

REPORT TO THE HEARING EXAMINER

A. SUMMARY AND PURPOSE OF REQUEST

HEARING DATE:	October 13, 2015
Project Name:	Dohrn Meadows Preliminary Plat
Owners:	Natalie Dohrn & John Wade; 2205 W 136 th St; Broomfield CO 80023; and Gregg Dohrn; 2129 S Rockwood Blvd; Spokane WA 99203
Applicant/Contact:	Joe Pruss; Civic Development; 18211 240 th Ave SE; Maple Valley WA 98038
Contact:	Chad Allen; Encompass Eng.; 165 NE Juniper St, Suite 201; Issaquah WA 98027
File Number:	LUA14-001280, ECF, PP
Project Manager:	Kris Sorensen, Associate Planner

Project Summary: The applicant is requesting Hearing Examiner Preliminary Plat review and Environmental (SEPA) review for a 9-lot single family residential subdivision. The 89,819 square foot (2.06-acre) site is a combination of two parcels located at 3815 and 3767 Monterey PI NE (APNs 3345700181 and 3345700182) within the Residential-8 (R-8) zone and Kennydale Community Planning Area. Proposed single-family lot sizes range from approximately 5,201 square feet to 8,270 square feet. Two existing single family homes, one on each parcel, would be demolished. Approximately 15,028 square feet is proposed to be dedicated public streets. Two tracts are proposed, one for the subdivision stormwater facility at approximately 9,404 square feet in the northwest corner of the site and the other tract would be a 14,213 square-foot critical areas tract containing 5,087 square feet of a Category 2 wetland in the southwest corner of the site. The proposal has a net density of 5.63 dwelling units per net acre. Steep slopes are located on the site. Eight trees are located in the critical areas tract and would be retained. Approximately 60 new trees would be added to the site. The project would result in approximately 4,500 cubic yards of excavation for site grading and road and plat construction and fill would be required for future home building pads. Street frontage improvements would be provided along Monterey PI NE. A new internal dead-end road is proposed with curb, gutter and sidewalk that would provide access to the lots with a connection to Monterey PI NE. The applicant submitted a drainage report, geotechnical report, wetlands reconnaissance, environmental checklist, and a tree inventory and retention plan.

Project Location: 3815 & 3767 Monterey PI NE

Site Area: 89,819 sf (2.06 acres)



Project Location Map

B. EXHIBITS HEX:

- Exhibit 19 Report to Hearing Examiner
- Exhibit 20 Coal Creek Utility District Certificate of Water Availability, date September 16, 2014
- Exhibit 21 Renton School District and Bus Eligibility
- Exhibit 22 Renton School District Capacity, email date October 10, 2014
- Exhibit 23 Environmental “SEPA” Determination, ERC Mitigation Measures and Advisory Notes
- Exhibit 24 Affidavit of posting and mailing
- Exhibit 25 Vested RMC Title IV Development Standards for Residential Zoning Designations (RMC 4-2-110) and Critical Areas Regulations (RMC 4-3-050)
- Exhibit 26 City of Renton Maps – Slopes
- Exhibit 27 Transportation Concurrency

C. GENERAL INFORMATION:

- 1. Owners of Record:** Natalie Dornh & John Wade; 2205 W 136th St; Broomfield CO 80023; and Gregg Dornh; 2129 S Rockwood Blvd; Spokane WA 99203
- 2. Zoning Designation:** Residential – 8 du/ac (R-8)
- 3. Comprehensive Plan Land Use Designation:** Residential Single Family Density (RS)
- 4. Existing Site Use:** Two single family residences, one on each parcel.
- 5. Neighborhood Characteristics:**
 - a. North:** *Single Family Residential (R-8 zone)*
 - b. East:** *Single Family Residential (R-8 zone)*
 - c. South:** *Single Family Residential (R-8 zone)*
 - d. West:** *Single Family Residential (R-8 zone)*
- 6. Access:** Access to the plat is proposed via Monterey Pl NE. Internal access is proposed via a new dead end street that includes a hammerhead turnaround at the west of the subject site (Exhibits 2 & 3).
- 7. Site Area:** 2.06 acres

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Approved Date</u>
Comprehensive Plan (Vested)	N/A	5099	11/01/2004
Duncan Annexation	N/A	4275	7/29/1990
Zoning (Vested)	N/A	5100	11/01/2004

E. PUBLIC SERVICES:

1. Utilities

- a. Water: Water service is provided by Coal Creek Utility District.
- b. Sewer: Sewer service is provided by the City of Renton. There is an existing 8-inch gravity sewer main along Lincoln Ave NE that would be connected to through an acquired easement across the neighboring property to the west at 3792 Lincoln Ave NE.
- c. Surface/Storm Water: There is no existing storm water pipe along the Monterey PI NE frontage on the project side.

