THE ENGINEER ASSUMES NO LIABILITY FOR UTILITIES NOT SHOWN ON THIS PLAN UNLESS NOT SHOWN IN THEIR PROPER LOCATION.
CALL BEFORE YOU DIG 811

DENSITY CALCULATION:
GROSS AREA - 28,997 SQ. FEET
PRIVATE ACCESS EASMT: 6,593 SQ. FEET
CRITICAL AREAS: 0 SQ. FEET
EXCLUDED AREAS: 8,951 SQ. FEET
NET AREA: 22,418 SQ. FEET
NET AREA (ACRES): 0.008 ACRES
DWELLING UNITS: 4 LOTS
NET DENSITY: 7.8 DU/ACRE
ZONING: R-8

CONTACT INFORMATION
DEVELOPER: KRIV DEVELOPMENT, LLC
ATTN: BOB MILLER
RAVENSALE, WASHINGTON 98051
OFFICE PHONE: 425-432-5932
bmill@krivdevelopment.com

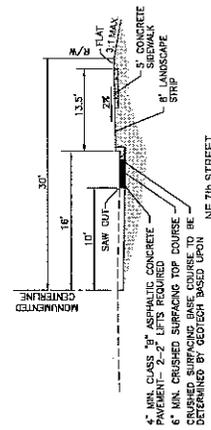
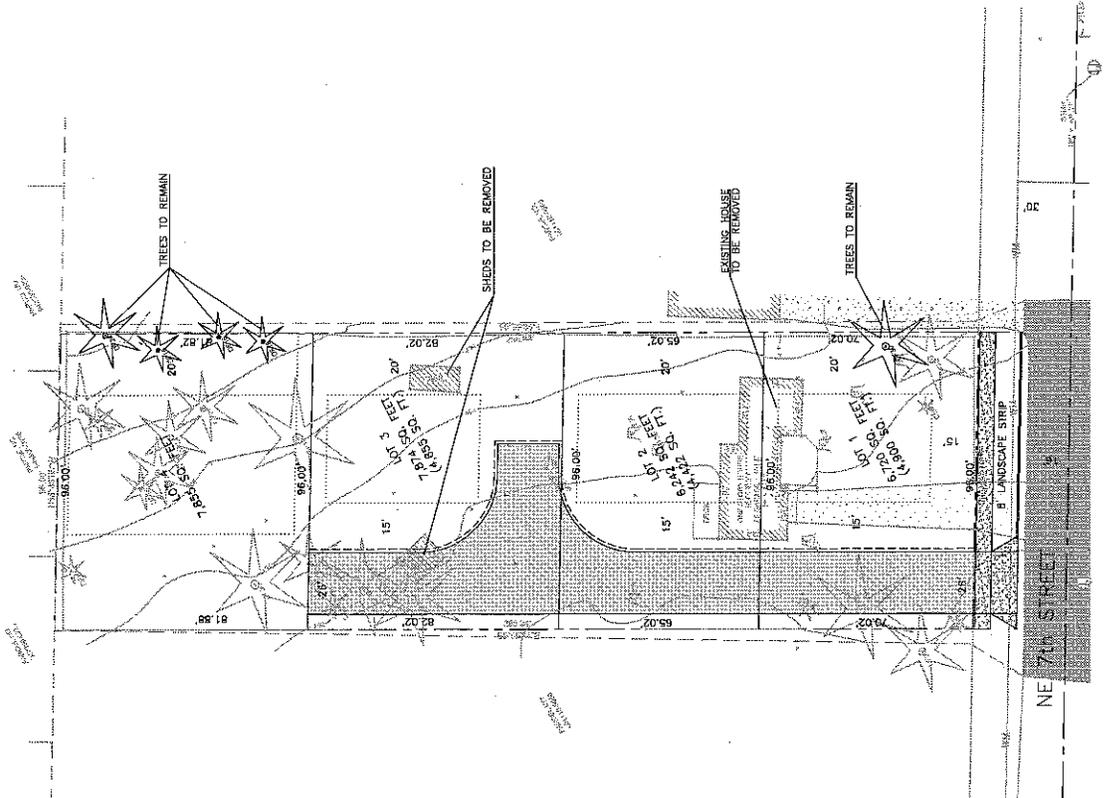
ENGINEER: OFFE ENGINEERS, PLLC
ATTN: DARRELL OFFE, P.E.
RENTON, WASHINGTON 98059-7532
OFFICE NUMBER: 425-290-0412
darrell.offe@offe.com

