

**ENVIRONMENTAL REVIEW COMMITTEE REPORT AND
ADMINISTRATIVE SHORT PLAT REPORT & DECISION**

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| ERC MEETING DATE: | April 27, 2015 (original meeting); June 1, 2015 (additional meeting) |
| Project Name: | Vuecrest II Short Plat |
| Project Number: | LUA15-000026, ECF, SHPL-A, MOD |
| Project Manager: | Clark H. Close, Associate Planner |
| Owner/Applicant: | KBS III LLC – Kolin Taylor, 12320 NE 8th St, Suite 100, Bellevue, WA 98005 |
| Contact: | Wayne Potter, Novastar Development, Inc., 18215 72nd Ave S, Kent, WA 98032 |
| Project Location: | 4909 Main Ave S (APN 322305-9097) |

Project Summary: The applicant is requesting approval of an 8-lot short plat totaling 106,680 square feet (sf) or 2.45 acres for the future development of 8 single-family houses. The subject property is located in the Residential-8 zoning district. The proposed lots range in size from 7,558 sf to 17,248 sf in area, with an average lot size of 8,948 sf. The site also contains a critical area tract (Tract A) that is 8,404 sf. The residential density is 4.42 dwelling units per net acre. Access to the site is from Main Ave S (102nd Ave SE) from SE 192nd St. The proposed roadway will be extended to the west property line for a future fire access road extension or public road extension by the developer of the proposed plat of Vuecrest Estates (LUA13-000642). The applicant is also requesting a modification from street improvements in order to provide secondary access to the adjacent plat to the west, provide additional on-street parking, and preserve existing trees. The applicant has submitted a Critical Areas Study, Tree Protection Plan, Geotechnical Engineering Study, and a Preliminary Technical Information Report with the application.

| | | | |
|------------------------------|----------|---|-----|
| Exist. Bldg. Area SF: | 1,090 SF | Proposed New Bldg. Area (footprint): | N/A |
| | | Proposed New Bldg. Area (gross): | N/A |

| | | | |
|-------------------|-------------------------|---------------------------------|-----|
| Site Area: | 106,680 SF (2.45 acres) | Total Building Area GSF: | N/A |
|-------------------|-------------------------|---------------------------------|-----|

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



Project Location Map

PART ONE: PROJECT DESCRIPTION / BACKGROUND

A. EXHIBITS:

- Exhibit 1 ERC Report
- Exhibit 2 Vuecrest II Short Plat Site Plan
- Exhibit 3 Neighborhood Detail Map
- Exhibit 4 Boundary and Topographic Survey Map
- Exhibit 5 Preliminary Grading and Drainage Plan with Road Cross Sections
- Exhibit 6 Preliminary Road Profiles
- Exhibit 7 Preliminary Utility Plan
- Exhibit 8 Preliminary Landscaping Plan
- Exhibit 9 Preliminary Tree Retention Plan
- Exhibit 10 Final Tree Protection Plan Report prepared by Washington Forestry Consultants, Inc. (dated December 19, 2014)
- Exhibit 11 Geotechnical Engineering Study prepared by Earth Solutions NW, LLC (dated December 15, 2014)
- Exhibit 12 Critical Area Study prepared by Wetland Resources, Inc. (dated January 5, 2015)
- Exhibit 13 Preliminary Technical Information Report prepared by Barghausen Consulting Engineers, Inc. (dated January 15, 2015)
- Exhibit 14 Soos Creek Water and Sewer District Certificate of Water Availability (dated October 21, 2014)
- Exhibit 15 Soos Creek Water and Sewer District Certificate of Sewer Availability (dated October 22, 2014)
- Exhibit 16 Construction Mitigation Description
- Exhibit 17 Street Modification Request
- Exhibit 18 Vuecrest II Preliminary Short Plat, proposed list of special conditions of preliminary short plat approval, prepared by David Halinen (dated March 20, 2015), along with alternate layout Exhibits A and B attached thereto
- Exhibit 19 Comment Email from the President of the Sundance at Talbot Ridge HOA (includes staff's response)
- Exhibit 20 Settlement Agreement for Vuecrest Estates (LUA13-000642)
- Exhibit 21 Street Modification Memo: Lee
- Exhibit 22 Advisory Notes to Applicant

B. GENERAL INFORMATION:

- 1. Owner(s) of Record:** KBS III LLC – Kolin Taylor, 12320 NE 8th St, Suite 100, Bellevue, WA 98005
- 2. Zoning Designation:** Residential – 8 du/ac (R-8)
- 3. Comprehensive Plan Land Use Designation:** Residential Single Family (RS)
- 4. Existing Site Use:** One single-family home (on the east side of property), as well as several associated outbuildings, utilities, and a private gravel access driveway.

5. Neighborhood Characteristics:

| Location | Parcel Number(s) | Address(es) | Land Use | Zoning |
|----------|---|--|---------------------------|---------------|
| Site | 322305-9097 | 4909 Main Ave S | Residential Single Family | Residential-8 |
| North | 322305-9171 | 4835 Main Ave S | Residential Single Family | Residential-8 |
| South | 322305-9163 322305-9100 322305-9214 | 10012 SE 187th St 10104 SE 187th St 18615 102nd Ave SE | Residential Single Family | Residential-4 |
| West | 312305-9048 | Vuecrest Estates | Residential Single Family | Residential-8 |
| East | 264140-0640 | Main Ave S | Residential Single Family | Residential-8 |

6. Access: Access to the short plat is proposed from Main Ave S (102nd Ave SE) to a new on-site public half-street.

7. Site Area: 106,680 SF (2.45 acres)

C. HISTORICAL/BACKGROUND:

| <u>Action</u> | <u>Land Use File No.</u> | <u>Ordinance No.</u> | <u>Date</u> |
|----------------------|--------------------------|----------------------|-------------|
| Comprehensive Plan | N/A | 5228 | 11/27/2006 |
| Zoning | A-04-007 | 5206 | 05/03/2006 |
| Annexation (Falk II) | A-04-007 | 5205 | 05/03/2006 |

D. PROJECT NARRATIVE:

The applicant is requesting Short Plat approval and Environmental (SEPA) Review for the subdivision of one parcel of land (King County Assessor's Parcel No. 3223059097) into one tract (Critical Area Tract A) and eight (8) lots for the future construction of 8 single-family residences (*Exhibit 2*). A short plat is an administrative review process.

The subject property is located at 4909 Main Ave S near the intersection of Main Ave S (102nd Ave SE) and SE 186th St, in a portion of Section 32, Township 23 North, Range 05 East, W.M., within the Residential-8 dwelling units per acre (R-8) zone. There is one single-family home located on-site (on the east side of property), as well as several associated outbuildings, utilities, and a private gravel access driveway. The subject site is narrow and rectangular in shape (167' wide by 636' long), totaling 106,680 square feet (2.45 acres). The site is surrounded by a mix of small undeveloped forested areas, as well as by existing single-family subdivisions and homes on large lots.

The proposed lots range in size from 7,558 to 17,248 square feet in area, with an average lot size of 8,948 square feet. The residential density would be 4.42 dwelling units per net acre. Access to the site is from Main Ave S from SE 192nd St. The proposed roadway will be extended to the west property line for a future secondary fire access road extension to be constructed by the developer of the proposed Plat of Vuecrest Estates (LUA13-000642). Half-street frontage improvements will be completed along Main Ave S and along the north boundary line of the parcel (proposed Road A). The site includes 8,404 square feet (0.19 acre) of on-site critical area tract (Category 2 wetland), in the northwest corner of the property. A 50-foot buffer is required for that wetland.

The applicant is proposing to retain 11 of the 38 healthy significant trees in the buildable area of the site. The existing single-family home and associated buildings will be removed during the final platting process. The project development will utilize and extend existing public utilities through the site along with storm drainage and dry utilities. Sewer will be extended from the Plat of Vuecrest Estates. Stormwater runoff will be conveyed off-site to the drainage facility for Vuecrest Estates.

The primary soil classification found on the site consists of medium dense to dense silty sand and sandy silt (Unified Soil Classification ML), which is a glacial till soil commonly found in the Pacific Northwest and generally suitable for residential development. Approximately 2.05 acres will be cleared, and approximately 7,600 cubic yards of structural soil will be cut for grading the roads and lots. A retaining wall (ranging between 2 feet and 9 feet in height) will be constructed on-site adjacent to the wetland buffer (Tract A). This wall would be a reinforced concrete wall where a beam guardrail would be used.

The applicant submitted a Geotechnical Engineering Study prepared by Earth Solutions NW, LLC, dated December 15, 2014 (*Exhibit 11*). The report identifies four (4) test pits for the purpose of assessing the soil infiltration feasibility. Topsoil was observed in the upper 4 to 18 inches. No groundwater seepage was observed at the test pit locations (in October 2014). However, the presence of minor groundwater seepage should be expected, and rates and elevations fluctuate depending on precipitation, time of year, and soil conditions.

According to City of Renton citywide geotechnical critical areas maps, the natural slope in the northwest corner of the site exhibits medium landslide hazard characteristics and moderate to severe susceptibility to erosion. A Temporary Erosion and Sedimentation Control Plan (TESCP) will be prepared and implemented to mitigate the potential for soil erosion. Based on the slope reconnaissance, stability of the sloped areas of the property can be characterized as good. The sloped area within the northwest corner of the property will remain unaltered and vegetated, and the proposed development will not increase the erosion hazard, provided appropriate Best Management Practices (BMPs) are implemented during earthwork and development activities (i.e. straw mulch, silt fences, rock check dams, etc.), according to the Professional Engineer. According to the Geotechnical Engineering study, construction of the proposed single-family residential structures and related stormwater and infrastructure improvements at this site is feasible from a geotechnical standpoint. The proposed structures can be supported on conventional continuous and spread footing foundations bearing on competent native soils, re-compacted native soils, or new structural fill. An NPDES permit will be acquired, and the site will be monitored during the entire build-out phase of the plat.

In addition to the Geotechnical Engineering Study, the applicant also submitted a Critical Areas Study, Tree Protection Plan, and a Preliminary Information Report with the application. The applicant has also requested a modification to RMC 4-6-060 of the street frontage requirements in an effort to provide secondary access for the adjacent plat to the west, provide additional on-street parking, and preserve existing trees (*Exhibit 17*).

Staff received a comment email letter from the President of the Sundance at Talbot Ridge HOA (*Exhibit 19*). The email included questions and concerns regarding the impact Vuecrest II development would have with the proposed Vuecrest Estates Plat, especially with respect to the joining of the road between the two developments.

E. PUBLIC SERVICES:

1. Utilities

- a. Water: Water service will be provided by Soos Creek Water and Sewer District.
- b. Sewer: Sewer service will be provided by Soos Creek Water and Sewer District.
- c. Surface/Storm Water: There is an existing storm water ditch in Main Ave S (102nd Ave SE) frontage. The project is subject to basic water quality treatment and Level 3 flow control.

2. Streets: Main Ave S (102nd Ave SE) is a residential street with an existing half-street ROW width of 20 feet.

3. Police and Fire Protection: City of Renton Police and Fire Departments would provide service.

4. Schools: The site is within the Renton School District.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS-M with a 14-day Appeal Period**B. Mitigation Measure(s)**

1. The applicant shall be required to provide, to the Current Planning Project Manager, a replanting plan identifying any temporary disturbances to the existing native vegetation within Tract A and a re-vegetation planting plan for such disturbed area(s) prior to construction permit approval.
2. Prior to construction permit approval, the applicant shall be required to obtain approval for a Critical Areas Exemption Permit for all permanent public utility activities that will intrude through adjacent wetlands or required wetland buffers, according to the City of Renton Critical Areas Regulations in RMC 4-3-050C, J, L, and N.

C. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Water**a. Wetland, Streams, Lakes**

Impacts: The applicant submitted a Critical Area Study prepared by Wetland Resources, Inc., dated January 5, 2015 identifying an existing linear depressional Category II wetland on the subject property. The wetland continues off-site to the north and to the west, and incorporates a portion of an intermittently flowing stream. Vegetation within the wetland consists of a canopy of red alder and western red cedar with an understory of salmonberry, spirea, lady fern, sedge, and creeping buttercup. No other off-site wetlands were found within 300 feet of the subject property (*Exhibit 12*). Panther Creek, a known fish-bearing stream, lies approximately a quarter mile to the east of the subject property. A wetland classified as Category II requires a standard protective buffer of 50 feet (RMC 4-3-050M.6.c). The applicant is proposing buffer averaging per the provisions in RMC Chapter 4-3-050M.6.f. According to the applicant, the wetland unit contains variations in ecological sensitivity with vegetation in the northern portion having a higher concentration of invasive species and the vegetation in the southern portion being more native in composition. The wetland unit is surrounded by residential development, and the entirety of the buffer shows signs of human disturbance. The areas of reduction are generally natively vegetated with a canopy of large coniferous and deciduous trees, an understory of smaller trees and shrubs, and an intact herbaceous layer. Direct compensation of functions and values will be addressed by providing additional buffer of a similar composition to the reduction area at a 1.13:1 ratio. The buffer reduction area totals 313 square feet, while the buffer addition areas total 356 square feet, achieving the no net loss of buffer requirement. The buffer averaging is proposed adjacent to the northwest side of the proposed roadway, just north of Lot 8. The final buffer area will be slightly larger, approximately 43 square feet larger, after buffer averaging. The applicant will designate all the wetland, stream, and associated buffers as a Native Growth Protection Area (NGPA) Tract. No impacts to existing functions and values of the wetland area are expected through buffer averaging activity. The minimum proposed buffer width as part of the averaging activity is 45 feet. It is the opinion of Wetland Resources, Inc. that the increase in the size of the overall buffer provides for an adequate width to protect the wetland and stream system and due to the relatively undisturbed condition

and lack of invasive species, the reduction area would have a limited lift of function from enhancement. Therefore, no buffer enhancement is being proposed.

Staff supports the proposed buffer averaging along with encompassing Tract A with a NGPA granted and conveyed to the Homeowners Association (HOA). Temporary impacts to the native vegetation within the wetland buffer (Tract A) are anticipated with the construction of the retaining wall in order to complete the road improvements for Road A. Staff is recommending a mitigation measure that would require the applicant to provide a replanting plan, identifying any temporary disturbances to the existing native vegetation within Tract A, and a re-vegetation planting plan for such disturbed area(s) prior to construction permit approval.

Mitigation Measure: The applicant shall be required to provide, to the Current Planning Project Manager, a replanting plan identifying any temporary disturbances to the existing native vegetation within Tract A and a re-vegetation planting plan for such disturbed area(s) prior to construction permit approval.

Nexus: SEPA Environmental Review; RMC 4-3-050 Critical Areas Regulations; and RMC 4-4-060 Grading, Excavation, and Mining Regulations.

2. Public Utilities

Impacts: The applicant submitted a Preliminary Technical Information Report (TIR) prepared by Barghausen Consulting Engineers, Inc. (dated January 15, 2015; *Exhibit 13*). Stormwater runoff from the proposed project will be conveyed off-site to the drainage facility for Vuecrest Estates, which will be sized to include both plats. The off-site drainage facility will be required to provide Basic Water Quality Treatment and Level 3 Flow Control for the developed areas from this project, following the 2009 King County Surface Water Design Manual (KCSWDM). Providing Level 3 Flow Control will ensure that no downstream conveyance system nuisance problems are aggravated by the proposed project. If the construction of the proposed Vuecrest II project occurs after the adjacent Vuecrest Estates development, then an on-site stormwater facility would be required to be constructed separately for the Vuecrest II project.

The applicant has indicated that the project development will utilize and extend existing public utilities through the project site. Sewer and stormwater will be extended from the neighboring Vuecrest Estates Plat to the west property line of the proposed Vuecrest II Short Plat. The extension of these permanent public utilities will create potential impacts to the adjacent wetland should the sewer and stormwater lines run through the adjacent wetland. Therefore, staff is recommending a mitigation measure requiring the applicant receive a Critical Areas Exemption Permit for all permanent public utilities through adjacent wetlands or required buffers prior to construction permit approval.

Mitigation Measure: Prior to construction permit approval, the applicant shall be required to obtain approval for a Critical Areas Exemption Permit for all permanent public utility activities that will intrude through adjacent wetlands or required wetland buffers, according to the City of Renton Critical Areas Regulations in RMC 4-3-050C, J, L, and N.

Nexus: SEPA Environmental Regulations; RMC 4-3-050 Critical Areas Regulations; 2009 King County Surface Water Design Manual as amended by the City of Renton.

D. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant" (*Exhibit 22*).

✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

PART THREE: ADMINISTRATIVE SHORT PLAT REVIEW

A. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

1. Chapter 2 Zoning Districts – Uses and Standards

- 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 3 Environmental Regulations and Overlay Districts

- a. Section 4-3-050: Critical Areas Regulations

3. Chapter 4 City-Wide Property Development Standards

- a. Section 4-4-030: Development Guidelines and Regulations – General
- b. Section 4-4-060: Grading, Excavation and Mining Regulations
- c. Section 4-4-130: Tree Retention and Land Clearing Regulations

4. Chapter 6 Streets and Utility Standards

- a. Section 4-6-030: Drainage (Surface Water) Standards
- b. Section 4-6-060: Street Standards

5. 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 4-7-160: Residential Blocks – General Requirements and Minimum Standards
- e. Section 4-7-170: Residential Lots – General Requirements and Minimum Standards

6. Chapter 9 Permits – Specific

- a. Section 4-9-070: Environmental Review Procedures

7. Chapter 11 Definitions

B. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

- 1. Land Use Element: *Residential Single Family (RS) land use designation*
- 2. Community Design Element: *Natural areas; Established Residential areas; and New and Infill Development;*
- 3. Environment Element: *Wetland*

C. DEPARTMENT ANALYSIS:

1. 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). The proposed project is subject to environmental review due to a critical area on the site (within proposed Tract A) and is subject to City of Renton Environmental Review Procedures (RMC 4-9-070).

2. Compliance with ERC Conditions

The City of Renton, on June 1, 2015, issued a Determination of Nonsignificance, Mitigated (DNS-M) with two (2) mitigation measures. The applicant will be required to comply with the mitigation measures as specified in the DNS-M.

3. Staff Review Comments

Representatives from various city departments and the Renton School District 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.

4. Comments from the Public

Comments received from the public were considered during review of the proposed project. Copies of these comments are included in the project file and in this report (*Exhibit 19*).

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:

a) **Compliance with the Comprehensive Designation**

The site is designated Residential Single Family (RS) on the Comprehensive Plan Land Use Map. Land designated RS is intended to be used for quality detached residential development organized into neighborhoods at urban densities. It is intended that infill development be carefully designed to enhance and improve the quality of single-family living environments. The proposal is consistent with the following Comprehensive Plan Land Use and Community Design Element policies, if all conditions of approval are met, unless noted otherwise:

Policy LU-158. Net development densities should fall within a range of 4.0 to 8.0 dwelling units per net acre in Residential Single Family neighborhoods.

Policy Objective Met Not Met

Policy EN-6. When development may impact wetlands, the following hierarchy should be followed in deciding the appropriate course of action:

- a. avoid impacts to the wetland,
- b. minimize impacts to the wetland,
- c. restore the wetland when impacted,
- d. recreate the wetland at a ratio which will provide for its assured viability & success,
- e. enhance the functional values of an existing degraded wetland.

Policy Objective Met Not Met

Policy EN-7. Protect buffers along wetlands to facilitate infiltration and maintain stable water temperatures, provide for biological diversity, reduce amount and velocity of run-off, and provide for wildlife habitat.

Policy Objective Met Not Met

Objective CD-A. The City's unique natural features, including land form, vegetation, lakeshore, river, creeks and streams, and wetlands should be protected and enhanced as opportunities arise.

Policy Objective Met Not Met

Objective CD-C. Promote reinvestment in and upgrade of existing residential neighborhoods through redevelopment of small, underutilized parcels with infill development, modification and alteration of older housing stock, and improvements to streets and sidewalks to increase property values.

Policy Objective Met Not Met

Policy CD-12. Sidewalks or walking paths should be provided along streets in established neighborhoods, where sidewalks have not been previously constructed. Sidewalk width should be ample to safely and comfortably accommodate pedestrian traffic and, where practical, match existing sidewalks.

Policy Objective Met Not Met

Policy CD-14. Infill development, defined as new short plats of nine or fewer lots, should be encouraged in order to add variety, update housing stock, and increase vitality of neighborhoods.

Policy Objective Met Not Met

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.

Policy Objective Met Not Met

b) Compliance with the Underlying Zoning Designation

The subject site is designated Residential-8 (R-8) Dwelling Units Per Net Acre (du/ac) on the City of Renton Zoning Map. 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 complied with:

Density: The allowed density range in the R-8 zone is a maximum of 8.0 dwelling units per net acre. There is also a minimum density of 4 dwelling units per net acre. After subtracting 26,696 square feet for proposed right-of-way dedications and 1,126 square feet for critical areas, the net square footage of the site is 78,858 square feet (1.81 net acres). The 8-lot proposal would arrive at a net density of 4.42 dwelling units per net acre (8 lots / 1.81 acres = 4.42 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 7,000 square feet. A minimum lot width of 60 feet is required for interior lots and 70 feet for corner lots. Lot depth is required to be a minimum of 90 feet (*Exhibit 2*). **As demonstrated in the table below, all lots meet the requirements for minimum lot size, depth, and width for the R-8 zone:**

| <u>Proposed Lots</u> | <u>Lot Size</u> 7,000 SF minimum | <u>Lot Depth</u> 90 feet minimum | <u>Lot Width</u> 60 feet required (70 feet corner lots) |
|--------------------------|--|--|---|
| Lot 1 | 8,918 SF | 126.36 feet | 70.00 feet |
| Lot 2 | 7,580 SF | 126.29 feet | 60.00 feet |
| Lot 3 | 7,575 SF | 126.22 feet | 60.00 feet |
| Lot 4 | 7,571 SF | 126.15 feet | 60.00 feet |
| Lot 5 | 7,567 SF | 126.08 feet | 60.00 feet |
| Lot 6 | 7,563 SF | 126.01 feet | 60.00 feet |
| Lot 7 | 7,558 SF | 125.94 feet | 60.00 feet |
| Lot 8 | 17,248 SF | 125.94 feet | 203.52 feet |
| All Lots (Average) | 8,948 SF | 126.12 feet | 79.19 feet |
| Tract A – Critical Areas | 8,404 SF | N/A | N/A |

Setbacks: The minimum front yard and rear yard setbacks in the R-8 zone are 25 feet; the minimum side yard setback is 7.5 feet; and the minimum side yard setback along a street is 17.5 feet. The proposed lots appear to contain adequate area to provide all the required setback areas. Compliance with building setback requirements would be reviewed and verified at the time of building permit review.

The proposed lots are oriented so that the front yards of all the lots would face north towards Road A. The proposed lots appear to contain adequate area to provide all the required setback areas. Compliance with building setback requirements would be reviewed at the time of building permit review.

Building Standards: The R-8 zone permits one dwelling with one accessory dwelling unit 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. The site contains one (1) existing single-family home and several outbuildings on-site. All structures will be demolished. Staff recommends as a condition of approval that the single-family home and outbuildings be removed prior to recording of the short plat.

Height: The maximum building height in the R-8 zone is 30 feet. Detached accessory structures must remain below a height of 15 feet and one story. 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. One dwelling unit, of typical two-story, wood-frame construction, per lot is planned. Building elevations, which would be used to determine building height, have not been submitted. The building standards for the proposed lots would be reviewed and verified at the time of building permit review.

Building Coverage: The maximum building coverage in the R-8 zone is 40 percent. Compliance with building coverage requirements would be reviewed at the time of building permit review.

Impervious Coverage: The maximum allowed impervious surface area in the R-8 zone is fifty-five percent (55%). The total on-site impervious surface (roadways) will be approximately 0.55 acres or 22% of the site area ($0.55 / 2.45 = 22\%$). The maximum building coverage is limited to 40% per lot, and the maximum impervious surface is 55% (Ordinance No. 5724). Compliance with impervious lot coverage requirements would be reviewed at the time of building permit review.

Parking: Off-street parking for two (2) vehicles per residential unit is required. Sufficient area exists, on each lot, to accommodate off-street parking for a minimum of two vehicles.

c) **Community Assets**

Site Landscaping: Landscaping is required for all subdivisions, including short plats. A detailed landscape plan must be approved prior to issuance of street or utility construction permits. Ten feet (10') of on-site landscaping is required along all public street frontages, with the exception of areas for required walkways and driveways per RMC 4-4-070. Such landscaping shall include a mixture of trees, shrubs, and ground cover as approved by the Department of Community and Economic Development. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard. 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, ground cover are to be located in this area when present.

The applicant has submitted a conceptual landscape plan (*Exhibit 8*) including the following trees: 9 Norwegian maple (street trees), 4 weeping Alaskan cedar, 3 dwarf Hinoki cypress, 3 Columnar

Sargent Cherry, 3 greenspire linden (street trees), and 2 green giant western red cedar. The shrubs include: 17 mardi gras abelia, 5 arctic fire red-twig dogwood, 7 variegated red-twig dogwood, 11 springwood white heath, 14 yellow daylily, 10 Oregon myrtle, 10 purity lily-of-the-valley, 14 otto luyken laurel, and 6 snowmound spirea. Ground cover includes kinnikinnick, salal, creeping mahonia, lawn, creeping Taiwan bramble, and existing landscaping.

Staff recommends that the applicant be required to revise the Landscape Plan to show a minimum of 10 feet of on-site landscaping at the northeast property corner of Lot 1 near the intersection of Main Ave S and Road A. The landscaping within the clear vision area shall consist of shrubs less than three feet in height at maturity and ground cover, consistent with RMC 4-4-070.

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. The applicant provided a Final Tree Protection Plan Report prepared by Washington Forestry Consultants, Inc. (dated December 19, 2014; *Exhibit 10*) and a Tree Retention Worksheet. The report states that the forest was logged many years ago, leaving a sparse stand of residual trees. The site was not replanted, and bigleaf maple resprouts, red alder, and willow grew back and dominate the site. A small number of trees have been planted on-site. Overall, the tree quality on-site is very poor. The trees range between 10 and 70 years old. A total of 117 trees exist on the parcel, ranging in diameter from 3 to 38 inches DBH, of which 68 were classified as sound, healthy, long-term trees in the dominant and co-dominant crown class. The other 49 trees are not long-term trees due to structural defects or poor health (dead, diseased, or hazardous). There are 30 healthy trees in proposed public streets. The summary of trees is provided in Table 1.

Table 1. Summary of Trees

| Species | DBH Range (in.) | Total No. of Trees | No. of Healthy Trees | No. of Trees in Poor Health* |
|--------------------|-----------------|--------------------|----------------------|------------------------------|
| Bigleaf Maple | 4-26 | 60 | 31 | 29 |
| Douglas Fir | 7-38 | 32 | 27 | 5 |
| Western Red Cedar | 6-18 | 6 | 5 | 1 |
| Western Hemlock | 6-22 | 2 | 1 | 1 |
| Western White Pine | 13-22 | 4 | 3 | 1 |
| Other** | 3-24 | 13 | 1 | 12 |
| Sum | 3-38 | 117 | 68 | 49 |

*Dead, diseased, or hazardous

**Less prevalent tree species

There are 38 healthy significant trees in the buildable area of the site. As previously mentioned, 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. Therefore, the applicant would be required to retain at least 11.4 trees to meet the 30% tree retention requirement. The applicant has proposed to retain 11 of the 38 healthy significant trees in the buildable area of the site, thereby complying with Tree Retention requirements of the code (*Exhibit 9*). The proposed tree retention plan preserves and enhances the City's physical and aesthetic character by minimizing indiscriminate removal of the vegetation on-site.

The provided Tree Protection Plan report includes specific tree protection measures for retained trees. The protection measures and conclusions are consistent with Renton Municipal Code and seek to retain 11 trees, which meets the minimum tree retention requirement.

Critical Areas: The site contains a critical area at the northwest corner of the property. The applicant submitted a Critical Area Study prepared by Wetland Resources, Inc. (dated January 5, 2015; *Exhibit 12*), which addresses the site's critical area. The on-site wetland is a linear depressional wetland adjacent to an intermittent flowing stream. This wetland is classified as a Category II under RMC 4-3-

050(M), since it is located at the headwater of the off-site stream and, as such, receives a standard buffer of 50 feet. The wetland continues off-site to the north and to the west. The wetland unit, including the off-site portion, varies from slightly disturbed, with yard waste and detritus from kid-related activities, to less disturbed in the on-site portion. As such, vegetation in the northern portion has higher concentration of invasive species, while the southern portion is more native in composition. The wetland unit is surrounded by residential development, and the entirety of the buffer shows signs of human disturbance. In general, depressional wetlands with direct connection to an intermittent stream have moderate potential to perform hydrologic functions. This wetland collects and temporarily stores precipitation, as well as floodwater entering downstream systems during storm events. The wetland is moderately vegetated, which allows the wetland to serve somewhat as a filter and allow sediment in the water to settle. The wetland provides a low to moderate value for hydrologic function and water quality. This wetland provides a low to moderate level of habitat interspersed given that it is primarily forested. This wetland provides secondary habitat to multiple species of birds. However, the size of this wetland and its proximity to residential development limits its ability to provide a high value for wildlife functions. The wetland provides a moderate value for wildlife habitat function.

The applicant is proposing buffer averaging per RMC 4-3-050M.6.f in order to construct a roadway to the west property line. The minimum proposed buffer width as part of this averaging activity is 45 feet, which is 90 percent of the standard 50-foot buffer requirement. The areas of reduction identified as part of this averaging proposal are generally natively vegetated with a canopy of large coniferous and deciduous trees, an understory of smaller trees and shrubs, and an intact herbaceous layer. Due to this relatively undisturbed condition and lack of invasive species, the reduction area would have a limited lift of function from enhancement.

The applicant is proposing to reduce the buffer by 313 square feet adjacent to the northwest side of the proposed roadway bordering Lot 8. In order to meet the no net loss of buffer requirement, 356 square feet of additional buffer will be added on either side of the buffer, north of the roadway (for a net gain of 43 SF). The applicant is proposing to designate all the wetland, stream, and associated buffers as a Native Growth Protection Area (NGPA) Tract. Staff recommends approval of the buffer averaging width and any associated improvements necessary to complete the construction of the retaining wall for the road, provided that (a) the development applications comply with the erosion control requirements of RMC 4-3-050 and (b) a replanting plan identifying any temporary disturbances to the existing native vegetation within Tract A and a re-vegetation planting plan are provided, to the Current Planning Project Manager, prior to construction permit approval.

The Critical Areas Tract is proposed to be an 8,404-square-foot wetland tract. In order for the Category II wetland and its proposed buffer averaging to remain protected, staff recommends, as a condition of approval, that the applicant place Tract A in a Native Growth Protection Easement (NGPE), which shall be noted on the face of the plat. Staff recommends as a condition of approval that a homeowners association be established for the development, to ensure that responsibility is taken for maintenance of common improvements and tracts within the short plat. Finally, adequate provisions are being made for drainage and utility connections. Each owner of Lots 1 through 8 shall have a fractional interest in the Critical Areas Tract in order to protect the site in perpetuity.

If portions of the wetland are not protected with the required road safety elements, such as a four foot (4') black vinyl coated chain link fence or a beam guardrail, staff is recommending, as a condition of approval, that the applicant install a wood, split-rail fence with wetland signage along the edge of the Category 2 wetland buffer. The split-rail fence shall be constructed prior to recording of the short plat. Staff also recommends a condition of approval requiring the Homeowners Association to ensure maintenance of the split-rail fence.

d) Compliance with Subdivision Regulations

Streets: The development is located on the west side of the south end of Main Ave S near the intersection of Main Ave S (102nd Ave SE) and SE 186th St. Each lot must have access to a public street or road. The new lots would be accessed from Road A (extended west across the subject parcel from Main Ave S), a two-lane, paved residential access street. The City code requirement for paved width for a public half-street is 20 feet of paved road surface within a 35-foot ROW width. The remainder of the ROW width would include a 0.5-foot-wide curb, an 8-foot-wide landscaped planter, and a 5-foot-wide sidewalk on the development side (the south side). Storm water improvements are also required to be provided. The right-of-way width along Main Ave S is 50 feet fronting the site, with an existing half-street ROW width of 20 feet. In order to match the existing paved width (further north on Main Ave S), a half-street paved width of 11 feet (instead of the proposed 9.5 feet) from the centerline of the ROW is required along the frontage. The required frontage improvements along Main Ave S include storm water improvements, a 0.5-foot-wide curb, an 8-foot-wide landscaped planter, and a 5-foot-wide sidewalk. This will require a ROW dedication of 4.5 feet (subject to final survey) along the frontage of Main Ave S. City standards include a maximum slope of 4H:1V at the back of sidewalks.