2. Streets: There are no frontage improvements on the project side.

3. Fire Protection: City of Renton Fire Department.

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

1. Chapter 2 Zoning Districts – Land Use Districts

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

2. Chapter 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 Cutting and Land Clearing Regulations

4. Chapter 6 Street 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 4-7-080: Detailed Procedures for Subdivisions
- b. Section 4-7-120: Compatibility with Existing Land Use and Plan
- c. Section 4-7-150: Streets – General Requirements and Minimum Standards
- d. Section 4-7-160: Residential Blocks – General Requirements and Minimum Standards
- e. Section 4-7-170: Residential Lots – General Requirements and Minimum Standards

5. Chapter 9 Permits – Specific

6. Chapter 11 Definitions

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

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

H. FINDINGS OF FACT:

1. The applicant requested SEPA Environmental Review and Preliminary Plat approval for a 9-lot subdivision. Preliminary Plat approval is being requested in order to subdivide a 2.06-acre site into 9 single family lots, one storm drainage tract, and one wetland critical areas tract. The lots range in size from 5,201 square feet to 8,270 square feet. The proposal results in a net density of 5.63 dwelling units per acre.
2. The project is vested to the R-8 zoning standards prior to the adoption of the Interim R-8 Zoning standards approved through Ordinance 5724 and prior to the new R-8 Zoning standards approved through Ordinance 5758. The project is also vested to the Critical Areas Ordinance prior to the adoption of the updated Critical Areas Ordinance adopted through Ordinance 5757.
3. The City ordinances governing the development of land up to and including adopted Ordinance No. 5723.
4. The Planning Division of the City of Renton accepted the SEPA Environmental Review and Preliminary Plat application for review on September 19, 2014 and determined it complete on October 9, 2014 (Exhibit 15). The project was put on-hold to receive additional information. Including the on-hold process, the project complies with the 120-day review period.
5. The proposed plat would be located on the west side of Monterey PI NE, just north of NE 37th PI.
6. The property is in the Residential Single Family (RS) Comprehensive Plan land use designation and the Residential 8 (R-8) zoning classification.
7. The two-parcel site currently contains one single family residence on each parcel and accessory garage and shed structures. All existing structures are proposed for demolition.
8. The project site is comprised of two parcels: Parcel Numbers 3345700181 and 3345700182 (Exhibit 2).
9. The following table includes proposed approximate dimensions for Lots 1-9 and Tracts A and B:

As Proposed	Lot Size (Square Feet)	Width (Feet)	Depth (Feet)
Lot 1	6,312	60	104.3
Lot 2	5,213	50	104.3
Lot 3	5,212	50	104.3
Lot 4	5,201	50	103
Lot 5	5,400	50	80
Lot 6	5,175	50	103.5
Lot 7	5,175	50	103.5
Lot 8	5,216	50	103.5
Lot 9	8,270	75	102.5
Storm Drainage - Tract A	9,404	99	90
Wetland Critical Area - Tract B	14,213	95	175

10. Access to all lots would be provided along a new local limited residential access dead-end street off of Monterey PI NE into the plat. The proposed road terminates at the west end in a hammerhead turnaround where the wetland tract is located (Exhibit 4). There is no future connection considered for the new dead-end street to continue west due to the presence of critical areas.
11. Topographically, the overall site slopes from the southeast corner to the northwest corner with an elevation change from 178 feet to 134 feet across the entire project site, an approximate 44-foot

elevation change. The south central portion of the site has the steepest slope, a 16-foot tall slope with approximate 34% gradient, and is limited in extent and appears to have been created in part from previous grading activities associated with the existing development (Exhibit 4 and Exhibit 5). A geotechnical report and addendum for the site was prepared by Earth Solutions, NW, LLC (dated September 18, 2014 and March 2, 2015; Exhibit 11); the report states that the proposed development activity is feasible from a geotechnical standpoint.