SURVEYOR: SITE SURVEYING, INC.
ATTN: THOMAS WALDENORF, PLS
SAMMAMISH, WASHINGTON 98074
OFFICE NUMBER: 425-286-4412
tom@siteurveying.com

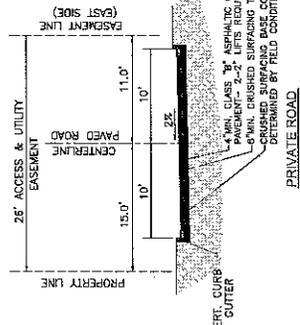


RECOMMENDED FOR APPROVAL

By: _____ Date: _____
By: _____ Date: _____
By: _____ Date: _____



NE 7th STREET
R.I.S.



LEGAL DESCRIPTION

PER STEWART TITLE COMPANY TITLE REPORT FILE NUMBER 01748-30473, DATED APRIL 4, 2014.
LOT 11, BLOCK 1, BURNING WILLOW TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 43 OF PLATS, PAGE(S) 17, RECORDS OF KING COUNTY, WASHINGTON.
SITING IN THE COUNTY OF KING, STATE OF WASHINGTON.
TAX PARCEL NUMBER: 801110-0025
SITE ADDRESS: 3518 NE 7TH STREET, RENTON, WA 98056

CITY OF RENTON
Planning/Building/Public Works Dept.

05/09/2014
DATE
07/01/2014
DATE

NE 7TH NORTH PHASE 2 SHORT PLAT
KRIV DEVELOPMENT, LLC
PLAT MAP
3518 NE 7TH STREET

NO.	REVISION	DATE	APPR.

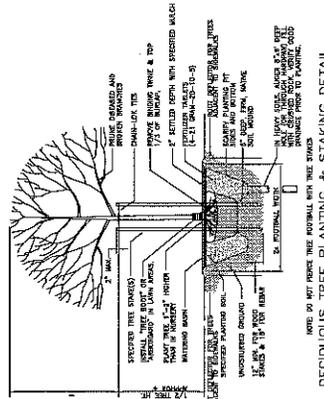
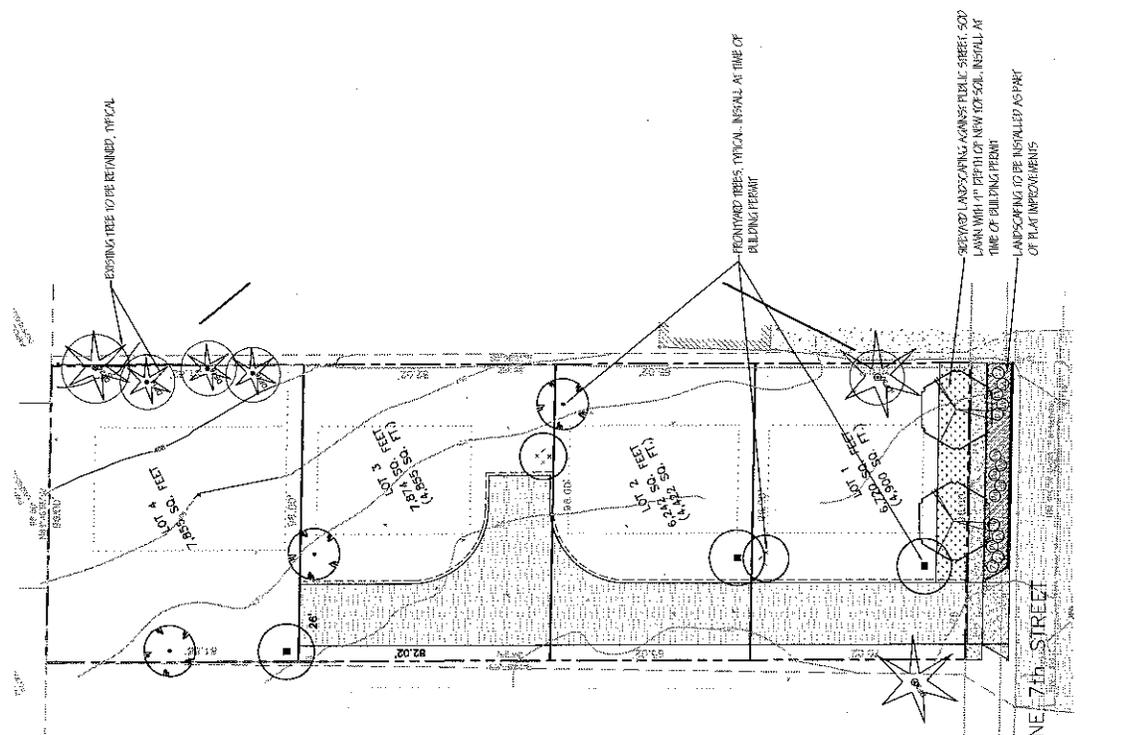
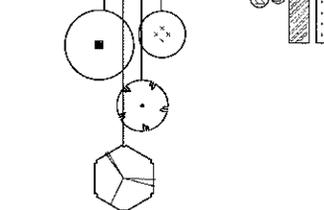
OFFE ENGINEERS
1992 SOUTHSTRAIT 197R PLACE
RENTON WASHINGTON 98058
CONTACT: DARRELL OFFE, P.E.