A street modification request was submitted for the proposed short plat. The street modifications for Road A include several requests:

- i. The internal site street (Road A) half-street improvements from STA 2+50 to STA 7+50 (*Exhibit 5*): Provide a 26-foot-wide paved surface, a 0.5-foot wide curb, an 8-foot-wide landscaped planter, and a 5-foot-wide sidewalk all within a 41.5-foot ROW width with on-street parking on the south side of the street. This increases the half-street ROW width from the minimum 35 to 41.5 feet of dedication. This modification is recommended for approval by staff (*Exhibit 22*). A 2-foot offset of the paved edge from the property line is also proposed within the ROW with a 4-foot-tall black vinyl coated chain link fence along the property line. Staff would also be supportive of a cedar fence along the north property line of this section of Road A. The maximum slope at the back of sidewalk, or back of the traveled edge, is shown in the road cross-section at 4H:1V. A construction easement and permanent slope easement from the north property neighbor may also be required, based on plans that will be reviewed during utility construction permit review. The street section has a 2% down slope towards the south, with curb and gutter at the south side for the straight portion of the road. The design includes a 5-foot centerline offset of the roadway centerline of proposed Road A in relation to a westerly extension of the centerline of existing SE 186th Street to the east. Adequate sight distance will be provided at the proposed intersection of the new half-street (Road A) with Main Ave S. The paving and trench restoration will comply with the City's Trench Restoration and Overlay Requirements.
- ii. Road A from STA 1+78 to STA 2+50 (*Exhibit 5*): Includes a 22-foot-wide paved road surface with 0.5-foot-wide curb on both sides, a 5-foot-wide sidewalk on the south side immediately adjacent to the curb, and an 8-foot-wide landscape easement behind the sidewalk. The ROW width is 34.5 feet. The applicant is proposing a 4-foot-wide clear zone between the curb and the edge of the vertical drop-off into Tract A. The design includes a guardrail type 31 per WSDOT Standard Plan C-20.10-02 (but only if and where the exposed height of the proposed cast-in-place concrete wall will be greater than 6 feet), a 4-foot-tall black vinyl coated chain link fence, and a proposed cast-in-place concrete wall with a maximum height of 8 feet. The additional 2 feet of pavement is required due to the guardrail minimum separation requirement. Where no guardrail is required, a minimum 20-foot-wide roadway may be provided. A pedestrian barrier/fence should be located a minimum of 2 feet away from the curb, between the curb and the vertical drop-off. "No Parking" signs are required to be provided by the developer along this portion of the street. The street section includes

- a 2% down slope towards the south with curb and gutter at the south side. Considering both (1) the impacts to wetlands and wetland buffer that would occur if the roadway was built to standard code requirements and (2) the settlement agreement for Vuecrest Estates (*Exhibit 20*), staff is supportive of the requested street modification of Road A from STA 1+78 to STA 2+50.
- iii. Road A from STA 0+65 to STA 1+78 (*Exhibit 5*): Similar in design as Road A from STA 1+78 to STA 2+50. The applicant is proposing to stop/start the sidewalk near the west side of the driveway approach for Lot 8 and is considering installing a hammerhead turnaround near the west end of Road A as generally contemplated by the modified alternate layout (*as shown in Exhibit B of Exhibit 18*). Considering both (a) the impacts to wetlands and wetland buffer that would occur if the roadway was built to standard code requirements and (b) the settlement agreement for Vuecrest Estates, staff is supportive of the requested street modification of Road A from STA 0+65 to STA 1+78 with two (2) conditions (*Exhibit 21*). Staff recommends, as a condition of approval, that the developer install a 5-foot-wide sidewalk on the south side immediately adjacent to the curb, and an 8-foot-wide landscape easement behind the sidewalk. The applicant is also considering installing a hammerhead turnaround near the west portion of Lot 8, installation would require fire department approval. A final landscaping plan and grading and drainage plan shall be submitted to the Current Plan Reviewer prior to construction permit approval.
- iv. Half-street improvements including curb, gutter, and sidewalk shall be installed on the site frontage on Main Ave S (existing half-street ROW width of 20 feet) with the required ROW dedication of 4.5 feet (subject to final survey). A street modification request was submitted to allow the sidewalk to be located at the back of curb, for approximately 40 feet, on the south end or west side of Main Ave S (102nd Ave SE) frontage. This street modification would allow the sidewalk to transition to the existing sidewalk along Main Ave S. This request would also preserve some trees on Main Ave S, which is acceptable to staff. If replacement trees are necessary due to a loss of trees due to the installation of the half-street improvements along the site frontage on Main Ave S, replacements for the lost trees may be planted in Lot 8.

It is not anticipated that the proposed project would significantly or adversely impact the City of Renton's street system subject to the payment of code-required impact fees and the construction of code-required frontage improvements (*Exhibit 22*). The fee, as determined by the Renton Municipal Code at the time of building permit issuance, shall be payable to the City.

The applicant is proposing a public half-street (Road A) with improvements to serve the short plat's internal site access needs. The internal access is proposed to connect with the proposed road of the adjacent Vuecrest Estates development (parcel ID 3123059048) situated to the west of the site, approved under LUA13-000642. If the road extension by the developer of the adjacent property to the west is not constructed either prior to or concurrently with the Vuecrest II project, then:

- (1) Either (a) an approved 90-foot-diameter cul-de-sac turnaround will be required as a condition of approval of the final short plat (*as generally represented in the Exhibit A – 7-lot alternative layout included as part of Exhibit 18*) or (b) (subject to Fire Department approval) a hammerhead turnaround may be provided (*as generally represented in the Exhibit B – 8-lot alternative layout included as part of Exhibit 18*) and
- (2) All homes located more than 500 feet from Main Avenue South (102nd Avenue SE) will require an approved fire sprinkler system as required by the Renton Fire Department.

Storm water improvements are also required to be provided either on-site or via a joint stormwater detention and water quality facility within Vuecrest Estates (Harbour Homes). If the aforementioned cul-de-sac option is utilized, a stormwater vault must be constructed beneath a portion of the road/cul-de-sac and a second development tract (Tract B—see *Exhibit A – 7-lot alternative layout included as part of Exhibit 18*) would be required of the short plat. The purpose of the stormwater detention vault is to meet the water quality requirements of the development. If the project is developed with a cul-de-sac, a new Technical Information Report would be required. Additionally, staff also recommends that the project construction be required to comply with the mitigation recommendations identified in the submitted Geotechnical Engineering Study prepared by Earth Solutions NW, LLC, dated December 15, 2014 (*Exhibit 11*).

The maximum width of any single loaded garage driveway shall not exceed nine feet (9'), and the maximum width of any double-loaded garage driveway shall not exceed sixteen feet (16'). The locations of proposed curb cuts for the new homes will be verified during the final platting process.

The proposed short plat is anticipated to generate additional traffic on the City's street system. Based on the number of new dwelling units and the average trip generation rates published by ITE in the "Trip Generation Manual" (9th Edition, 2012), the completed project would generate approximately 76 vehicular trips per day. Peak traffic volumes would occur during the weekday PM peak hour (a one-hour period between 4:00 pm and 6:00 pm). In order to mitigate transportation impacts, payment of transportation impact fees is applicable on all new single-family homes. The current transportation impact fee rate is \$2,214.44 per new lot. The transportation impact fee that is current at the time of building permit will be levied. Payment of the transportation impact fee is due at the time of issuance of the single-family building permits.

Street lighting is required for this short plat along the frontage of 102nd Ave SE (Main Ave S) and along the public street internal access road (Road A). LED lighting plans will be included with the civil plan submittal.

Blocks: No blocks are being created as part of this short plat.

Lots: The proposed eight (8) lots would meet the principles of acceptability for a short plat as stated in RMC 4-7-070B. Each lot would be a legal building site compliant with shape, orientation, and arrangement of the subdivision regulations and the development standards of the R-8 zone. All lots are rectangular in shape, except for the west lot (Lot 8), a lot that has a design layout which allows for tree preservation, vehicular turnaround, and public road access to the west property line. All eight lots meet the requirements for minimum lot size, depth, and width as demonstrated above in the lot dimension table on page 9 of this report. (Minor modifications to the lot geometry identified in the table are anticipated in order to provide for the approximately 4.5-foot additional width of street right-of-way to be dedicated along the subject parcel's frontage of Main Avenue.) All eight proposed lots appear to have sufficient building area for the development of detached single-family residences, provided the applicant complies with the conditions of approval.

Access to a public road would be created to each legal building lot. No direct driveway access from any lot to Main Ave S will be allowed. In addition to the proposed eight new lots, the subdivision would create a new roadway and one new tract (Tract A).

e) Compliance with Residential Design Standards for Site Design Lot Configuration

RMC 4-2-115E.1 *Residential Design and Open Space Standards for Site Design Lot Configuration* provides residential and open space standards for development within the R-8 zoning classification. The proposal is consistent with the following design standard: Lot width variation of 10 feet (10') minimum of one per four (4) abutting street-fronting lots.

If a modification of the lot layout is later proposed [e.g., a modification that may generally conform to *Exhibit A (the 7-lot alternative layout) or Exhibit B (the 8-lot alternative layout) included as part of Exhibit 18*] the layout must comply with any one of the three alternative *Residential Design and*

Open Space Standards for Site Design Lot Configuration for the R-8 zone set forth in the table in RMC 4-2-115E.1.

f) Reasonableness of Proposed Boundaries

Access: Each lot must have access to a public street or road. There will be approximately 690 linear feet of public roadways designed as “residential access roads” and constructed to serve the proposed eight (8) lots and 170 feet linear feet of half-street improvements on Main Ave S.

Topography: The topography of the majority of the site appears to be relatively level (average slope is between 1% and 2%) with a moderate northwest descending slope in the northwest corner of the site (slopes ranging between 25% and 35%). Per the project surveyor, there are no slopes on-site that exceed 40%.

Relationship to Existing Uses: Surrounding development is detached single-family residential. The proposal would be in harmony with the existing uses. The properties surrounding the subject site are residential single family and are designated R-4 or R-8 on the City’s zoning map. The proposal is similar to existing development patterns in the area and is consistent with the Comprehensive Plan and Zoning Code, which encourages residential infill development.

g) Availability and Impact on Public Services (Timeliness)

Police and Fire: Police service would be provided by the Renton Police Department. The Renton Police Department has commented that the proposed project would have minimal impact on police services with an estimated eight (8) calls for service annually. Sufficient resources exist to furnish services to the proposed development, subject to the condition that the applicant provides Code-required improvements and fees.

Fire Department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, and they appear to be adequate. The fire flow requirement for a single-family residence is a minimum 1,000 gallons per minute (gpm) for structures up to 3,600 sf (including any attached garage and basement). If dwelling(s) exceed 3,600 sf, a minimum of 1,500 gpm would be required. If the adjacent project to the west does not get constructed either before or concurrent with the proposed project, either (a) an approved 90-foot-diameter cul-de-sac type turnaround is required for dead end streets over 300 feet long (see *Exhibit A – 7-lot alternative layout included as part of Exhibit 18*) or (b) (subject to Fire Department approval) a hammerhead turnaround may be provided (as generally represented in the *Exhibit B – 8-lot alternative layout included as part of Exhibit 18*). Additionally, if Road A becomes a dead end road by virtue of installation of a cul-de-sac turnaround (as generally represented in the *Exhibit A – 7-lot alternative layout included as part of Exhibit 18*), all homes beyond 500 feet from Main Ave S will be required to install an approved fire sprinkler system.

A minimum one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow requirement goes up to 1,500 gpm. There is one existing fire hydrant in the area that meets current code. The fire impact fees are currently applicable at the rate of \$495.10 per single-family unit. The fee shall be payable to the City as specified by the Renton Municipal Code prior to building permit issuance. The Renton Fire Department is in favor of the proposed street improvements that would allow for a wider roadway, on-street parking, and secondary access to the adjacent plat of Vuecrest Estates.

Schools: The Renton School District has indicated that they have capacity to accommodate students anticipated from this development. Students would attend Benson Hill Elementary School, Nelsen Middle School, and Lindbergh High School (each school is eligible for school bus transportation). According to the online Renton School District bus routes WebQuery, the bus stop for elementary students is located at the intersection of 102nd Ave SE and SE 186th St, and the bus stop for middle school and high school students is located at the intersection of 102nd Ave SE & SE 190th St. In 2014, a school bus stop shelter for the Snake Hill Neighborhood was constructed across Main Ave S

as part of an Eagle Scout project by Alexander Martz. As part of the proposed project, sidewalks would be constructed along on-site roadways and the street frontage on Main Ave S. The proposed frontage improvements include a 5-foot-wide sidewalk. With the addition of the bus shelter, it is anticipated that adequate provisions have been made for safe walking conditions for students who walk to and from school and/or the bus shelter.

A School Impact Fee would be collected on behalf of the Renton School District for each new residence at the time of building permit issuance. The current Renton School District fee for each new single-family dwelling is \$5,541.00 per unit.

Parks: Although there would be no significant impacts to the City of Renton Park System anticipated from the proposed project, a Park Impact Fee is required of all new residential development. The current Park Impact Fee is \$1,441.29 per new residence and is paid at the time of building permit issuance.

Storm Water: A drainage plan and drainage report was submitted by Barghausen Consulting Engineers, Inc. (dated January 15, 2015; *Exhibit 13*). The proposed 8-lot subdivision is subject to Full Drainage review in accordance with the City of Renton Amendments to the 2009 King County Surface Water Manual. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. The project is subject to basic water quality treatment and Level 3 flow control. The storm water storage for the project will be located in the adjacent Vuecrest Estates development (parcel ID 3123059048). The TIR prepared by DR Strong Consulting Engineers, Inc. for the Vuecrest Estates project, dated July 15, 2014, will need to be updated during final engineering design to include developed areas from the Vuecrest II project. A Level Two Downstream Analysis was also prepared by DR Strong Consulting Engineers, Inc. for the Vuecrest Estates project, dated July 15, 2014, and must also be updated during final engineering design to include the Vuecrest II project. If the construction of the proposed Vuecrest II project occurs after the adjacent Vuecrest Estates development, then the applicant would be required to construct an on-site stormwater facility for the Vuecrest II project. Appropriate individual lot flow control BMPs will be required to be provided by the project. Final plans and a drainage report based on the City of Renton Amendments to the 2009 King County Surface Water Manual are required to be submitted with the utility construction permit.

The current surface water system development charge (SDC) fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit, and the fee rate that is current at the time of issuance of the utility construction permit will be applicable. A Construction Stormwater General Permit from Department of Ecology is required since grading and clearing of the site exceeds one acre.

Water: The applicant provided a water availability certificate from Soos Creek Water and Sewer District (*Exhibit 14*). The applicant is proposing a water connection by extending the water lines of the Vuecrest Estates development (parcel ID 3123059048). Because the Vuecrest Estates development is not yet constructed, the proposed water service connection is approved on the condition that the needed portion of the Vuecrest Estates development's water system gets constructed either before or concurrently with the proposed Vuecrest II development. Otherwise, alternate water service provisions will be applicable. Approved water plans from Soos Creek Water and Sewer District should be provided to the City at the utility construction permit stage. New hydrants must be installed per Renton's Fire Department standards in order to provide the required coverage for all lots.

Sanitary Sewer: The applicant provided a sewer availability certificate from Soos Creek Water and Sewer District (*Exhibit 15*). The sewer connection is proposed as an extension of the sewer lines of the Vuecrest Estates development (parcel ID 3123059048) situated to the west of the site. Because the Vuecrest Estates development is not yet constructed, the proposed sewer service connection is

through the Vuecrest Estates development. Prior to construction permit approval, the applicant will be required to obtain approval for a Critical Areas Exemption Permit for all permanent public utility activities that will intrude through adjacent wetlands or required wetland buffers, according to the City of Renton Critical Areas Regulations in RMC 4-3-050C, J, L, and N.

Alternate sewer service provisions will be applicable should the sewer service be constructed before the needed portion of the Vuecrest Estates development's sewer system is available. Approved sewer plans from Soos Creek Water and Sewer District should be provided to the City at the utility construction permit stage.

D. FINDINGS OF FACT:

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 of 106,680 square feet (2.45 acres) and a net area of 78,858 square feet (1.81 net acres), located in the Talbot District, into eight (8) lots, suitable for development with single-family residential structures, and one Critical Areas Tract. The project would have a density of 4.42 dwelling units per net acre.
2. **Application:** The property, located at 4909 Main Ave S, is owned by KBS III LLC.
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.
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 standards and regulations if all conditions are met.
5. **Subdivision Regulations:** The short plat, as proposed, would meet the requirements of Chapter 4-7 RMC, *Subdivision Regulations* if all conditions of short plat approval set forth below are met.
6. **Existing Land Uses:** One single-family home is located on the east side of the property, as well as several associated outbuildings, utilities, and a private gravel access driveway.
7. **Exception through Modification:** The applicant has submitted a street modification request to construct a second means of access from Main Ave S to the proposed adjacent plat (Vuecrest Estates) to the west by providing for functional secondary access for fire trucks and emergency vehicles, providing for additional on-street parking, and preserving existing trees.
8. **Setbacks:** Minimum building setback requirements would be met.
9. **System Development Charges:** The current surface water system development charge (SDC) fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit, and the fee rate that is current at the time of issuance of the utility construction permit will be applicable.
10. **Public Utilities:** Impacts to public services are assessed on a single-family dwelling unit basis. The fee for transportation impacts is \$2,214.44 per single-family dwelling; the fee for parks is \$1,441.29 per single-family dwelling; the fee for schools is \$5,541.00 per single-family dwelling; and the fee for fire is \$495.10 per single-family dwelling. The identified 2015 fee rates are effective from January 1, 2015 through December 31, 2015. City of Renton 2016 development fees become effective January 1, 2016.
11. **Schools:** The project site is located within the Renton School District (RSD), which encompasses approximately 35 square miles. Students would attend Benson Hill Elementary School, Nelsen Middle School, and Lindbergh High School. RSD has indicated it would be able to handle the impact of the additional students estimated to come from the proposed development.