12. There are approximately 60 significant trees on the site and the applicant is proposing to retain 10 trees (Exhibits 5 & 15).
13. The applicant submitted a conceptual landscape plan which includes the installation of a variety of street trees within a proposed 8-foot planter along the frontage of the internal roads in addition to 60 perimeter trees. Additional vegetation and a variety of shrubs and groundcover are also proposed onsite (Exhibit 8).
14. The applicant submitted a Wetland Reconnaissance and Evaluation report prepared by Altmann Oliver Associates LLC (dated September 8, 2014; Exhibit 16). According to the report, there is one wetland in the southwest area of the subject site as depicted on the submitted site survey (Exhibit 4). The wetland extends beyond the subject site boundaries to the west and south.
15. The applicant submitted a Revised Technical Information Report (TIR), prepared by Encompass Engineering & Surveying (dated August 13, 2015; Exhibit 10). The report addresses compliance with the 2009 King County Surface Water Manual and City of Renton Amendments to the KCSWM, Chapters 1 and 2. The engineer proposes an onsite stormwater combination detention/water quality pond located in proposed Tract A. The stormwater pond is proposed to connect with the public stormwater system in Lincoln Ave NE through a private utility easement on the westerly property 3792 Lincoln Ave NE.
16. On September 21, 2015, the Environmental Review Committee, pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended), issued a Determination of Non-Significance - Mitigated (DNS-M) for Dohrn Meadows Preliminary Plat (Exhibit 23). The DNS-M included one mitigation measure. A 14-day appeal period commenced on September 25, 2015 and ended on October 9, 2015. As of the date of this report no appeals of the threshold determination have been filed.
17. Based on an analysis of probable impacts from the proposal, the Environmental Review Committee (ERC) issued the following mitigation measure with the Determination of Non-Significance – Mitigated:

The applicant shall be required to comply with the recommendations included in the Geotechnical Evaluation, Earth Solutions NW LLC, dated September 18, 2014 and Addendum to the Geotechnical Evaluation prepared by Earth Solutions NW LLC dated March 2, 2015, for the duration of clearing, grading, site and building construction.
18. Staff received no public or agency comments.
19. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development (Exhibit 17). These comments are contained in the official file, and the essence of the comments have been incorporated into the appropriate sections of this report.
20. The proposal requires Preliminary Plat Review. The following table (Section I. Conclusions) contains project elements intended to comply with Subdivision Regulations, as outlined in Chapter 4-7 RMC.

I. CONCLUSIONS:

PRELIMINARY PLAT REVIEW CRITERIA:	
1. CONFORMANCE WITH THE COMPREHENSIVE PLAN:	
The site is designated Residential Single Family (RS) on the Comprehensive Plan Land Use Map. The proposal is consistent with the following Comprehensive Plan Land Use and Community Design Element policies if all conditions of approval are complied with:	
✓	Policy LU-158. Net development densities should fall within a range of 4 to 8 dwelling units per acre in Residential Single Family Neighborhoods.
✓	Objective CD-C. Promote reinvestment in and upgrade of existing residential neighborhoods through redevelopment of small, underutilized parcels with infill development, modification and alteration of older housing stock, and improvements to streets and sidewalks to increase property values.
✓	Policy CD-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 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 CD-45. Interpret development standards to support new plats and infill project designs that address privacy and quality of life for existing residents.