SCALE: 1" = 20'-0"

DATE: 07/01/2014

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
<i>Robinia pseudoacacia</i> **	Jacuzzi/Mini Birch	5	1 1/2" cal	Full and Matching
<i>Acer frons</i> / <i>Acer platanoides</i> **	Maple	2	1 1/2" cal	Full and Matching
<i>Prunus californica</i> "Capital"**	Flowering Pear	5	1 1/2" cal	Full and Matching
<i>Acer crinitatum</i> **	Vine Maple	2	1 1/2" cal	Full and Matching
4 TOTAL LOTS X 2 TREES/LOT MINIMUM = 8 TREES REQUIRED				
* Considered <i>taxodioides</i> tolerant in Pacific Northwest once established				
SHRUBS and GROUND COVER				
<i>Viburnum davidii</i> **	David Viburnum	10	2 gallon	Full and Matching
<i>Blue Oat Grass</i>	Blue Oat Grass	5	2 gallon	Full and Matching
<i>Kentucky Bluegrass</i>	Kentucky Bluegrass	90	1 gallon	Full and Matching/ Plant 50% o.c.



LANDSCAPE NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING THE SERVICE WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
- CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISBURSED UTILITIES. LOCATION SERVICE PHONE: 1-800-424-3555
- BY OWNER, SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SPECIFIC QUANTITIES OF GROUND COVERS AND PLANT MATERIALS SHOWN ON THE LANDSCAPE PLAN AND MINIMUM PLANTING DISTANCES AS STATED ON THE LANDSCAPE PLAN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWINGS.
- CONSTRUCTION MATERIAL AND LOGS AND STICKS LARGER THAN 3" DIAMETER, ALL PLANTING AREAS TO BE CLEARED OF ALL.
- 4" DEPTH NEW TOPSOIL IN NEW BEDS SHOWN, ROTOLOTT INTO TOP 8" OF SOIL.
- ALL BEDS TO RECEIVE A MINIMUM OF 2" FINE FR. BARK.
- ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURER'S SPECIFICATIONS. REPLACEMENTS MADE AT ONCE.
- ALL PLANT MATERIAL FINISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL DEVELOPED, AND FREE FROM DISEASE, INJURY, OR DAMAGE TO THE POINT OF BEING UNDESIRABLE FOR THE PROJECT.
 - TREES, SHRUBS, AND GROUND COVER, QUANTITIES, SPECIES, AND VARIETIES, SIZES AND CONDITIONS AS SHOWN ON THE PLANTING PLAN, PLANTS TO BE HEALTHY, WOODWORK, WELL FOLIATED WHEN IN LEAF, FREE OF DISEASE, INJURY, OR DAMAGE TO THE POINT OF BEING UNDESIRABLE FOR THE PROJECT. SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
- NO PERMANENT IRRIGATION SYSTEM IS PROPOSED. TREES LOCATED ON THE PROPOSED LOTS WILL BE IRRIGATED BY FUTURE HOME BUILDER. PERMANENT IRRIGATION IS CONSIDERED 100% DROUGHT TOLERANT AND SHALL BE PROVIDED TEMPORARY IRRIGATION FOR THE FIRST TWO (2) YEARS.
- STREETSCAPE PLANT MATERIAL SHALL BE INSTALLED BY DEVELOPER. LOT TREES UPON COMPLETION OF THE PROPOSED HOMES.