12. Safe Routes to Schools: The Renton School District will bus all students to and from their respective schools, and there is an identified safe walking route to the neighborhood's sheltered school bus stop.

E. CONCLUSIONS:

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, mitigation measures, and conditions of approval.
3. The proposed 8-lot short plat complies with the **subdivision regulations** as established by Renton Municipal Code and state law, provided advisory notes and conditions of approval are complied with.
4. The proposed short plat complies with the **street standards** as established by Renton Municipal Code, provided the project complies with advisory notes and conditions of approval contained herein.
5. The **Street Modification** request to RMC 4-6-060 allows for secondary access for street connectivity to the proposed adjacent plat to the west, provides for additional on-street parking, and preserves some existing on-site trees.

F. DECISION:

The **Vuecrest II Short Plat and Street Modification**, File No. **LUA15-000026; ECF, SHPL-A, MOD** is approved subject to the following conditions:

1. The applicant shall comply with the two SEPA mitigation measures. They are as follows:
 - a. The applicant shall be required to provide to the Current Planning Project Manager for review and approval a replanting plan identifying any temporary disturbances to the existing native vegetation within Tract A and a re-vegetation planting plan for such disturbed area(s) prior to construction permit approval.
 - b. Prior to construction permit approval, the applicant shall be required to obtain approval for a Critical Areas Exemption Permit for all permanent public utility activities that will intrude through adjacent wetlands or required wetland buffers, according to the City of Renton Critical Areas Regulations in RMC 4-3-050C, J, L, and N.
2. The applicant shall obtain a demolition permit and demolish all structures located on-site prior to recording of the short plat.
3. The applicant shall create and record a Native Growth Protection Easement (NGPE) for the area contained within the wetland and associated buffers over Critical Area Tract A prior to or concurrent with short plat recording. Each owner of Lots 1 through 8 shall have a fractional interest in the Critical Areas Tract in order to protect the Tract in perpetuity.
4. The applicant shall be required to create a Homeowners Association (HOA) with shared responsibility for tree and vegetation maintenance of the Native Growth Protection Easement over Critical Area Tract A. A draft of the document(s) shall be submitted to the Current Planning Project Manager for review and approval prior to the recording of the short plat.
5. The applicant shall be required to revise and resubmit the Landscape Plan to show a minimum of 10 feet of landscaping on Lot 1 at the northeast property corner at the intersection of Main Ave S and Road A. The landscaping within the clear vision area shall consist of shrubs less than three feet in height at maturity and groundcover, consistent with RMC 4-4-070. The plan shall be submitted for review and

approval by the Current Planning Project Manager prior to the granting of a construction permit for on-site utilities.

6. Prior to final short plat, either:

(a) A joint stormwater detention and water quality facility utility easement must be obtained with the Vuecrest Estates site to provide stormwater detention and meet water quality requirements for development of both the subject short plat development and the Vuecrest Estates subdivision development; or

(b) A stormwater facility would be required to be constructed on-site to provide stormwater detention and meet water quality requirements for the short plat development.

7. The applicant shall be required to submit, to the Plan Reviewer for review and approval, a revised final drainage report and associated plans, based on the 2009 King County Surface Water Design Manual (as amended by the City of Renton) prior to construction permit approval.

8. Prior to final short plat, a sewer main must be extended through and beneath off-site property into the short plat site and along and beneath a portion of Road A as far to the east as is necessary to serve the development, with the segment(s) of off-site sewer to be located in public street right-of-way and/or in sewer easement(s) granted to and approved by Soos Creek Water & Sewer District.

9. If and to the extent that the wetland is not already protected with road safety elements, such as a four-foot-tall black vinyl coated chain link fence or a beam guardrail, the applicant shall install a wood split-rail fence with wetland signage along the edge of the Category 2 wetland buffer. Such a split-rail fence shall be constructed prior to recording of the short plat. A requirement to maintain the fence by a Homeowners Association shall be placed on the face of the short plat.

10. The applicant shall comply with the recommendations contained in the Geotechnical Engineering Study, prepared by Earth Solutions NW, LLC dated December 15, 2014 (or an updated report submitted at a later date) during site and building construction.

11. The applicant shall provide a minimum 5-foot-wide concrete sidewalk along the south side of the public street frontage (Road A - STA 0+65 to STA 1+78) of Lot 8, immediately adjacent to the curb, followed by an 8-foot-wide landscape easement behind the sidewalk. The applicant may provide a hammerhead turnaround near the west end of Road A as generally contemplated by the modified alternate layout (as shown in Exhibit B of Exhibit 18), subject to fire department approval. A revised landscaping plan shall be submitted to, and approved by, the Current Planning Project Manager prior to construction permit approval.

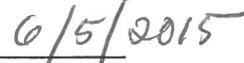
12. If Road A becomes a dead end road by virtue of installation of a cul-de-sac turnaround (as generally represented in the Exhibit A – 7-lot alternative layout included as part of Exhibit 18), all homes beyond 500 feet from Main Ave S will be required to install an approved fire sprinkler system as determined by the City of Renton Fire Department in accordance with applicable fire code standards.

DECISION ON LAND USE ACTION:

SIGNATURE:



Jennifer Henning, Planning Director
Department of Community & Economic Development



Date

TRANSMITTED this 1st day of June 2015 to the Contact/Applicant/Owner(s):

| | |
|------------------------------|-----------------------------------|
| <i>Applicant/Owner(s):</i> | <i>Contact:</i> |
| <i>KBS III LLC</i> | <i>Wayne Potter</i> |
| <i>Attn: Kolin Taylor</i> | <i>Novastar Development, Inc.</i> |
| <i>12320 NE 8th St, #100</i> | <i>18215 72nd Ave S</i> |
| <i>Bellevue, WA 98005</i> | <i>Kent, WA 98032</i> |

TRANSMITTED this 1st day of June 2015 to the Parties of Record:

| | | |
|-------------------------|---------------------------------------|--------------------------|
| <i>Joe Mackenzie</i> | <i>David Rasmussen</i> | <i>Lynn Briere</i> |
| <i>4835 Main Ave S</i> | <i>Sundance at Talbot Ridge – HOA</i> | <i>10339 SE 187th Pl</i> |
| <i>Renton, WA 98055</i> | <i>723 S 47th St</i> | <i>Renton, WA 98055</i> |
| | <i>Renton, WA 98055</i> | |

TRANSMITTED this 1st day of June 2015 to the following:

Jan Conklin, Development Services
C.E. "Chip" Vincent, CED Administrator
Vanessa Dolbee, Current Planning Manager
Steve Lee, Development Engineering Manager
Plan Review
Fire Marshal

G. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION

The Environmental Determination and the Administrative Short Plat Review decisions will become final if the decisions are not appealed within the 14-day appeal period [RCW 43.21.C.075(3); WAC 197-11-680)].

Environmental Determination Appeal: Appeals of the environmental determination must be filed in writing to the Hearing Examiner on or before 5:00 p.m. June 19, 2015.

Administrative Short Plat Approval Appeal: Appeals of the administrative site development plan review decision must be filed in writing to the Hearing Examiner on or before 5:00 p.m. on June 19, 2015.

APPEALS: The above land use decisions will become final if not appealed in writing together with the required fee to: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110 governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, (425) 430-6510.

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.

EXPIRATION: The Administrative Short Plat approval 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.

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.



EXHIBITS

| | | | |
|--|---|--|---|
| Project Name: Vuecrest II Short Plat | | Project Number: LUA15-000026, ECF, SHPL-A, MOD | |
| Date of Decision 4/27/15 | Staff Contact Clark H. Close Associate Planner | Project Contact/Applicant Wayne Potter Novastar Development, Inc. | Project Location 4909 Main Ave S (APN 322305-9097) |

The following exhibits were entered into the record:

- Exhibit 1 ERC Report
- Exhibit 2 Vuecrest II Short Plat Site Plan
- Exhibit 3 Neighborhood Detail Map
- Exhibit 4 Boundary and Topographic Survey Map
- Exhibit 5 Preliminary Grading and Drainage Plan with Road Cross Sections
- Exhibit 6 Preliminary Road Profiles
- Exhibit 7 Preliminary Utility Plan
- Exhibit 8 Preliminary Landscaping Plan
- Exhibit 9 Preliminary Tree Retention Plan
- Exhibit 10 Final Tree Protection Plan Report prepared by Washington Forestry Consultants, Inc. (dated December 19, 2014)
- Exhibit 11 Geotechnical Engineering Study prepared by Earth Solutions NW, LLC (dated December 15, 2014)
- Exhibit 12 Critical Area Study prepared by Wetland Resources, Inc. (dated January 5, 2015)
- Exhibit 13 Preliminary Technical Information Report prepared by Barghausen Consulting Engineers, Inc. (dated January 15, 2015)
- Exhibit 14 Soos Creek Water and Sewer District Certificated of Water Availability (dated October 21, 2014)
- Exhibit 15 Soos Creek Water and Sewer District Certificated of Sewer Availability (dated October 22, 2014)
- Exhibit 16 Construction Mitigation Description
- Exhibit 17 Street Modification Request
- Exhibit 18 Vuecrest II Preliminary Short Plat, proposed list of special conditions of preliminary short plat approval, prepared by David Halinen (dated March 20, 2015)
- Exhibit 19 Comment Email from the President of the Sundance at Talbot Ridge HOA (includes staff's response)
- Exhibit 20 Settlement Agreement for Vuecrest Estates (LUA13-000642)
- Exhibit 21 Street Modification Memo: Lee
- Exhibit 22 Advisory Notes to Applicant

NEIGHBORHOOD DETAIL MAP VUECREST II

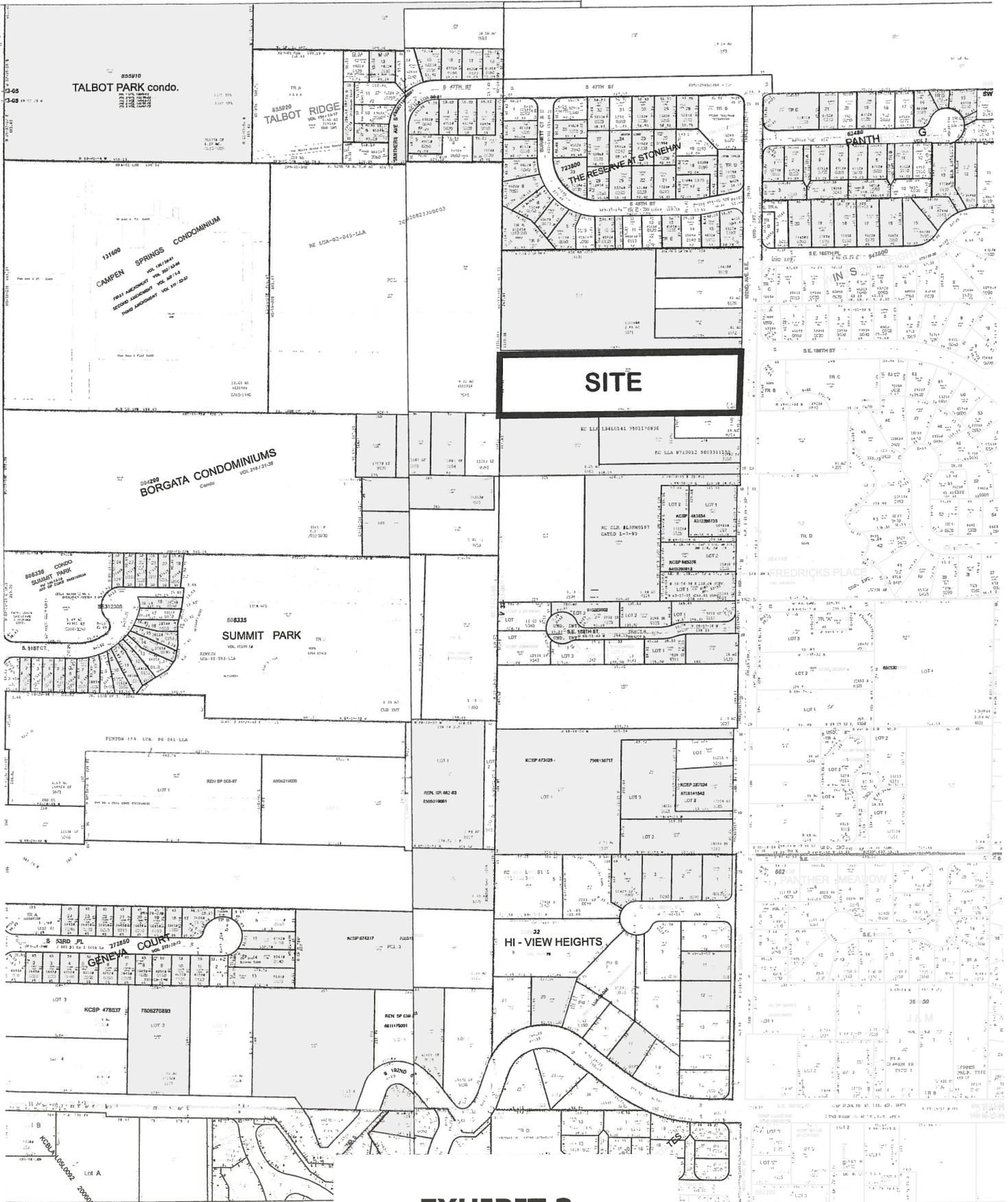


EXHIBIT 3

VUECREST II
PRELIMINARY SHORT PLAT
 PORTION OF NW 1/4, OF THE SW 1/4 OF SECTION 32, TOWNSHIP 23 N., RANGE 05 E., WM.
 CITY OF RENTON, KING COUNTY, WASHINGTON

THE
 PRELIMINARY GRADING AND DRAINAGE PLAN
 FOR
VUECREST II

For
KBS DEVELOPMENT CORPORATION
 12320 NE 8TH STREET, SUITE 100
 BELLEVUE, WA 98005

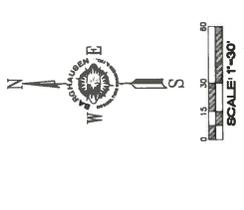
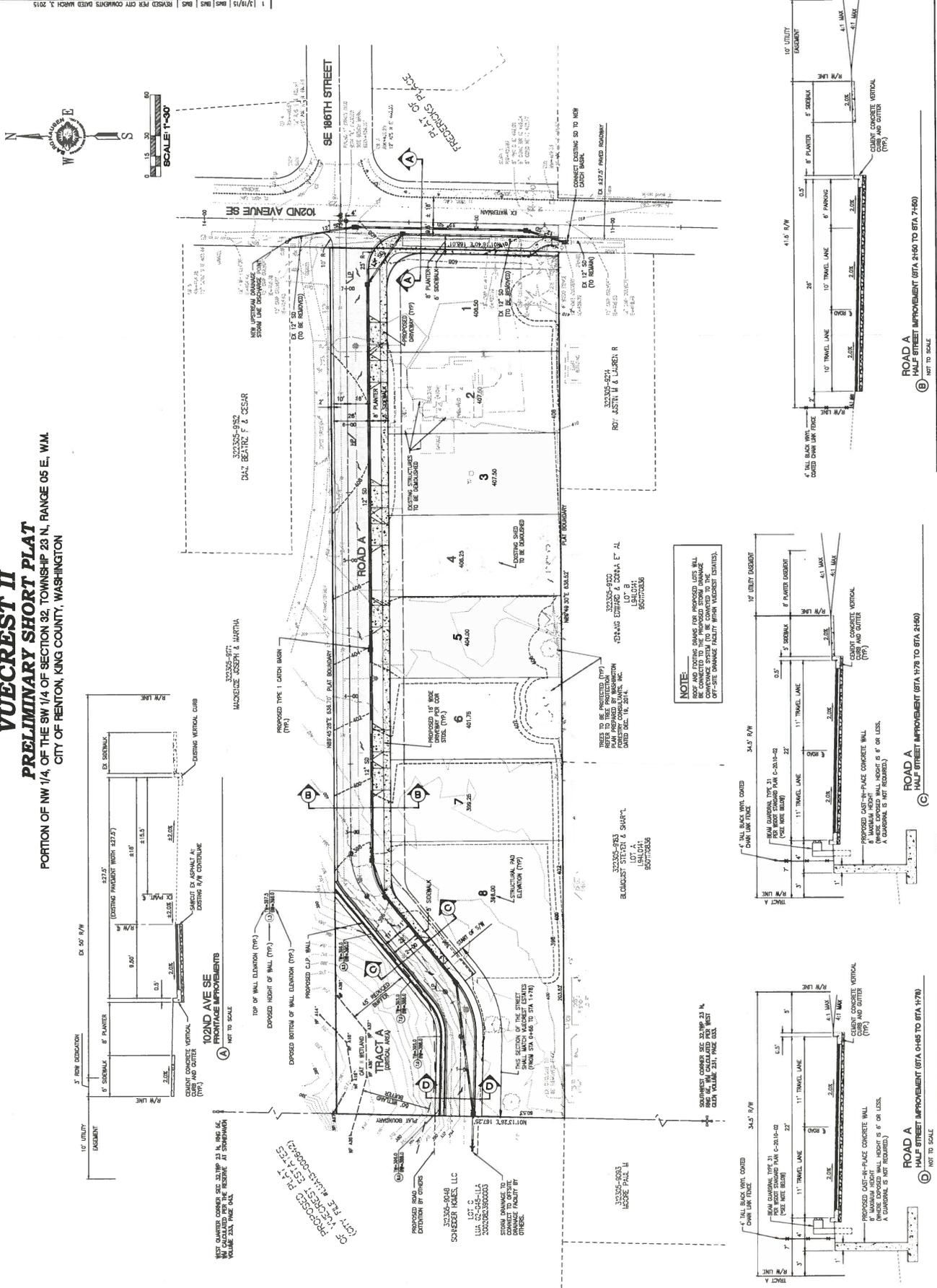