2. COMPLIANCE WITH THE UNDERLYING ZONING DESIGNATION:	
The site is classified Residential-8 du/ac (R-8) on the City of Renton Zoning Map. RMC 4-2-110A provides development standards for development within the R-8 zoning classification. The project is vested to the R-8 zoning standards prior to the adoption of the Interim R-8 Zoning standards approved through Ordinance 5724 and prior to the new R-8 Zoning standards approved through Ordinance 5758. The project is also vested to the Critical Areas Ordinance prior to the adoption of the updated Critical Areas Ordinance adopted through Ordinance 5757. Exhibit 25 contains the vested RMC that is applicable to the subject project in addition to the standards identified below. The proposal is consistent with the following development standards if all conditions of approval are complied with:	
✓	<p>Density: The minimum density allowed in the R-8 zone is 4 dwelling units per net acre (du/ac). The maximum density permitted in the R-8 zone is 8.0 du/as. Net density is calculated after the deduction of critical areas, areas intended for public rights-of-way, and private access easements. Calculations for minimum or maximum density that result in a fraction that is 0.50 or greater shall be rounded up to the nearest whole number. Those density calculations resulting in a fraction that is less than 0.50 shall be rounded down to the nearest whole number.</p> <p><i>Staff Comment:</i> After factoring in all density deductions (public streets, private access easements and critical areas) the site has a <u>net</u> square footage of 89,819 square feet or 2.06 net acres. Specifically, the applicant is proposing 15,028 square feet of road for public right-of-way dedications and 5,087 square feet of area for the on-site wetland, totaling 20,115 square feet. The total deduction of area for net density calculation is 69,704 square feet. The 9 lot proposal would arrive at a net density of 5.6 dwelling units per acre (9 lots / 1.6 acres = 5.6 du/ac), which falls within the permitted density range for the R-8 zone.</p>

✓	<p>Lot Dimensions: The minimum lot size permitted in the R-8 zoning designation is 4,500 square feet for sites greater than one acre in area. A minimum lot width of 50 feet is required for interior lots and 60 feet for corner lots. Lot depth is required to be a minimum of 65 feet.</p> <p><i>Staff Comment: As demonstrated in the table above under finding of fact 9, all lots meet the requirements for minimum lot size, width and depth.</i></p>
✓	<p>Setbacks: The minimum front yard setback in the R-8 zone is 15 feet; minimum side yard is 5 feet and, minimum side yard along a street 15 feet for the primary structure; minimum rear yard is 20 feet.</p> <p><i>Staff Comment: The setback requirements for the proposed lots would be verified at the time of building permit review. The proposed lots appear to contain adequate area to provide all the required setback areas. Staff recommends as a condition of approval that a demolition permit be obtained and all required inspections be completed for the removal of the existing single family residences and accessory structures prior to Final Plat recording, as these structures would not comply with setbacks if permitted to remain on the site.</i></p>
✓	<p>Building Standards: The R-8 zone permits one single family residential structure per lot. Accessory structures are permitted at a maximum number of two per lot with a maximum size of 720 square feet each, or a maximum of one per lot with a maximum of 1,000 square feet. Accessory structures are permitted only when associated with a primary structure located on the same parcel of land.</p> <p>The maximum building height in the R-8 zone is 30 feet. <u>Building height</u> is based on the measurement of the vertical distance from the grade plane to the average height of the roof surface. The <u>grade plane</u> is the average of existing ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line, or where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.</p> <p>The maximum building coverage in the R-8 zone, for lots larger than 5,000 sf, is 35 percent or 2,500 sf, whichever is greater.</p> <p>The maximum impervious surface area is 75 percent.</p> <p><i>Staff Comment: The building standards for the proposed lots would be verified at the time of building permit review.</i></p>
Compliant if Conditions of Approval Met	<p>Landscaping: Landscaping is required for all subdivisions including plats. A detailed landscape plan is usually required to be approved prior to issuance of street or utility construction permits.</p> <p>A ten foot-wide on-site landscaped area is required along all public street frontages, with the exception of areas for required crosswalks and driveways. This landscaped area shall be on-site and shall include a mixture of trees, shrubs and ground cover. Two trees are required in the front yard of each lot, when no street trees are provided in front of a residence.</p> <p>A minimum planting strip width between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover per subsection RMC 4-4-070 L.2, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address.</p>