RECOMMENDED FOR APPROVAL

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

NORTH
 SCALE 1" = 20'-0"
 22" x 34" SHEET
 L-01
 SHEET 1 OF 1

REVISIONS
 NO. DATE
 1 11/15/11

WASHINGTON
 3518 NE 7TH STREET
 LANDSCAPE PLAN
 NE 7TH NORTH - PHASE 2

May 5, 2014

Mr. Kyle Miller
KRRV Development
P. O. Box 908
Ravensdale, WA 98051

Re: **Geotechnical Recommendations**
Proposed Residences
3518 NE 7th Street
Renton, Washington

Dear Mr. Miller,

This report summarizes the results of our site assessment and geologic research on the residential property located on the north side of NE 7th Street in Renton. It is understood that four new residences will be constructed on this new lot subdivision.

The purpose of this report is to describe existing site and subsoil conditions, and to provide recommendations for disposal of storm water on the subject lots. Geologic mapping by Booth, et al in 2007 along with prior investigations in this area were used as references for this report.

Site Conditions

This rectangular property is relatively flat and covers an area of about 0.6 acres. There is an existing residence located on the south end of the site on lots 1 and 2 that will be removed for the new residences. Access to these proposed residences will be provided by a driveway off of 7th Street. According to geologic mapping for this area of Renton the property is underlain by very dense glacial till (Qvt) that consist of fine silty sands and sands.

Test pits were excavated on these lots to document existing subsoil and groundwater conditions, and to determine the potential for onsite infiltration. Three test pits encountered similar soil conditions consisting of an upper thin layer of topsoil and silty sands that were underlain by medium dense to dense weathered glacial till deposits consisting of gravelly sands and sandy gravels with silt. Minor seepage was encountered in TH-2 at three feet, but was absent in the other 2 test holes. Summary logs of these test borings are as follows:

- TH-1 Located 10 feet south of SE corner of house on Lot 1
- 0.0 to 0.2ft Topsoil – Silty Sand
- 0.2 to 2.5ft Gravelly Sand; g
- 2.5 to 4.5ft Sandy Gravel; g

**Entire Document
Available Upon Request**

RECEIVED
JUL 03 2014
CITY OF RENTON
PLANNING DIVISION

NE 7th North Phase 2 Short Plat

3518 NE 7th Street
Renton, Washington 98056

DRAINAGE REPORT

July 1, 2014

Prepared for:

KRRV Development, LLC
Attn: Kyle Miller
P.O. Box 908
Ravensdale, Washington 98051
(425) 432-5932 office

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

Entire Document
Available Upon Request

EXHIBIT 9



7/1/2014

**NE 7th North Phase 2 Short Plat
3518 NE 7th Street
4 Single Family Residence
CONSTRUCTION MITIGATION**

Proposed Construction Dates (begin and end dates): Start of construction is proposed for the Fall/Winter 2014 with the demolition of existing structures and installation utilities/frontage improvements. Frontage improvements along NE 7th Street will cause minor disruption to traffic along NE 7th Street. These frontage improvements will include: drainage, sewer extension, water crossings, paving, curb/gutter and sidewalk, and landscaping.

Hours and days of operation: 8:30 am to 3:30 pm, Monday through Friday or as otherwise allowed by City of Renton.