Designed: JKS
 Drawn: JKS
 Checked: JKS
 Approved: JKS
 Date: 2/19/15

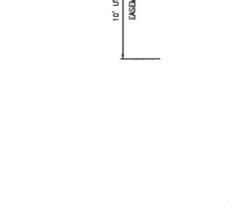
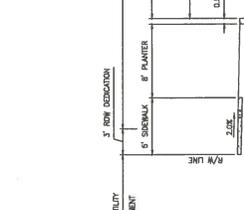
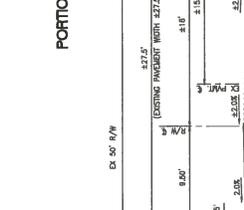
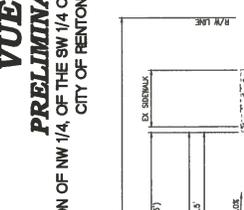
18215 22ND AVENUE SOUTH
 KENT, WA 98032
 (425)211-6222
 SUBCENAL ENGINEERING SERVICES
 CIVIL ENGINEERING, LAND AND PLANNING



Job Number
17254
 Sheet
2 of **6**



1
 1/15/15
 BMS
 REVISION PER CITY COMMENTS DATED MARCH 3, 2015



NOTE:
 BODY AND FINISH GRADE FOR PROPOSED LOTS WILL BE DETERMINED BY THE SURVEYOR. THE FINISH GRADE CONFORMANCE SYSTEM TO BE COMPAIRED TO THE OFF-SITE DRAINAGE FACILITY WITH VUECREST EXISTING.

NOTE:
 PROPOSED LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

EXHIBIT 5

EXHIBIT 6

Job Number
17254



18215 2ND AVENUE SOUTH
KENT, WA 98032
(425)251-8222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

Designed: JBL/S
Drawn: JBL
Checked: JBL
Approved: JBL
Date: 2/12/15
Scale: 1"=50'
Vertical: 1"=5'Horizontal: 1"=50'

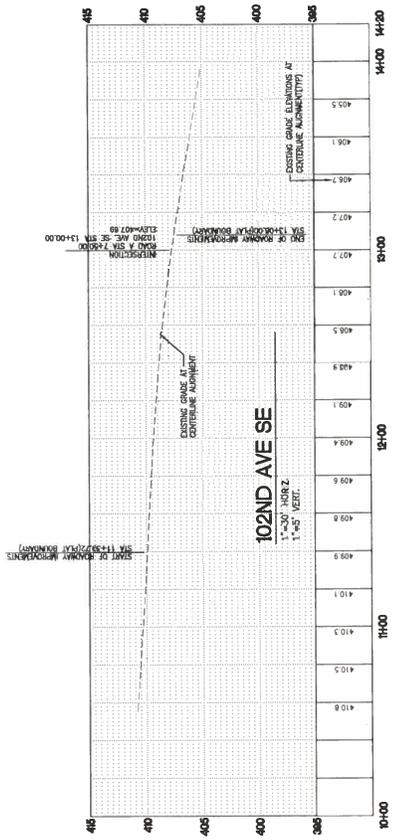
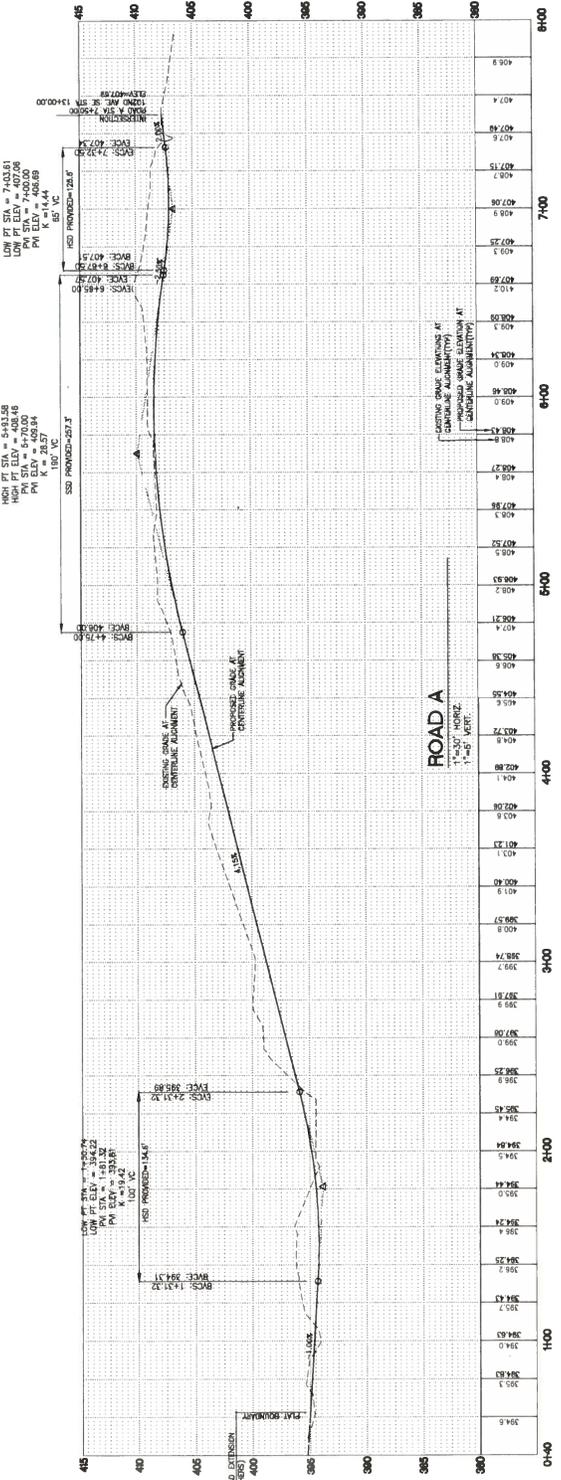


For
KBS DEVELOPMENT CORPORATION
12320 NE 8TH STREET, SUITE 100
BELLEVUE, WA 98005

PRELIMINARY ROAD PROFILES
FOR
VUECREST II

Table

| | | | | |
|---|---------|-----|---------|---|
| 1 | 1/19/15 | BMS | BMS | REVISED PER CITY COMMENTS DATED MARCH 3, 2015 |
| | | By | Checked | Reviewed |



VUECREST II
PRELIMINARY SHORT PLAT
PORTION OF NW 1/4, OF THE SW 1/4 OF SECTION 32, TOWNSHIP 23 N., RANGE 05 E., WM.
CITY OF RENTON, KING COUNTY, WASHINGTON

VUECREST II
PRELIMINARY SHORT PLAT
 PORTION OF NW 1/4, OF THE SW 1/4 OF SECTION 32, TOWNSHIP 23 N., RANGE 05 E., W.M.
 CITY OF RENTON, KING COUNTY, WASHINGTON

PRELIMINARY UTILITY PLAN
 FOR
VUECREST II

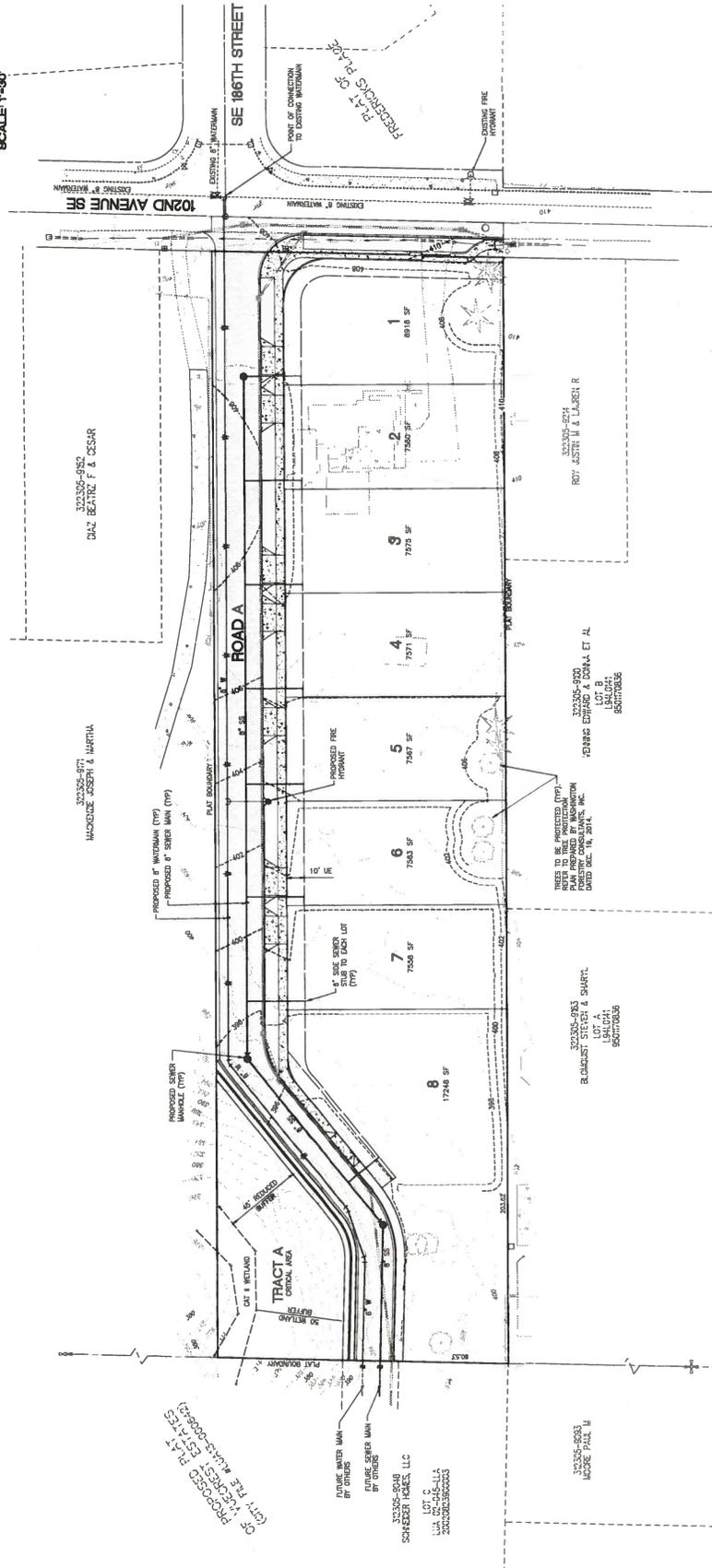
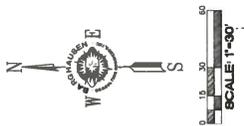
FOR
 KBS DEVELOPMENT CORPORATION
 12320 NE 8TH STREET, SUITE 100
 BELLEVUE, WA 98005



| | |
|------------|----------|
| Job Number | 17254 |
| Sheet | 4 of 6 |
| Scale | As Shown |
| Drawn | JML |
| Checked | JML |
| Approved | JML |
| Date | 2/18/19 |

BAGHAUSEN
 CONSULTING ENGINEERS, INC.
 18215 22ND AVENUE SOUTH
 KENT, WA 98032
 (425)251-8222
 (425)251-8782 FAX

Civil Engineering, Land Planning,
 Surveying, Environmental Services



| No. | Date | By | Desc | Appr |
|-----|---------|-----|--|------|
| 1 | 2/19/19 | JML | ISSUED PER CITY COMMENTS DATED MARCH 2, 2019 | JML |

PROPOSED PLAT
 OF VUECREST II
 CITY OF RENTON, KING COUNTY, WA
 322305-5048
 SCHNEIDER HOMES, LLC
 LOT C
 12320 NE 8TH STREET, SUITE 100
 BELLEVUE, WA 98005

322305-5033
 MOORE PAUL II

322305-5033
 BLANCHARD STEVEN & SHARL
 15410 1ST
 SEATTLE, WA 98108
 980770836

322305-5020
 TORRES EDWARD & ROSA ET AL
 15410 1ST
 SEATTLE, WA 98108
 980770836

322305-5024
 ROY JUSTIN M & LARSEN R

322305-5029
 DIAZ BEATRIZ F & CESAR

EXHIBIT 7



- Final Tree Protection Plan -

VUECREST

4909 Main Ave South
Renton, WA

Prepared for: KBS III, LLC.

Prepared by: Washington Forestry Consultants, Inc.

Date: December 19, 2014

Introduction

The project proponent is planning to construct a new 7 lot subdivision on ~2.42 acres at 4909 Main Ave South in Renton, WA. The proponent has retained WFCI to:

- Evaluate and inventory all trees on the site pursuant to the requirements of the City of Renton Tree Protection Ordinance.
- Make recommendations for retention of significant trees, along with required protection and cultural measures.

Observations

Methodology

WFCI has evaluated trees 6 inches diameter at breast height (DBH) and larger in the proposed project area, and assessed their potential to be incorporated into the new project. All trees were numbered at their base. The trees in the northwest corner of the property, a wetland and associated buffer area, were not individually evaluated. Additionally, red alder (*Alnus rubra*), black cottonwood (*Populus trichocarpa*), and Scouler's willow (*Salix scouleriana*) trees are not included in this evaluation as per Renton Code.

The tree evaluation phase used methodology developed by Nelda Matheny and Dr. James Clark in their 1998 publication Trees and Development: A Technical Guide to Preservation of Trees During Land Development.

Entire Document
Available Upon Request

Entire Document
Available Upon Request

PREPARED FOR

KBS III, LLC

December 15, 2014


Henry T. Wright, E.I.T.
Staff Engineer



Raymond A. Coglas, P.E.
Principal

GEOTECHNICAL ENGINEERING STUDY
VUECREST DIVISION II
RESIDENTIAL DEVELOPMENT
4909 MAIN AVENUE SOUTH
RENTON, WASHINGTON
ES-3592

Earth Solutions NW, LLC
1805 - 136th Place Northeast, Suite 201
Bellevue, Washington 98005
Phone: 425-449-4704 Fax: 425-449-4711
Toll Free: 866-336-8710

EXHIBIT 11



Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance

9505 19th Avenue S.E.
Suite 106
Everett, Washington 98208
(425) 337-3174
Fax (425) 337-3045

CRITICAL AREA STUDY

FOR

VUECREST II SHORT PLAT *RENTON, WA*

Wetland Resources, Inc. Project #14247

Prepared By:

Wetland Resources, Inc.
9505 19th Avenue SE, Suite 106
Everett, WA 98208
(425) 337-3174

Prepared For:

KBS III LLC
Attn: Kolin Taylor
12620 NE 8th Street #100
Bellevue, WA 98005

January 5, 2015

Entire Document
Available Upon Request

EXHIBIT 12

PRELIMINARY TECHNICAL INFORMATION REPORT

Vuecrest II
102nd Ave SE & SE 186th St.
Renton, Washington

PRE14-001189

Prepared for:
KBS Development Corporation
12320 N.E. 8th Street, Suite 100
Bellevue, WA 98005

January 15, 2015
Our Job No. 17254



182157
BRANCH OFFICE

Entire Document
Available Upon Request

11/11/14
1222 (425) 251-8782 FAX
UT CREEK, CA ♦ SAN DIEGO, CA

EXHIBIT 13

This certificate provides information necessary to evaluate development proposals.