	<p>Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Any stormwater facilities require a minimum amount of landscaping per RMC 4-4-070H.6. Refer to the City’s Approved Tree list and spacing standards available through the Department of Community and Economic Development and on the City’s website. In addition, where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard of each lot.</p> <p><i>Staff Comment: The applicant has submitted a preliminary landscape plan (Exhibit 8). The proposed landscape plan includes an 8-foot wide planting strip between sidewalks and curb, 15 feet of landscaping around the perimeter of Tract “A”, the 10-foot wide on-site planting strip on Lots 1 and 9 along Monterey Pl NE, and is missing the 10-foot wide on-site planting strip along the new proposed access road for the other proposed lots.</i></p> <p><i>The landscaping plan proposes 24 street trees and 60 trees generally around the north and west boundaries of the stormwater tract and the southern boundary of the plat. Specific species of plants are not identified although the 60 trees proposed are identified as 2-inch diameter at 9-foot on center spacing. Specific trees species and plants to be provided as part of site improvements would be reviewed as part of construction permit application materials through a Detailed Landscape Plan. Staff would review the required Detailed Landscape Plan for compliance with the City’s development standards at time of submittal.</i></p> <p><i>The Tract A stormwater tract is identified with a 15-foot wide perimeter landscape strip (Exhibit 7). The submitted conceptual landscape plan identifies trees to be planted in the strip and the Detailed Landscape Plan submitted by the applicant, for future development stages, would be reviewed with applicable development regulations including the Surface Water Design Manual and RMC 4-4-070H.6 “Storm Drainage Facility Landscaping.”</i></p> <p><i>A final detailed landscape plan shall be submitted to, and reviewed for approval, by the Current Planning Project Manager prior to construction permit issuance. The final detailed landscape plan shall comply with the requirements of RMC 4-8-120 and shall include a 10 foot on-site landscape strip along the frontage of all lots.</i></p>
<p style="text-align: center;">✓</p>	<p>Parking: Pursuant to RMC 4-4-080 each unit is required to accommodate off-street parking for a minimum of two vehicles.</p> <p><i>Staff Comment: Sufficient area exist, on each lot, to accommodate off-street parking for a minimum of two (2) vehicles. Compliance with individual driveway requirements would be reviewed at the time of building permit review.</i></p>
<p>3. CRITICAL AREAS: The proposal is consistent with critical area regulations as stated in RMC 4-3-050.</p>	
<p>Compliant if Conditions of Approval Met</p>	<p>Critical Areas: Manage development activities to protect wetlands, aquifer protection areas, fish and wildlife habitat, frequently flooded and geologically hazardous areas as defined by the Growth Management Act and RMC 4-3-050, Critical Area Regulations.</p> <p><i>Staff Comment: The applicant submitted a critical area report prepared Altmann Oliver Associates LLC (dated September 8, 2014; Exhibit 16) and a geotechnical report and addendum, dated October 29, 2014 and March 2, 2015, were submitted by Earth Solutions NW, LLC (Exhibit 11). According to the critical area report, there is an onsite wetland area located in the southwest portion of the site (Exhibit 4). According to the geotechnical report and addendum, the geotechnical engineer states that there are slopes on the site and a man-made 34% slope in the center of the site.</i></p> <p><i>The wetland is classified as a Category 2 wetland, is located on a slope that slopes generally from south to north and is part of a larger wetland that extends off-site to the south. The on-site portion of the wetland is dominated by grasses, buttercup, and field horsetail and soils in</i></p>

the wetland are generally saturated near the surface. The critical area report states that the wetland area on the site provides very limited functions due to its position on a slope and low plant species and structural diversity. The wetland area on the subject site is approximately 5,087 square feet and requires a 50-foot critical areas buffer. The applicant has proposed no impacts to the wetland and/or its buffer. The wetland and associated buffer are proposed to be located in Tract B which will be a Native Growth Protection Area tract (Exhibit 4).

Staff recommends, as a condition of approval for the wetlands area, that the common boundary between a native growth protection tract and the abutting land must be permanently identified. This identification shall include permanent wood split rail fence and wood or metal signs on treated or metal posts. Sign locations and size specifications along with fence elevations shall be submitted to, and reviewed for approval, by the Current Planning Project Manager and installed prior to short plat recording.

Staff also recommends, as a condition of approval for the wetlands area, that the following note shall appear on the face of the short plat and shall also be recorded as a covenant running with the land on the title of record for all affected lots on the title: "MAINTENANCE RESPONSIBILITY: All owners of lots created by or benefiting from this City action abutting or including a native growth protection tract are responsible for maintenance and protection of the tract. Maintenance includes ensuring that no alterations occur within the tract and that all vegetation remains undisturbed unless the express written authorization of the City has been received."

The submitted geotechnical evaluation report excavated six test pits and the majority of the test pits contacted soil materials characterized as medium dense to dense weathered and unweathered till deposits known as "Alderwood" soils (Exhibit 11). The geotechnical reports state that subject proposal would not increase the threat of geological hazards to adjacent properties beyond pre-development conditions, that the proposal would not adversely impact other critical areas, and that the development can be safely accommodated on the site (Exhibit 11).