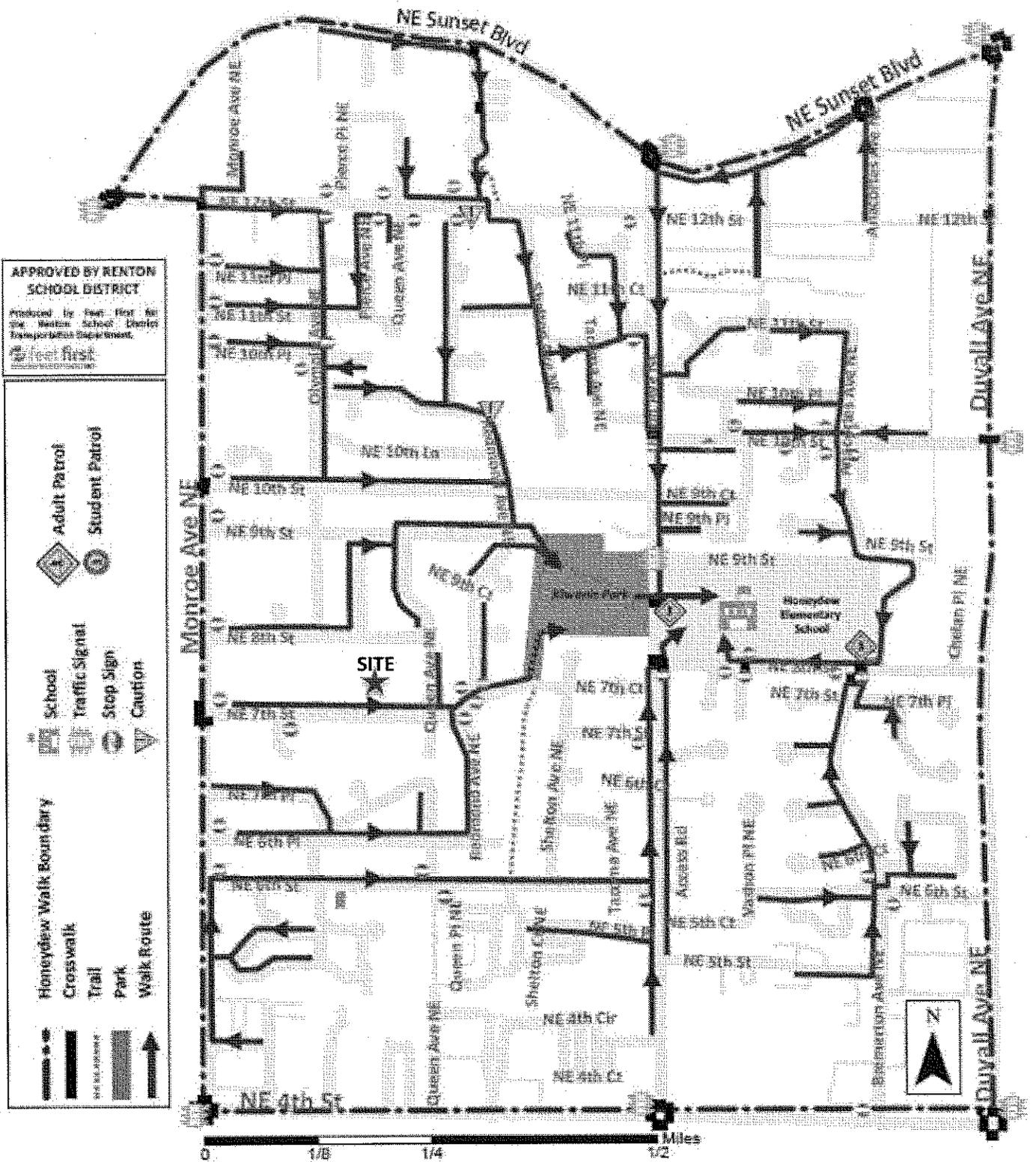
Proposed Hauling/ Transportation routes: Materials and labor to the site are proposed off of private access road along the west side of the property. Vehicle parking and backfill material storage are proposed to be onsite. Proposed additional material needed for the project will be hauled from the Sunset Quarry on Renton-Issaquah Road (SR-900). The route would bring the material along SR-900 (Sunset) until NE 12th Street; turning left on 12th then continuing to Monroe Avenue NE. Turning south on Monroe Ave. NE to NE 7th Street; then east up 7th to the project.

Measures to minimize construction activities: NE 7th will or could possibly need to be closed for a portion of the frontage improvements. The sewer and storm extension will be construction along the center of the paved section due to the proximity of an existing water main. This area of Renton (along NE 7th) has a grid pattern to the roads. Partial lane closure in this section of road will be evaluated as part of the traffic control plan.

Special hours: No special hours are necessary to complete construction. Weekend work may be necessary to be scheduled for completion; this will be determined by owner, contractor, and City of Renton.

Preliminary Traffic Control Plan: Coordination with the City of Renton staff will be necessary to minimize disruption to traffic on NE 7th Street. Once a contractor is selected, a traffic control plan will be submitted and approved prior to the pre-construction meeting with the City of Renton. This plan will be installed prior to any construction activities.