**SOOS CREEK WATER AND SEWER DISTRICT
CERTIFICATE OF WATER AVAILABILITY**

Type: Short SubDivision :
Applicant's Name: KBS III, LLC
Proposed Use: 7 Lot Short Plat " Vue Crest II"
Location: Lot: 97 **Block:** **Development:**
Parcel: 322305 9097 **Address:** 4903 and 4909 Main Ave S
Information: Previously known as: 18607 & 18611 102nd Ave SE

WATER PURVEYOR INFORMATION

1. a Water will be provided by service connection only to an existing Null water main, Null feet from the site.
 b Water service will require an improvement to the water system of:
 Water service to the proposed plat will require the installation of onsite water main. Final water layout and requirements will be determined based on final site development plans and Fire Marshal requirements. All plans must be approved by the City of Renton Fire Marshal and Soos Creek Water and Sewer District.
2. a The water system is in conformance with a County approved water comprehensive plan.
 b The water system improvement will require a water comprehensive plan amendment.
3. a The proposed project is within the corporate limits of the district, or has been granted Boundary Review Board approval for extension of service outside the district or city, or is within the County approved service area of a private water purveyor.
 b Annexation or Boundary Review Board approval will be necessary to provide service.
4. a Water is/or will be available at the rate of flow and duration indicated below at no less than 20 psi measured at the nearest fire hydrant 47' feet from the building/property (or as marked on the attached map):
 Rate of Flow: 1,000 gpm Duration: 2 hours
 b Water system is not capable of providing fire flow.
5. Service is subject to the following:
 a Connection Charge:
 b Easement (s):
 c Other: If higher fire flow is needed a hydraulic study will need to be done.

Cross Connection Control devices must be in conformance with state laws.

Service is subject to the applicants agreement to comply and perform to make such installation and/or connections to the standards, regulations, requirements and conditions of this District and such other agency or agencies having jurisdiction. This District is not representing that its facilities will be extended or otherwise modified to make such service available to the applicant. It is the responsibility of the applicant to make any required extension of facilities to serve their property.

I hereby certify that the above water purveyor information is true. This certification shall be valid for one year from date of signature.

SOOS CREEK WATER & SEWER DISTRICT
 Agency Name

Darci Mattioda 10/21/2014
 Signatory Name Date

Supervisor, Development Administration
 Title

Darci Mattioda 10/21/14
 Signature Date

This certificate provides information necessary to evaluate development proposals.

SOOS CREEK WATER AND SEWER DISTRICT CERTIFICATE OF SEWER AVAILABILITY

Type: Short SubDivision
Applicant's Name: KBS III, LLC
Proposed Use: 7 Lot Short Plat "Vue Crest II"
Location: Lot: 97 Block: Development:
Parcel: 322305 9097 Address: 18607 102ND AVE SE, RENTON
Information: Previously known as 18607 & 18611 102nd Ave SE

(Attach map & Legal description if necessary)

SEWER PURVEYOR INFORMATION

- 1. a Sewer service will be provided by service connection only to an existing sewer main Null feet from the site and the sewer system has the capacity to serve the proposed area.
- b Other (describe):
Sewer service to the proposed plat will require the installation of onsite sanitary sewer with gravity flow. Final sewer layout will be determined based on the final site development plans, building locations and outlet elevations. All plans must be approved by the City of Renton and Soos Creek Water and Sewer District.
- 2. a The sewer system is in conformance with a County approved sewer comprehensive plan.
- b The sewer system improvement will require a sewer comprehensive plan amendment.
- 3. a The proposed project is within the corporate limits of the district, or has been granted Boundary Review Board approval for extension of service outside the district or city.
- b Annexation or Boundary Review Board approval will be necessary to provide service, or sign a Power of Attorney for annexation.
- 4. Service is subject to the following:
 - a Connection Charge: Standard permit fees will apply.
 - b Easement (s):
 - c Other: All lots must serve by gravity sewer.

Service is subject to the applicants agreement to comply and perform to make such installation and/or connections to the standards, regulations, requirements and conditions of this District and such other agency or agencies having jurisdiction. This District is not representing that it's facilities will be extended or otherwise modified to make such service available to the applicant. It is the responsibility of the applicant to make any required extension of facilities to serve their property.

I hereby certify that the above sewer purveyor information is true. This certification shall be valid for one year from date of signature.

SOOS CREEK WATER & SEWER DISTRICT
Agency Name

Darci Mattioda 10/22/2014
Signatory Name Date

Supervisor, Development Administration
Title

Darci Mattioda 10/22/14
Signature Date

General Construction Information

Preliminary Short Plat of Vuecrest II

(January 8, 2015)

The construction of new road improvements (half street) along with the installation of utilities for the proposed short plat of Vuecrest II will involve clearing, grading, and other land disturbance activities. The following is a summary of how these activities are expected to be carried out and managed to minimize impacts and comply with applicable rules and regulations during this phase of the project:

- **Anticipated Construction Schedule:**

Clearing and grading is likely to begin in late 2015 or early 2016 assuming the entitlements and permits are approved. The bulk of the work should be completed within three to four months of the construction start. Based on this schedule, we expect that the plat could be ready for recording in mid-2016, with home building to commence after the plat is recorded. Model home construction may commence prior to recording as allowed by the City of Renton.

- **Hours and Days of Operation:**

The typical hours of operation for construction will be from 7 a.m. to 6 p.m. during the winter months. During the summer months, construction will begin at 7 a.m. and may extend to 7 p.m. (pending approval from the City of Renton). The typical work week will be Monday through Friday. Construction work may also take place on Saturday as normally allowed by the City of Renton, especially during the dry season (April to October) in order to expedite completion of the project during the dry season.

- **Proposed Hauling/Transportation Routes:**

The haul route for importing or exporting materials to and from the site will be determined after coordination with the City of Renton Inspector prior to the start of construction. However, we anticipate that the haul route would be 102nd Avenue S.E. to S.E. 192nd Street and then east to 108th Avenue S.E. (Benson Highway).

- **Measures to be Implemented to Minimize Dust, Traffic and Transportation Impacts, Erosion, Noise, and other Construction Impacts:**

All temporary erosion and sedimentation control measures required by the City of Renton and other agencies will be implemented and maintained (e.g., rock construction entrance, silt fencing, temporary storm pond, and straw mulching). Also, as required by Department of Ecology all erosion BMPs will be implemented and maintained as required by the NPDES Permit for the duration of the project. Watering will be implemented as necessary to control dust during the summer months and all construction equipment will be equipped with appropriate mufflers to comply with local noise ordinances.

- **Any Special Hours Proposed for Construction or Hauling (i.e., weekends, late nights):**

If it is determined that additional hours are needed to complete the construction, the contractor will coordinate with the City of Renton and obtain approval for such extended hours.

- **Preliminary Traffic Control Plan:**

A Preliminary Traffic Control Plan has not been prepared at this time. Once the haul route(s) has (have) been approved by the City Public Works Department, a Traffic Control Plan will be prepared in accordance with the City Road Standards and WSDOT guidelines.

Street Modification - Road Standards Vuecrest II Short Plat

4909 Main Avenue South
Renton, Washington 98057
(Tax Parcel No. 322305-9097)

Entire Document
Available Upon Request

January 15, 2015; Revised March 18, 2015

Project Location:

The project site (2.4 acres on Tax Lot No. 3223059097) is located at southeast corner of 102nd Avenue S.E. and S.E. 186th Street (if extended), Renton, Washington. (See attached site plan, vicinity map, and legal description).

Project Scope:

The project proposal is an eight-lot single-family detached subdivision known as the Preliminary Short Plat of Vuecrest II and is located in the R-8 zone (R-6 interim). The R-6 "interim" zone requires a minimum lot size of 7,000 square feet, minimum lot width of 60 feet for interior lots, and 70 feet for corner lots. The average lot size is 9,124 square feet with the smallest lot being 7,678 square feet (Lot 7) and the largest lot being 17,789 square feet (Lot 8). The overall project density is 4.35 dwelling units per net acre. All lots within this proposal either meet or exceed the R-6 "interim" zoning development standards

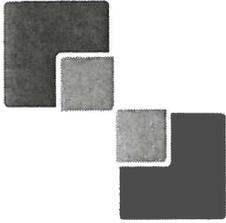
The project development has 0.19 acre (or 7.8%) of on-site critical area (Class II wetland) which requires a 50-foot buffer and proposes to retain 30% (or 11 trees) of the on-site healthy significant trees.

The proposed lots will be served by an on-site half street public roadway (Road A; approximately 690 feet) which is located along the north property line and will be installing street frontage improvements (approximately 168 feet) along 102nd Avenue S.E. Water, sewer, and storm (including dry utilities) will be installed/extended to serve all lots and storm drainage detention will be provided off site (within the Plat of Vuecrest Estates, City file No. LUA13-000642).

Modification Request:

The proposed on-site roadway (Road A) has been designed (as required by RMC 4-6-060) as a "half street" residential roadway. However, in an effort to provide a secondary access for the adjacent plat of Vuecrest Estates (located to the west) and to provide additional parking, we are requesting the following modification to RMC 4-6-060:

- *Increase the minimum pavement width from 20 feet to 26 feet (along the frontages of Lots 1 through 7 and approximately 60 feet of Lot 8) to allow for on-street parking (see attached Preliminary Grading and Drainage Plan with "Cross Section B"; STA 2+50 to STA 7+50).*
- *Install the required 5-foot sidewalk adjacent to the vertical curb and locate required eight foot landscape strip in a public easement adjacent to the back of walk along a portion of Lot 8; (see attached Preliminary Grading and Drainage Plan with "Cross Section C"; STA 1+78 to STA 2+50).*
- *Install 22-feet of asphalt with vertical curb, no sidewalk or landscaping and/or match with emergency road extension by Vuecrest Estates (see attached Preliminary Grading and Drainage Plan with "Cross Section D"; STA 0+6 to STA 1+78).*



HALINEN LAW

David L. Halinen, P.E., Attorney at Law

davidhalinen@halinenlaw.com

Seattle • 206.443.4684 • Tacoma • 253.627.6680 • Fax • 253.272.9876 • Cell • 206.713.0992
Halinen Law Offices, P.S. • 1019 Regents Blvd Ste 202 Fircrest, WA 98466-6037 • halinenlaw.com

March 20, 2015

VIA US MAIL AND EMAIL (cclose@rentonwa.gov)

City of Renton Department of Community
and Economic Development
Planning Division
1055 S. Grady Way, Sixth Floor
Renton, Washington 98057

Attn: Clark Close, Associate Planner

RE: *Vuecrest II Preliminary Short Plat* application under review
(Renton File No. LUA15-000026)

Proposed list of special conditions of preliminary short plat approval (*supersedes and replaces the proposed list of special conditions of preliminary short plat approval contained in my February 24, 2015 letter to you*)

Dear Mr. Close:

In follow-up to the meeting concerning the *Vuecrest II Preliminary Short Plat* application that Kolin Taylor (manager of my client KBS III, LLC—"KBS"—the *Vuecrest II* applicant), Wayne Potter of Novastar Development, Inc., and civil engineer Bryan Schwartz, PE of Barghausen Consulting Engineers, Inc. and I had with you and with CED civil engineers Steve Lee and Rohini Nair on Thursday, March 12 at Renton City Hall, I am writing on behalf of KBS to provide you a revised and expanded proposed list of special conditions of preliminary short plat approval. (This letter supersedes and replaces my letter to you dated February 24, 2015, a letter in which I had set forth an earlier proposed list of special conditions of preliminary short plat approval.)

In addition to addressing sewer service for the proposed *Vuecrest II* short plat development, the list of special conditions proposed on pages 2 to 5 of this letter has been designed to address the possibilities that, **by the time that *Vuecrest II* is otherwise ready for final short plat approval and recording,**

- (1) A public street through the site of the proposed *Vue Crest Estates* subdivision development (APN 3123059048) from (a) existing Smithers Avenue South at the north end of the proposed *Vue Crest Estates* subdivision development site through that site to (b) the west boundary of

EXHIBIT 18

City of Renton Department of Community
and Economic Development
Planning Division
Attn: Clark Close, Senior Planner
March 20, 2015
Page 2

the *Vuecrest II* parcel to connect with proposed Road A of the *Vuecrest II* short plat (one offsite roadway option that KBS understands is currently being considered as part of the *Vue Crest Estates* development) (i) may or may not be pursued by the *Vue Crest Estates* developer and (ii) even if that roadway option is pursued by the *Vue Crest Estates* developer, the public street contemplated by that option may or may not be completed and dedicated to the City of Renton; or

- (2) A combination of both (a) a public street through a portion of the site of the proposed *Vue Crest Estates* subdivision development from (i) existing Smithers Avenue South to (ii) a southeasterly portion of the *Vue Crest Estates* site and (b) an “emergency access only” road from that public street to the west boundary of the *Vuecrest II* parcel (with removable bollards to be installed at or near the boundary) to connect with proposed Road A of the *Vuecrest II* short plat (that combination being another offsite roadway option that KBS understands is currently being considered as part of the *Vue Crest Estates* development by the City and by the *Vue Crest Estates* developer) (A) may or may not be agreed to by the City and/or *Vue Crest Estates* developer and (B) even if that offsite roadway combination is agreed to by the City and the *Vue Crest Estates* developer, that combination may or may not be completed and dedicated to the City of Renton; and/or
- (3) A joint stormwater detention and water quality facility that KBS and the *Vue Crest Estates* preliminary plat applicant (Harbour Homes) are planning on the *Vue Crest Estates* site (to provide stormwater detention and meet water quality requirements for both the *Vue Crest Estates* development and the *Vuecrest II* short plat development) may or may not be available.

In view of the above, here is the list of special conditions of preliminary short plat approval that KBS now proposes:

- (1) Prior to or contemporaneously with final approval and recordation of the short plat:
 - (a) Either one of the following two conditions must be satisfied:
 - (i) Both of the following two conditions must be satisfied:

- (A) An offsite public street must be sufficiently completed and available for public traffic from (I) existing Smithers Avenue South at the north end of the proposed *Vue Crest Estates* subdivision development site (APN 3123059048) through that site to (II) the west boundary of the *Vuecrest II* parcel (to connect with proposed Road A of the short plat) and
 - (B) A public street right-of-way must be dedicated, deeded, or otherwise transferred to the City of Renton for that offsite street;
or
- (ii) All three of the following conditions must be satisfied:
- (A) An offsite public street segment must be sufficiently completed and available for public traffic from (I) existing Smithers Avenue South to the southeasterly portion of the *Vue Crest Estates* site and (II) an “emergency access only” road from that full public street to the west boundary of the *Vuecrest II* parcel (with removable bollards to be installed at or near the boundary in conjunction with either the *Vue Crest Estates* subdivision development or the *Vuecrest II* short plat development) to connect with proposed Road A of the *Vuecrest II* short plat;
 - (B) A public street right-of-way must be dedicated, deeded, or otherwise transferred to the City of Renton for that offsite public street segment and either a public street right-of-way or a roadway easement (as may be required by the City of Renton) encompassing the offsite “emergency access only” road must be dedicated, deeded, or otherwise transferred to the City; and

- (C) Road A (including a hammerhead turnaround near the west end of Road A generally as contemplated by the modified 8-Lot Alternative Layout attached as EXHIBIT B) must be substantially completed; or
- (b) Both of the following conditions must be satisfied:
 - (i) The west end of the short plat layout must be modified to be generally consistent with the attached 7-Lot Alternative Layout (EXHIBIT A) in order to:
 - (A) Eliminate proposed Lot 8;
 - (B) Have the west end of Road A terminate with a cul-de-sac bulb to the west of proposed Lot 7 (a "Cul-de-Sac Bulb");
 - (C) Somewhat modify the layout of proposed Tract A in relation to the street right-of-way for Road A and the Cul-de-Sac Bulb; and
 - (D) Create a new Tract B (a portion of which is to be used for tree preservation purposes and a portion of which is to be used for a part of a drainage facility) and
 - (ii) Road A (including the Cul-de-Sac Bulb) must be substantially completed;
- (2) Prior to or contemporaneously with final approval and recordation of the short plat, either:
 - (a) A joint stormwater detention and water quality facility must be constructed within the *Vue Crest Estates* site to provide stormwater detention and meet water quality requirements for development of both the subject short plat development and the *Vue Crest Estates* subdivision development; or

City of Renton Department of Community
and Economic Development
Planning Division
Attn: Clark Close, Senior Planner
March 20, 2015
Page 5

- (b) If the above-referenced Cul-de-Sac Bulb option is utilized, a stormwater vault must be constructed beneath a portion of Tract B and/or a portion of the Cul-de-Sac Bulb to provide stormwater detention and meet water quality requirements for development of the short plat development; and
- (3) Prior to or contemporaneously with final short plat approval and recordation of the final short plat, a sewer main must be extended through and beneath offsite property(ies) into the short plat site and along and beneath a portion of Road A as far to the east as is necessary to serve proposed Lot 1, with the segment(s) of offsite sewer to be located in public street right-of-way and/or in sewer easement(s) granted to the Soos Creek Water & Sewer District.

Please review these proposed conditions of approval and let me know if they will be acceptable to the City. If you have any questions, concerns, or other comments regarding them, please let me know as soon as possible and I will arrange a conference call with Mr. Taylor and/or Mr. Potter.