A protected slope area between 40 and 90 percent grade is identified on the City of Renton Maps (Exhibit 26). Protected slopes per RMC 4-11-190 "Definitions S" states that "Protected slopes" are both 40 percent or greater grade and have a minimum vertical rise of 15 feet. The geotechnical evaluation and addendum provide evaluation of the slope area (Exhibit 11) based on site visit and the "overall slope height is 16 feet, with a gradient on the order of 30 to 34 percent". Although the height of the slope is approximately 16 feet, the slope is not considered a protected slope because the slope is less than 40 percent according to the geotechnical evaluation.

4. COMMUNITY ASSETS: The proposal is consistent with the following community asset requirements.

✓

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.

Staff Comment: 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. Of the 60 significant trees on the site, 12 would be excluded from the retention requirement as they are located in the proposed street improvements and 8 would be excluded as they are in the wetland and wetland buffer area and would not be removed. Therefore, based on 40 trees, the applicant is required to retain a minimum of 12 trees or provide for replacement trees. The applicant has proposed to retain two 10-inch diameter fir trees located along the

	<p>southern property line of the site (Exhibit 8). The applicant proposes to plant 60 replacement trees at 2-inch diameter minimum (Exhibit 8) as identified in the Tree Retention Worksheet and would meet the requirement for replacement trees for the R-8 zone.</p>
<p>5. COMPLIANCE WITH SUBDIVISION REGULATIONS: RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:</p>	
<p>Compliant if Conditions of Approval Met</p>	<p>Access: Each lot must have access to a public street or road. Access may be by private access easement street per the requirements of the street standards. The maximum width of single loaded garage driveways shall not exceed 9 feet and double loaded garage driveways shall not exceed 16 feet.</p> <p><u>Staff Comment:</u> Access to each of the proposed new lots would be provided via a new public dead-end street that provides access to the plat from Monterey PI NE. The new dead-end street would terminate in a hammerhead at the westerly end of the property where the critical areas tract is located (Exhibit 4). Individual driveway curb cuts are proposed to each lot (Exhibit 4).</p> <p>The southern portion of the hammerhead turnaround can provide access to Lot 5 rather than the proposed curb cut identified at the northeast corner of the site. Reducing the curb cut proposed to Lot 5 by requiring the access point to be from the hammerhead pervious surface can accomplish the requirement to provide access to the lot as the hammerhead is similar to a driveway entrance into the Lot 5 area. Therefore, staff recommends, as a condition of approval, that Lot 5 gain access through the hammerhead turnaround and not through a separate curb cut along the proposed sidewalk. The applicant shall update all future plan sets and identify this requirement.</p>
<p>N/A</p>	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p>
<p>✓</p>	<p>Lots: Width between side lot lines at their foremost points (i.e., the points where the side lot lines intersect with the street right-of-way line) shall not be less than eighty percent (80%) of the required lot width except in the cases of lots on a street curve or the turning circle of cul-de-sac (radial lots), which shall be a minimum of thirty five feet (35').</p> <p><u>Staff Comment:</u> As demonstrated in Exhibit 4, all lots meet the minimum requirements for lot width.</p>
<p>Compliant if Conditions of Approval Met</p>	<p>Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 <i>Street Standards</i>. Alleys are to be considered for R-8 zoned projects per RMC 4-2-110A, except that the maximum shall be 6 dwelling units per net acre when alleys are considered practical and are not part of the street configuration.</p> <p><u>Staff Comment:</u> Access to the site is proposed via a new dead-end limited residential access street that would connect with Monterey PI NE. The new street would split the plat north to south, and provide access to each of the proposed residential lots. There are few east-west through streets that would connect Monterey PI NE with Lincoln Ave NE to the west that could provide a more connected street grid in the vicinity. Staff reviewed the proposal for a potential connection to the west, were the project's proposed dead end would potentially connect with a future thru street to Lincoln Ave NE. Additionally, staff considered the existing wetland on the subject site that extends onto the abutting property to the west where a potential east-west thru street could be located over time. Given the location of the wetland and its associated buffer on the subject site and the continuation of the wetland onto the abutting property to the west, a thru street is not recommended by staff due to the potential impacts to the critical area. The improvements proposed from the dedications for new public</p>