Safe Walking Route for Honey Dew



RECOMMENDED ROUTES ARE MARKED WITH ARROWS:

This map shows the preferred routes for walking to school safely. Please show your child the safest routes and teach them good safety habits, such as:

1. to stop at every corner and look all ways for oncoming vehicles before crossing;
2. to walk quickly, but don't run when crossing streets;
3. to use crosswalks, stop signs, traffic signals, school;
4. where no walkways are provided, walk on the left if possible, facing approaching traffic;
5. to wear bright clothing.

PLAN ADDRESS: NE 3518 7TH ST
RENTON, WA 98056-3845

APPLICATION DATE: 07/02/2014

DESCRIPTION: The applicant is requesting approval of a 4-lot short plat of 3518 NE 7th Street (APN 801110-0055) totaling 28,687 square feet (0.66 acres) for the future development of 4 single-family houses. The subject property is located at 3518 NE 7th Street, west of Queen Avenue NE within the Residential-8 dwelling units per net acre (R-8) zone. The proposed lots range in size from 6,242 square feet to 7,874 square feet. The residential density is 7.8 dwelling units per net acre. Access to proposed lots would be from NE 7th Street utilizing a private street that includes a 26-foot wide easement and 20-foot paved road. Half street frontage improvements will be completed along NE 7th Street. No sensitive areas or special features are located on the proposed project site which slopes to the southwest. Five trees are proposed to be retained. The existing house would be removed to accommodate the proposed project. A Geotechnical Report was conducted by Robert M. Pride, LLC on May 5, 2014, indicating that infiltration of stormwater is feasible at the site.

Engineering Review

Rohini Nair Ph: 425-430-7298 email: mair@rentonwa.gov

Recommendations: Plan review comments for NE 7th North Phase II Preliminary short plat (LUA 14-000868) (Date: 7/25/2014) I have completed a preliminary review for the above-referenced 4 lot short plat proposal at 3518 NE 7th Street. The following comments are based on the application submittal made to the City of Renton by the applicant.

EXISTING CONDITIONS

WATER: The site is located in the City of Renton water service area.

SEWER: The site is located in the city of Renton sewer service area.

STORM: There are no existing storm facilities in the site frontage.

STREETS: NE 7th Street is a residential street with a right of way width of 60 feet.

CODE REQUIREMENTS

Water

1. A fire hydrant is proposed near the entrance of the proposed private road with NE 7th Street. Submitted project description does not include plans for larger houses. Therefore, the 4" diameter water main in the proposed private road is fine. Informational comment - for larger houses (i.e. houses larger than 3,600 square feet) requiring fire flow rate of 1,500 gpm, a second fire hydrant will be required to be located near the hammerhead in the private road. In that scenario, the size of water main in the private road from NE 7th Street up to the new hydrant will need to be of 8" diameter, and beyond that the water main diameter can be 4".
2. Water service details will be reviewed upon construction permit application. The current submitted plans show a dead end private road with a hammerhead. A 4" water main line is shown extending from the existing 8" water main on NE 7th Street fronting the site up to the south property line of the proposed Lot 4.
3. The water main is to be located at a minimum distance of four feet from the edge of the pavement of the private road. Relocate the water main from the location shown in the utility plan sheet. The minimum horizontal separation between water and sewer main is 10 feet.
4. The minimum diameter of individual lot water service and setter is 1 inch.
5. System development fee for water is based on the size of the new domestic water meter that will serve the new home on each new lot. The 2014 fee for 3/4-inch or 1-inch water meter install is \$2,809.00. Credit may apply for the existing home.

Sanitary Sewer

1. All lots of the short plat will be connected to the city of Renton sewer service.
2. Individual side sewers must be provided to serve each lot.
3. An 8 inch diameter sewer main connecting with the sewer manhole/ sewer main on the south side of NE 7th Street is proposed. The sewer manhole/sewer main located at the south side of NE 7th Street has been recently constructed by the NE 7th Street Middle short plat and has not yet been accepted by the City. If there is an issue with the sewer connection, alternate sewer connection should be provided to serve the proposed 4 lots.
4. Required 10 feet separation between the proposed sewer main and the water main should be provided.
5. The sewer main extension along the frontage of NE 7th Street is required, or the applicant is required to show during the utility construction stage that sewer connection from the sewer manhole on the south side of NE 7th Street to serve the lots on the east of the subject site will be possible.
6. Service details will be reviewed with the construction permit. Plans must meet minimum city standards.
7. This proposal is located in the East Renton Interceptor Special Assessment District (SAD). This SAD fee is \$316.80 per connection and shall be paid at the time a utility construction permit is issued.
8. Sanitary Sewer System Development Fee (SDC) is based on the size of the domestic water meters. These fees are collected at the time a construction permit is issued. The 2014 SDC fee for a 1" sewer is \$2,033.00. Credit may apply for the existing house.