Sincerely,

HALINEN LAW OFFICES, P.S.



David Halinen

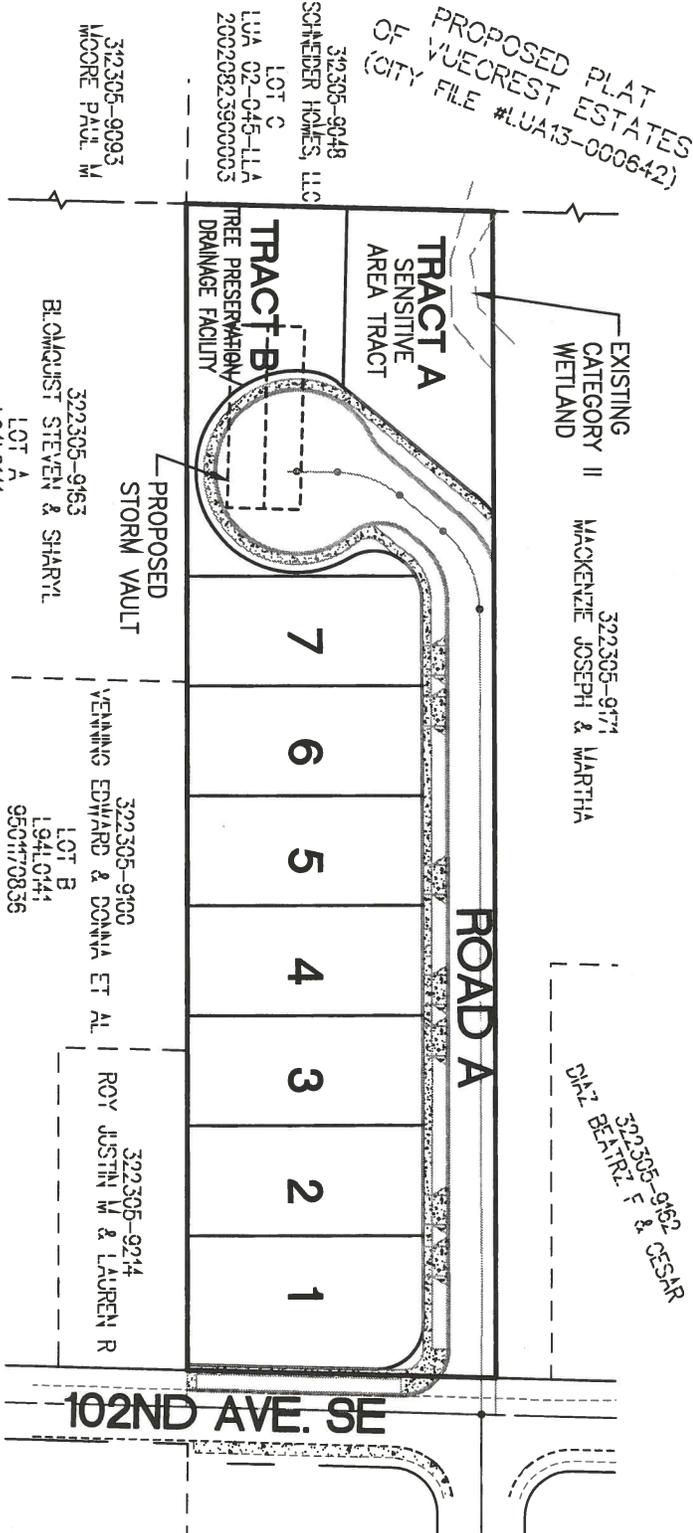
Enclosures: 7-Lot Alternative Layout (EXHIBIT A)
8-Lot Alternative Layout (EXHIBIT B)

cc: KBS III, LLC
Attn: Kolin Taylor (VIA EMAIL, with copy of enclosure)

Wayne Potter, Vice-President. Novastar Development, Inc. (VIA EMAIL, with copy of enclosure)

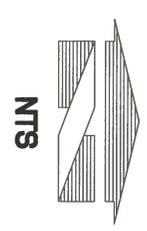
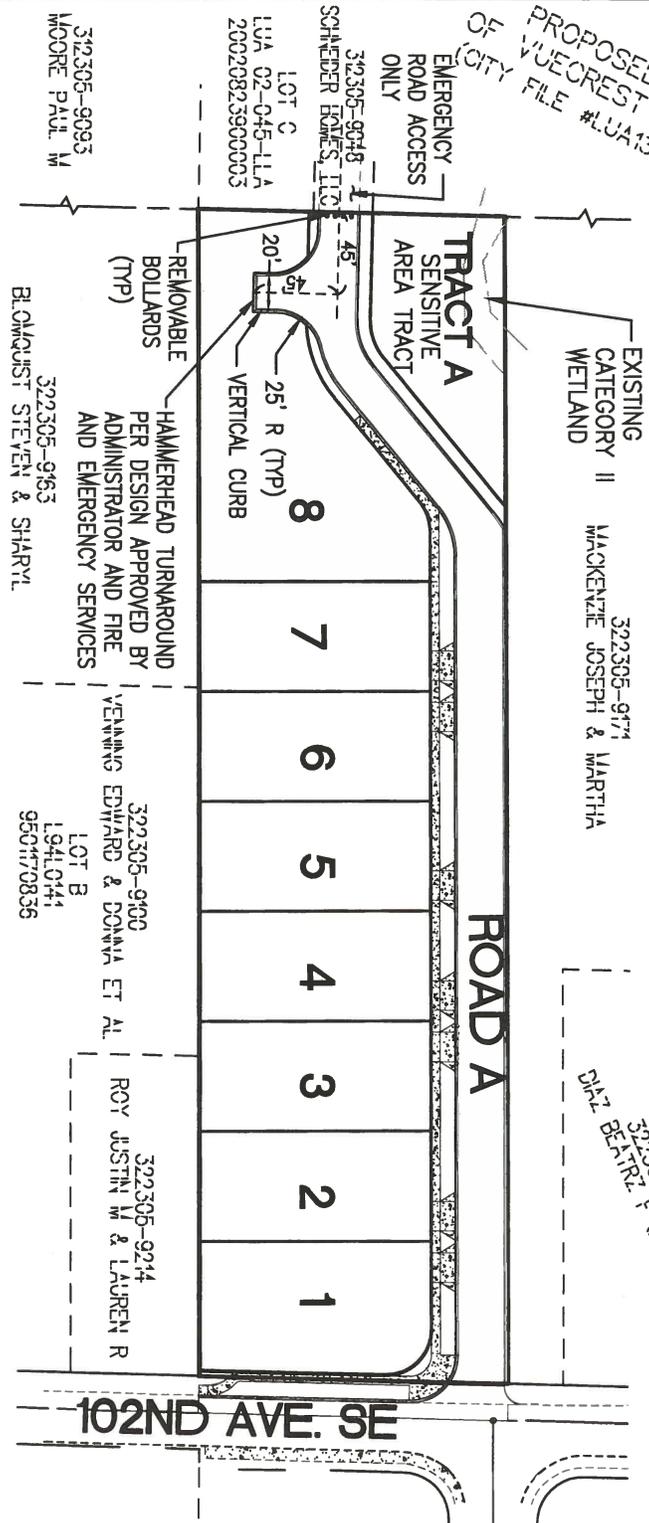
Bryan Schwartz, PE, of Barghausen Consulting Engineers, Inc. (VIA EMAIL, with copy of enclosure)

PROPOSED PLAT
OF
VUECREST ESTATES
(CITY FILE #LUA13-000642)



| | | | |
|----------------------------|--|--|---|
| Job Number 17254 | Designed <u>BMS</u> Drawn <u>TRT</u> Checked <u>WP</u> Approved <u>WP</u> Date <u>2/24/2015</u> | Scale: Horizontal NTS Vertical N/A | For: KBS DEVELOPMENT CORPORATION |
| Sheet 1 of 1 |  <p>18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX</p> <p>CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES</p> | Title: VUECREST II - 7 LOT ALTERNATIVE EXHIBIT A | |

PROPOSED PLAT
OF VUECREST ESTATES
CITY FILE #LUA13-000642



| | | | |
|----------------------------|---|--|---|
| Job Number 17254 | Designed <u>BMS</u> Drawn <u>TRT</u> Checked <u>WP</u> Approved <u>WP</u> Date <u>3/17/2015</u> | Scale: Horizontal NTS Vertical N/A | For: KBS DEVELOPMENT CORPORATION |
| Sheet 1 of 1 |  <p>18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES</p> | Title: VUECREST II - HAMMERHEAD EXHIBIT B | |

Clark Close

From: Clark Close
Sent: Friday, February 06, 2015 9:35 AM
To: 'David Rasmussen'
Subject: RE: Party of Record Notification - Vuecrest II LUA15-000026, ECF, SHPL-A, MOD
Attachments: 17254-M-EXH-LAND-Color Display-2015-01-15.pdf; 17254-M-Project Narrative-SHPL PLAT-2015-01-08.pdf

Mr. Rasmussen,

Access to the site is from 102nd Avenue S.E. (residential access street) from South 192nd Street. On site the proposed roadway is being extended to the west property line for future extension by the proposed Plat of Vuecrest Estates (City File No. LUA13-00642). I've also attached the applicant's project narrative for more information.

Thanks,

Clark H. Close
City of Renton – Current Planning
Associate Planner

From: David Rasmussen [<mailto:dr2141@earthlink.net>]
Sent: Thursday, February 05, 2015 6:59 PM
To: Clark Close
Subject: Re: Party of Record Notification - Vuecrest II LUA15-000026, ECF, SHPL-A, MOD

Excellent thank you for the Plat info. Very interesting.

Of primary importance to Sundance HOA is what impact Vucrest II development will have on or dovetail with the proposed Vucrest Estates Plat development. Can you shed any light on how or if the two proposed developments are working together if at all especially with respect to the joining of the road between the two developments.

Thank you,

David Rasmussen
President - Sundance at Talbot Ridge HOA

From: Clark Close <CClose@Rentonwa.gov>
Date: Monday, February 2, 2015 at 10:11 AM
To: David Rasmussen <dr2141@earthlink.net>
Subject: RE: Party of Record Notification - Vuecrest II LUA15-000026, ECF, SHPL-A, MOD

Mr. Rasmussen,

Thanks for your email request to become a Party of Record on Vuecrest II Short Plat. You've been added as a Party of Record.

Please find attached plans for more information about the submitted application. Let me know if you have any questions.

Thanks,

Clark H. Close
City of Renton – Current Planning
Associate Planner
1055 South Grady Way
Renton, WA 98057
Tel: 425-430-7289
Fax: 425-430-7300
cclose@rentonwa.gov

From: David Rasmussen [<mailto:dr2141@earthlink.net>]
Sent: Sunday, February 01, 2015 8:37 PM
To: Clark Close
Cc: David Rasmussen
Subject: Party of Record Notification - Vuecrest II LUA15-000026, ECF, SHPL-A, MOD

To: Clark H. Close
Associate Planner, CED-Planning Division
1055 South Grady Way
Renton, WA. 98057

Sir,

Please include myself as a Party of Record on the subject Project on behalf of the Sundance at Talbot Ridge Home Owners Association. I represent the HOA as acting President. I am already a Party of Record for the HOA with regards to the currently proposed Vucrest Estates development that is directly impacting our HOA and as this new effort now attempts to integrate into this existing effort I feel it necessary to so join this new development effort.

Thank you,

David Rasmussen
President – Sundance at Talbot Ridge HOA
723 S 47th St
Renton, WA. 98055
(206)245-5475

SETTLEMENT AGREEMENT

This SETTLEMENT AGREEMENT ("Agreement") is made as of this 19 day of March, 2015, between the City of Renton, a Washington municipal corporation ("Renton") and Harbour Homes, LLC, a Washington limited liability company ("Harbour").

RECITALS

- A. Renton is a municipal corporation of the State of Washington, organized under the Optional Municipal Code, Title 35A RCW, located in King County, Washington.
- B. Harbour is the applicant for the preliminary plat known as Vuecrest Estates, Renton File Number LUA13-000642 ("Vuecrest Estates").
- C. Vuecrest Estates is located west of Main Ave. S, which is also known as and hereinafter referred to as 102nd Ave. SE, and is separated from 102nd Ave. SE by two parcels of property: King County Parcel No. 3223059171, owned by Joseph and Martha Mackenzie (the "Mackenzie Parcel") and King County Parcel No. 3223059097, owned by KBS III LLC (the "KBS III Parcel"). The Mackenzie Parcel is located immediately north of the KBS III Parcel.
- D. In its application for preliminary plat approval for Vuecrest Estates, Harbour proposed that the public road to be extended from the north through Vuecrest Estates, known as Smithers Ave. S., be terminated with a temporary cul-de-sac at the boundary of the Mackenzie Parcel, because the owners of the Mackenzie Parcel had no interest in developing the Mackenzie Parcel and no interest in granting an easement through the Mackenzie Parcel for access to 102nd Ave. SE.
- E. The Renton Hearing Examiner issued a Final Decision Upon Reconsideration concerning Vuecrest Estates (the "Hearing Examiner Decision") that included Condition 13 which read:

13. Prior to the recording of the final plat, a secondary fire access shall be constructed that extends Smithers Ave S to the east to directly connect to Main Ave S (102nd Ave SE). The extent of street improvements necessary to effectuate this connection shall be determined by the City of Renton Fire Department in accordance with applicable fire code standards and shall be the minimum necessary to provide for safe and effective secondary access for fire trucks and emergency vehicles.
- F. Harbour appealed the Hearing Examiner Decision to the Renton City Council.
- G. Subsequent to Harbour filing its appeal, the owner of the KBS III Parcel applied to Renton for short plat approval for a project known as Vuecrest II ("Vuecrest II"). The proposed layout of Vuecrest II includes a public road identified as Road A between the eastern boundary of Vuecrest Estates and 102nd Ave. SE.

Denis Law
Mayor

City of Renton



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

April 24, 2015

Wayne Potter
Novastar Development, Inc.
18215 72nd Ave S
Kent, WA 98032

RE: Street Modification Request
Vuecrest II Short Plat, LUA15-000026, ECF, SHPL-A, MOD

Dear Mr. Potter:

The City of Renton has reviewed your street modification request to deviate from the normal code required street frontage improvements associated with your proposed project. Per RMC 4-6-060 Street Standards for residential zoned areas, the proposed project would normally be required to provide half street improvements within a 35 foot right-of-way width a 0.5-foot wide curb, 8-foot wide landscaped planter, and 5-foot sidewalk on the development side.

Your modification request, revised date March 18, 2015, is requesting the following:

- Increase the minimum pavement width from 20 feet to 26 feet (along the frontages of Lots 1 through 7 and approximately 60 feet of Lot 8) to allow for on-street parking.
- Install the required 5-foot sidewalk adjacent to the vertical curb and locate required 8-foot landscape strip in a public easement adjacent to the back of walk along a portion of Lot 8.
- Install 22 feet of asphalt with vertical curb, no sidewalk or landscaping and/or match with emergency road extension by Vuecrest Estates.
- Allow the construction centerline of proposed Road A (as it intersects with Main Ave S (102nd Ave SE) to be offset by 5 feet (or less) as it relates to the existing centerline of Main Ave S.
- Eliminate approximately 40 feet of the required 8-foot landscape planter on the west side of Main Ave S (near the SE corner of Lot 1) and locate the required 5-foot sidewalk adjacent to the vertical curb.

The City of Renton is in support of the five (5) proposed street modifications subject to the following conditions:

- 1) The public right-of-way of Road A is coterminous near the end of the driveway approach of Lot 8 or roughly 100 feet from the west property line. The balance

of Road (the portion of the Road A between the west property line to the driveway approach of Lot 8) shall be within a temporary fire access easement. The homeowners association shall ensure maintenance and function of the secondary paved fire access road, necessary to provide for a safe and effective secondary access for fire trucks and emergency vehicles, until such time as Smithers Ave S and Main Ave S are connected with a complete public street. If for some reason the temporary fire access I, in the future, improved to a public street with curbs, gutters, landscape strip and sidewalk, and the alignment of the temporary fire access remains curved to the south of the wetland, then the developer or HOA shall modify the road from a temporary fire access easement to a public right-of-way with a pedestrian connectivity.

- 2) The applicant shall provide a minimum 5-foot wide concrete sidewalk along the frontage of Lot 8 to the start of the turning radius of the proposed hammerhead turnaround, located on the western portion of the lot. Where no hammerhead turnaround is provided, the 5-foot wide sidewalk may terminate roughly 100 feet from the west property line. A final landscaping plan and grading and drainage plan shall be submitted to the Current Plan Reviewer prior to construction permit approval. The temporary fire access road and hammerhead turnaround must be located in either an easement or a tract for fire access only.
- 3) The applicant or the HOA shall provide a 5-foot wide concrete sidewalk adjacent to the back of the curb to the west property line along Lot 8 if Vuecrest chooses to improve the temporary fire access to a public road with a pedestrian connectivity.