	<p><i>right-of-way (along Monterey PI NE and the new street) totals 15,028 square feet (0.35 acres) (Exhibit 4).</i></p> <p><i>In consideration of a plat layout with alleys, the proposal is less than 6 dwelling units per net acre which is a threshold for when alleys should be part of R-8 projects. The proposal is 5.63 dwelling units per acre.</i></p> <p><i>The existing right-of-way width in the collector street Monterey PI NE is approximately 60 feet. A determination by the City Transportation Division, dated July 25, 2013, provides specific improvements to be made to streets in vicinity of the subject project including Monterey PI NE (Exhibit 18). No lots in the proposal would gain access directly from Monterey PI NE. In order to meet the City's complete street standards and street improvements, the following minimum design standards apply to half-street improvement of Monterey PI NE: An 11-foot wide travel lane, 5-foot wide bike lane, 0.5-foot wide curb, 8-foot wide landscape strip, 5-foot wide sidewalk, and 1-foot wide clear width back of sidewalk. A 0.5-foot wide right-of-way dedication along Monterey PI NE frontage is required by the applicant to provide the required improvements. The applicant is not required to install an 8-foot sidewalk along Monterey PI NE as required by code (RMC 4-6-060) as noted in the staff advisory notes (Exhibit 7), but rather a 5-foot wide sidewalk would be required. Therefore, staff recommends the applicant provide a street modification request to install a lesser 5-foot wide sidewalk along Monterey PI NE that shall be reviewed and approved prior to construction permit application.</i></p> <p><i>The proposed new limited access residential street that would provide access to each proposed lot is identified with a slope up to 14% (Exhibit 9). The street slopes from east to west towards the wetland. The limited access residential street is proposed with 20-foot wide paved width for travel lanes and no parking area, 0.5-foot wide curb, 8-foot wide planter strip, and 5-foot wide sidewalk on both sides of the street. A hammerhead turnaround for fire emergency is proposed at the dead end of the internal access street. Sidewalks would dead-end into the hammerhead portion of the public dead-end street. The stormwater tract in the northwest corner of the site would be provided access directly from the north portion of the hammerhead dead-end street.</i></p> <p><i>It is also anticipated that the proposed project would result in impacts to the City's street system. In order to mitigate transportation impacts, the applicant would be required to meet code-required frontage improvements, City of Renton's transportation concurrency requirements (Exhibit 27) based upon a test of the citywide Transportation Plan and pay appropriate Transportation Impact Fees. Currently, this fee is assessed at \$2,214.44 per net new single family home (13 x \$2,214.44 = \$28,787.72). This fee is payable to the City at the time of building permit issuance, the fee will be changing in 2016.</i></p> <p><i>Street lighting is required per RMC 4-6-060I. Therefore staff recommends, as a condition of approval, that a lighting plan shall be submitted to, and approved by the Plan Reviewer prior to construction permit approval.</i></p>
<p>✓</p>	<p>Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.</p> <p><u>Staff Comment:</u> <i>The subject site is bordered by single-family homes to the south, north, east, and west. The properties surrounding the subject site are developed with residential single-family homes and are designated 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 encourage residential infill development.</i></p> <p><i>The proposed storm water pond wall and surrounding perimeter landscaping is designed to be compatible with the character of the single-family neighborhood as the exterior wall</i></p>