Storm

1. The Surface Water System development fee for 2014 is \$1,228.00 per each new lot. Fee is payable prior to issuance of the construction permit.
2. A drainage report has been prepared. Based on the City's flow control map, this site falls within the P he applicant engineer has included

EXHIBIT 12

information in the drainage report that flow control is not required. The drainage report mentions that the new pollution generating impervious surface (PGIS) is less than 5,000 square feet PGIS threshold for requiring water quality treatment. The report mentions that storm water BMP's will be applicable on the individual lots. Drainage plans and a final drainage report based on the City adopted 2009 King County Surface Water Drainage Manual and City Amendments is required to be submitted with the utility construction permit.

3. A geotechnical report prepared in 2014 by Robert M Pride, LLC. was submitted by the applicant. The report mentions that limited infiltration on the soils will be acceptable.

Transportation

1. Installation of 0.5' wide curb, gutter, 8' wide landscaped planter, and 5' wide sidewalk, on the full frontage of the parcel being developed is required. Additional right of way dedication is not required on NE 7th Street. A 32 feet wide (16 feet half street) paved surface is required on NE 7th Street to be consistent with the remaining paved width along the NE 7th Street corridor.
2. The proposed private street has easement width of 26 feet and has a paved width of 20 feet. The minimum pavement thickness on a private street includes 4" of asphalt over 6" of crushed rock. The maximum grade for a private street shall not exceed 15%.
3. A hammerhead turnaround is proposed for the private street. All the four lots of the short plat are proposed to gain access via the private street.
4. A street name and address sign will be required to be provided by the developer prior to recording.
5. Parking will not be allowed on the 20 feet wide paved private street and no parking signs are required to be installed by the developer.
6. All electrical, phone, and cable services and lines serving the proposed development must be underground. The construction of these franchise utilities must be inspected and approved by a City of Renton inspector prior to recording the plat.
7. Traffic Impact Fees –The transportation impact fees applicable on new houses based on the applicable fee at the time of building permit application and payment is due at the time of issuance of the building permit. The 2014 fee rate is \$1,430.72 per single family house. Credit may be given to the existing house that will be removed.
8. A minimum of 5 feet separation is required between any access and property line.
9. Fixed objects that may be situated in the location of the proposed access must be relocated, after obtaining owner approval.
10. Informational comment – traffic safety guidelines mention a minimum of 20 feet between driveways.

General Comments

1. All construction or service utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. Plans shall be prepared by a licensed Civil Engineer.
2. When utility plans are complete, please submit three (3) copies of the drawings, two (2) copies of the drainage report, permit application, an itemized cost of construction estimate, and application fee at the counter on the sixth floor.
(Date: 7/25/2014)

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, LUA14-000868 and LND-20-0604, 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.

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. Although the coordinates shown purports to be based on the City's Survey Control Network (SCN), provide a direct tie

to a SCN monument as well as its relationship to one other SCN monument.

Provide sufficient information to determine how the plat boundary was established.

Include a statement of equipment and procedures used, per WAC32-130-100.

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

Do not include topography and utility infrastructure as they are only part of the initial submittal requirements unless they have a direct influence on the subdivision.

Do note encroachments, if any.

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." Do not use the tax parcel identification numbers.

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 private" easements 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 easements require a "New Private Easement for Ingress, Egress and Utilities Maintenance Agreement" statement. Note the attachment on the drawing.

Reviewer Comments

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

Community Services Review Created On: 08/06/2014

- A. Environmental Impact 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

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

Recommendations: Environmental Impact Comments:

1. The fire mitigation impact fees are currently applicable at the rate of \$479.28 per single family unit. This fee is paid prior to recording the plat. Credit will be granted for the existing home that is to be removed.

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. The existing fire hydrants are not within 300 feet of all of the proposed lots.
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. Dead end streets that exceed 150-feet in length require an approved turnaround. Proposed hammerhead appears adequate

Police Review

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

Recommendations: Minimal impact on police services.