If the public road extension by the adjacent property is not constructed either, prior to or concurrently with, the Vuecrest Estates II project, then a turnaround (as per City standards) with a stub to the adjacent property is required to be provided by the Vuecrest Estates II project. Also, the required right-of-way frontage dedication on Main Ave S is 4.5 feet (subject to final survey) with a half street paved width of 11 feet (instead of the proposed 9.5 feet) from the center line of the right-of-way on the frontage.

In summary, staff supports the request to modify from the required standards in accordance with criteria in RMC 4-9-250D and on the conditions noted above.

If you have further questions regarding street improvements for this project, please contact Clark Close at 425-430-7289 or cclose@rentonwa.gov.

Ms. Wayne Potter
Page 2 of 2
April 24, 2015

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Ting Lee". The signature is fluid and cursive, with a prominent initial "S" and a long, sweeping underline.

Steve Ting Lee, P.E.
Development Engineering Manager

Cc: C.E. "Chip" Vincent, CED Administrator
Jennifer Henning, Planning Director
Clark Close, Associate Planner
Rohini Nair, Civil Engineer II

PLAN REVIEW COMMENTS LUA15-000026



Application Date: January 20, 2015
Name: Vuecrest II Short Plat

Site Address: 4909 & 4903 Main Ave S,
Renton, WA 98055-5733

Plan – Planning Review

Engineering Review Comments

Rohini Nair | 425-430-7298 | rnair@rentonwa.gov

Recommendations: I have reviewed the application for Vuecrest Estates II located at 4903 Main Ave S (PID 3223059097) and have the following comments:

EXISTING CONDITIONS

WATER Water service will be provided Soos Creek Water and Sewer service District
SEWER Sewer service will be provided Soos Creek Water and Sewer service District
STORM There is existing storm water ditch in the Main Ave S (102nd Ave SE) frontage
STREETS Main Ave S (102nd Ave SE) is a residential street with an existing ROW width of 50 feet with 20 feet half street ROW width.

CODE REQUIREMENTS

WATER

1. A water availability certificate from Soos Creek Water and Sewer service District was provided. The water connection is proposed as an extension of the water lines of the Vuecrest Estates development (parcel ID 3123059048) situated to the west of the site. The Vuecrest Estates development (parcel ID 3123059048) is not yet constructed. Therefore, the proposed water service connection is approved on condition that the Vuecrest Estates development gets constructed either before or concurrently with the Vuecrest Estates II development. Otherwise, alternate water service provisions will be applicable on the Vuecrest Estates II project.
2. Approved water plans from Soos Creek Water and Sewer service District should be provided to the City at the utility construction permit stage.
3. New hydrants shall be installed per Renton's fire department standards to provide the required coverage of all lots.

SANITARY SEWER

1. A sewer availability certificate from Soos Creek Water and Sewer service District was provided. The sewer connection is proposed as an extension of the sewer lines of the Vuecrest Estates development (parcel ID 3123059048) situated to the west of the site. The Vuecrest Estates development (parcel ID 3123059048) is not yet constructed. Therefore, the proposed sewer service connection is approved on condition that the Vuecrest Estates development gets constructed either before or concurrently with the Vuecrest Estates II development. Otherwise, alternate sewer service provisions will be applicable on the Vuecrest Estates II project.
2. Approved sewer plans from Soos Creek Water and Sewer service District should be provided to the City at the utility construction permit stage.

SURFACE WATER

1. A drainage plan and drainage report dated January 15, 2015 was submitted by Barghausen Consulting Engineers Inc. The proposed 8 lot subdivision is subject to Full Drainage review in accordance with the City of Renton Amendments to the 2009 King County Surface Water Manual. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. The project is subject to basic water quality treatment and Level 3 flow control. Storm water vault that will be located in the adjacent Vuecrest Estates development (parcel ID 3123059048) is proposed for the project, and the vault will be sized to meet the needs of both the projects. If the adjacent project does not get constructed either before or concurrently with the Vuecrest Estates II development and/or if the storm water requirements for Vuecrest II development is not included in the Storm water Design of Vuecrest development, then

Engineering Review Comments Rohini Nair | 425-430-7298 | rnair@rentonwa.gov

- storm water facility is required to be constructed separately for the Vuecrest Estates II project.
- There appears to be 2-Basins with two different discharge locations. Note that flows currently discharging to 102nd Ave SE cannot be re-routed to the west and may be require separate water quality and flow control treatment. Appropriate individual lot flow control BMPs will be required to be provided by the project. Final plans and drainage report based on the required per the City of Renton Amendments to the 2009 King County Surface Water Manual is required to be submitted with the utility construction permit.
2. A geotechnical report, dated December 15, 2014 was submitted by Earth Solutions NW, LLC. The report identifies the soils as sand glacial till. These soils will not support infiltration. The geotech report recommendation should be incorporated in the storm water vault design. Storm water vault will require separate building permit review.
 3. The current surface water system development charge (SDC) fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit and the fee rate that is current at the time of issuance of the utility construction permit will be applicable and the fees are payable prior to issuance of the construction permit.
 4. A Construction Storm water General Permit from Department of Ecology is required since grading and clearing of the site exceeds one acre.

TRANSPORTATION/STREET

1. Payment of transportation impact fee is applicable on the single family houses. The current transportation impact fee rate is \$2,214.44 per new lot. The transportation impact fee that is current at the time of building permit will be levied. Payment of the transportation impact fee is due at the time of issuance of the single family building permits.
 2. Main Street S (102nd Ave SE) is a residential street with existing half street ROW width of 20 feet. To match the existing paved width further north on Main Street S (102nd Ave SE), a half street paved width of 11 feet (instead of the proposed 9.5 feet) from the center line of the ROW is required on the frontage. Frontage improvements including storm water improvements, 0.5 feet wide curb, 8 feet wide landscaped planter, and 5 feet wide sidewalk is also required to be provided. This will require a ROW dedication of 4.5 feet (subject to final survey) on the Main Street S (102nd Ave SE) frontage. City standards include a maximum slope of 4H:1V at the back of sidewalks. A street modification request was submitted to allow the sidewalk to be located at the back of the curb for a small portion of the 102nd Ave SE (Main Street S) frontage, which is acceptable to staff. The ROW dedication of 4.5 feet and the 11 feet half street pavement width along with the frontage improvements is required to be provided by the developer.
 3. A public half street (Road A) with improvements is proposed to serve the internal site access needs. The internal access is proposed to connect with the proposed road of the adjacent the Vuecrest Estates development (parcel ID 3123059048) situated to the west of the site. If the public road extension by the adjacent property is not constructed either prior to or concurrently with the Vuecrest Estates II project to provide a continuous public street, then a turnaround (as per City standards) with a stub to the adjacent property is required to be provided by the Vuecrest Estates II project. The developer has included a hammerhead turnaround on Road A. The proposed internal half street should be designed to meet the City street design standards and code.
- The City code requirement for paved width and ROW width for public half street is 20 feet paved surface within a 35 feet ROW width a 0.5 feet wide curb, 8 feet wide landscaped planter, and 5 feet sidewalk on the development side are also included requirements in the code. Storm water improvements are also required to be provided. Street modification request was submitted for the proposed internal half street Road A. The street modifications for the Road A included two requests.
- Road A from STA 2+50 to STA 7+50 –To provide a 26 feet paved width with on-street parking on one side, along with 0.5 feet wide curb, 8 feet wide landscaped planter, and 5 feet wide sidewalk on the development side , within a ROW width of 41.5 feet. This can be recommended for approval by staff. A 2 feet offset of the paved edge from the property line is proposed. A chain link fence at the property line is also shown in the proposed section. The maximum slope at the back of sidewalk, or back of the traveled edge is 4H:1V. Construction easement and permanent slope easement from the

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| Engineering Review Comments | Rohini Nair 425-430-7298 rnair@rentonwa.gov |
| <p>north property neighbor may also be required based on plans that will be reviewed during utility construction permit. The applicant has shown a street section with road having 2% down slope towards the south, with curb and gutter at the south side, which is acceptable, for the straight portion of the road. The 5 feet centerline offset of the roadway centerline of proposed Road A with the existing street SE 186th Street is acceptable to staff.</p> <p>Road A from STA 1+78 to STA 2+50 – A 20 feet wide paved road surface with 0.5 feet wide curb on both sides, 5 feet wide sidewalk on the south side immediately adjacent to the curb, and landscaping in an easement is acceptable to staff. An 8 feet wide clear zone (maximum slope of 4H:1V) should be provided between the curb and the drop off. A pedestrian barrier/fence should be located a minimum 2 feet away from the curb, between the curb and the drop off. No Parking signs are required to be provided by the developer. The sidewalk should extend until the turnaround. The applicant has shown a street section with road having 2% down slope towards the south, with curb and gutter at the south side, which is acceptable to staff.</p> <p>Road A from STA 0+63 to STA 1+78 – A 20 feet wide paved road surface with 0.5 feet wide curb on both sides is proposed. An 8 feet wide clear zone (maximum slope of 4H:1V) should be provided between the curb and the drop off. A pedestrian barrier/fence should be located a minimum 2 feet away from the curb, between the curb and the drop off. No Parking signs are required to be provided by the developer. The applicant has shown a street section with road having 2% down slope towards the south, with curb and gutter at the south side, which is acceptable to staff. Staff condition of recommendation of the modifications for proposed Road A includes possible easements for cross slope (based on review of engineering plans submitted at utility construction permit. Staff also recommends the condition that the drainage from the site should not discharge onto the adjacent property.</p> <p>4. Adequate sight distance should be provided at the proposed intersection of the new half street with Main Ave S (102nd Ave SE).</p> <p>5. No lot is proposed to gain direct access from 102nd Ave SE (Main Street S). The individual driveways shall be as per RMC 4-4-060.</p> <p>6. Paving and trench restoration will comply with the City’s Trench Restoration and Overlay Requirements.</p> <p>7. Street lighting is required for this plat on the frontage and on the internal access road. LED lighting plans will be included with the civil plan submittal.</p> <p>GENERAL COMMENTS</p> <p>1. 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.</p> <p>2. 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.</p> <p>3. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.</p> | |

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| Fire Review - Building Comments | Corey Thomas 425-430-7024 cthomas@rentonwa.gov |
| <p>Recommendations: Environmental Impact Comments:</p> <p>1. The fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid prior to recording the plat. Credit is granted for the removal of one existing home.</p> <p>Code Related Comments:</p> <p>1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. There is one existing fire hydrant in this area and it meets current code. A water</p> | |

PLAN REVIEW COMMENTS LUA15-000026



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| Fire Review - Building Comments | Corey Thomas 425-430-7024 cthomas@rentonwa.gov |
| availability certificate is required from Soos Creek Water and Sewer District. | |
| 2. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 322 psi point loading. Approved apparatus turnarounds are required for dead end roads exceeding 150 feet. An approved 90 foot diameter cul-de-sac type turnaround is required for dead end streets over 300 feet long. Per city ordinance all homes beyond 500 feet dead end will require an approved fire sprinkler system. | |
| 3. Renton Fire Department is in favor of the proposed street improvement variances allowing wider roadways and more on street parking and also secondary access to the adjacent plat of Vuecrest. We are also supportive of the list of special conditions as outlined from the applicant in their letter to the city dated March 20, 2015. | |

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| Planning Review Comments | Clark Close 425-430-7289 cclose@rentonwa.gov |
| Recommendations: | |
| 1. RMC section 4 4 030.C.2 limits haul hours between eight thirty (8:30) a.m. and three thirty (3:30) p.m., Monday through Friday unless otherwise approved in advance by the Development Services Division. | |
| 2. 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 is by permission only. No work is permitted on Sundays. | |
| 3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plants appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit. | |
| 4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared. | |

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| Police Review Comments | Cyndie Parks 425-430-7521 cparks@rentonwa.gov |
| Recommendations: Estimated Calls for Service Annually: 8 Minimal impact on police services. | |

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| Technical Services Comments | Bob Mac Onie 425-430-7369 bmaconie@rentonwa.gov |
| Recommendations: Short Plat: Bob Mac Onie 2/6/2015 | |
| Note the City of Renton land use action number and land record number, LUA15-000026 and LND 20-0618, respectively, on the final short plat submittal. The type size used for the land record number should be smaller than that used for the land use action number. | |
| The dedication of right of way for short subdivisions requires a separate Deed of Dedication; provide a space to the recording number of same on the short plat. The Deed of Dedication document includes both a legal description exhibit and a map exhibit of the dedicated parcel. The legal description exhibit should be prepared, stamped, dated and signed by the applicant's surveyor. The surveyor should also prepare the map exhibit. The dedication process requires an updated Plat Certificate dated within 45 days of approval of said dedication. Talk to the Project Manager if there are questions or further information is needed. | |
| Show two ties to the City of Renton Survey Control Network. The geometry will be checked by the city when the ties | |

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| <p>Technical Services Comments</p> | <p>Bob Mac Onie 425-430-7369 bmaconie@rentonwa.gov</p> |
| <p>have been provided.</p> <p>A licensed surveyor must prepare, stamp, sign and date the final short plat submittal.</p> <p>Note the Purpose, intended ownership and restrictions for the Tract created by this subdivision?</p> <p>Do not use the City’s title block or “SEAL” on the final submittal; this document is not a product of, or for the City.</p> <p>Provide sufficient information to determine how the plat boundary was established.</p> <p>Provide short plat and lot closure calculations.</p> <p>Note what was found when visiting the existing monuments.</p> <p>Indicate what has been, or is to be, set at the corners of the proposed lots.</p> <p>Note discrepancies between bearings and distances of record and those measured or calculated, if any.</p> <p>Include the addresses from the attached for the proposed lots on the final short plat drawing.</p> <p>Do note encroachments, if any.</p> <p>Do include a “LEGEND” block for the short plat drawing, detailing any symbols used thereon.</p> <p>Note all easements, covenants and agreements of record on the drawing. The title report reveals that there are exceptions concerning coal and mineral rights recorded under Rec. No. 3444206, and there is an agreement between the current short plat owner and a neighboring property owner regarding use of a portion of the boundary straddling lawn (Rec. NO. 20131009000726 and 20131022001138).</p> <p>Note any relevant researched resources on the short plat submittal.</p> <p>Note the plat name and lot/tract numbers of the adjoining properties or note as “Unplatted” (most of the properties to the north and south of the subject site are “unplatted”). The names of the property owners and their tax lot numbers should be removed from the final submittal.</p> <p>The City of Renton Administrator, Public Works Department, is the only city official who signs the final short plat.</p> <p>Provide an appropriate approval block and signature line. Pertinent King County approval blocks also need to be noted on the drawing.</p> <p>All vested owner(s) of the subject final short plat need to sign the final short plat submittal. Include notary blocks as needed (a corporate notary block is needed for the current property owner).</p> <p>Include a declaration block on the drawing, titled “OWNERS’ DECLARATION” not “CERTIFICATION” or other.</p> <p>Remove all references to building setback lines. Setbacks will be determined when building permits are issued.</p> <p>Do not include “ENGINEER”, “SURVEYOR”, “SOIL ENGINEER”, “DEVELOPER/OWNER”, “BIOLOGIST” and “ARBORIST” blocks on the submittal. Do not include any of the utilities and services listed under the “Utilities/Services” block.</p> <p>Remove the minimum lot area, average lot area, minimum lot area allowed, square footage of land in private access easements, proposed net density, density allowed by code, existing zoning and required min. setbacks in the “SITE DATA” block.</p> <p>It is assumed that the 10’ utility easement, noted over the northerly 10’ of all of the proposed short plat lots is public. Easements, restrictive covenants or agreements to others (City of Renton, etc.) as part of this subdivision, 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.</p> <p>If there are private easements (new easements for ingress, egress, utilities, etc. shown for the benefit of future owners of the proposed lots) each will 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:</p> <p>DECLARATION OF COVENANT:</p> <p>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</p> | |



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| Technical Services Comments | Bob Mac Onie 425-430-7369 bmaconie@rentonwa.gov |
| 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. A private ingress, egress and utility easement require a “New Private Easement for Ingress, Egress and Utilities Maintenance Agreement” statement. | |

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| Community Services Comments | Leslie Betlach 425-430-6619 lbetlach@rentonwa.gov |
| Recommendations: A. Parks impact fee per Ordinance 5670 applies. B. See page 2C—code related comments. C. Street trees: On 102 Avenue SE (Main) do not use Tilic Cordata Greenspire—poor variety, overhead utility (electric lines), use only trees that attain a small mature height, (e.g. Acer truncatun X platanoides, T. Cordata “Summer Sprite”). 10. On Road—use only trees that attain a large mature height (e.g. Tilic Cordata—but not Greenspire) – Tree at SW corner of Road A and 102 Avenue shall not be planted closer than 40 feet from stop sign. | |