	<p>height and proposed vegetation would create a screening of the open pond from neighboring properties. The exterior wall of the storm water pond is identified on Exhibit 7 ("Section A-A") where approximately 4 feet of the exterior wall on the westerly side would be above the proposed grade, with the first 2 feet covered by a slope and the upper 2 feet not covered. On the opposite easterly side, the top of the wall of the storm water pond would be approximately at grade plane with the ground. A 15-foot wide landscape perimeter is proposed around the pond, to provide planting area for a vegetated screening of those portions of the pond wall that extend above the surrounding grade plan. To provide an obscuring landscape visual buffer, staff recommends, as a condition of approval, that the landscape buffer around the stormwater pond walls be screened by a "Fully Sight-obscuring Landscaped Visual Buffer" per RMC 4-4-070H that is required to be a minimum 6-foot high screening at plant maturity and one hundred percent sight obscuring.</p>
<p>6. AVAILABILITY AND IMPACT ON PUBLIC SERVICES:</p>	
<p>✓</p>	<p>Police and Fire: Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development, subject to the condition that the applicant provides Code required improvements and fees. An approved turnaround is required for dead end streets that exceed 150 feet in length and the proposed hammerhead turnaround is acceptable. Fire impact fees are applicable at the rate of \$495.10 per single-family unit and fees change year to year. This fee is paid at time of building permit issuance.</p>
<p>✓</p>	<p>Parks: City codes currently do not require open space to be set aside in R-8 zone subdivisions. It is anticipated that the proposed development would generate future demand on existing City parks and recreational facilities and programs. A Parks Impact Fee, based on new single family lots, will be required in order to mitigate the proposal's potential impacts to City parks and recreational facilities and programs, thereby complying with RMC 4-7-140 Parks and Open Space. The fee is payable to the City as specified by the Renton Municipal Code. For 2015 the fee is \$1,395.25 and fees change year to year.</p>
<p>✓</p>	<p>Schools: It is anticipated that the Renton School District <u>can accommodate</u> any additional students generated by this proposal at the following schools: Hazelwood Elementary (7100 116th Ave SE, Renton), McKnight Middle School (1200 Edmonds Ave NE, Renton), and Hazen High School (1101 Hoquiam Ave NE) (Exhibit 22). RCW 58.17.110(2) provides that no subdivision be approved without making a written finding of adequate provision made for safe walking conditions for students who walk to and from school. The schools where students would attend are not within walking distance and would be eligible for bussing (Exhibit 21).</p> <p>As part of the subject proposal, sidewalks would be constructed along the new residential street and on the project side of Monterey Pl NE. The existing street has painted shoulders where travel lanes are separated from walking areas with the painted line. The new proposed sidewalk improvements by the subject proposal would connect to the existing shoulder areas on the street at the north and to sidewalks at the south where the Taylor Court development is located.</p> <p>A School Impact Fee, based on <u>new</u> single family lots, will also be required in order to mitigate the proposal's potential impacts to Renton School District. The fee is payable to the City as specified by the Renton Municipal Code at the time of building permit application. Currently, the 2015 fee is assessed at \$5,730.00 per single family residence.</p>
<p>Compliant if Conditions of Approval Met</p>	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p>Staff Comment: The subject project is located in the Lake Washington drainage basin. Based</p>

on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition and requires a flow control facility sized to match the flow duration of forested conditions. The applicant's engineer has designed a combination detention/water quality pond to be located in a tract at the northwest corner for the site. The stormwater pond would discharge to Lincoln Ave NE through a utility easement across the neighboring property to the west.

The applicant submitted a Preliminary Drainage Report (Technical Information Report – TIR), prepared by Encompass Engineering & Surveying (dated September 12, 2014 and revised on August 13, 2015; Exhibit 10). According to the TIR, the site storm drainage system has been design according to the standards set forth by the 2009 King County Surface Water Design Manual and the City of Renton Amendments to the county manual. The proposed detention facility for the site will be an open water pond designed to accommodate both live and dead storage volumes and designed to Flow Control Duration Standards. The facilities will be design to match developed discharge durations to the pre-developed durations for the range from 50% of the 2-year peak flow up to the full 50-year peak flow, while also matching the 2-yr and 10-yr peak flows. Water quality will be provided within the combined detention pond in the form of dead storage.

Appropriate individual lot storm water flow control best management practices will be required to be provided by the project.

A geotechnical report and addendum for the site was prepared by Earth Solutions, NW, LLC (dated September 18, 2014 and March 2, 2015; Exhibit 11). A SEPA mitigation measure (Exhibit 23) was imposed by the City's Environmental Review Committee (ERC), requiring that the project construction comply with the recommendations outlined in the submitted geotechnical report and associated addendum. The report identifies that soils are Everett Gravelly Sandy Loam and Ragnar deposits with Alderwood till also mapped in the vicinity of the site according to King County Soil Survey. Based on the test pits in the field as part of the evaluation of the site, the geotechnical report states that subsurface conditions throughout the site are relatively consistent and can be characterized as medium dense to dense weathered and unweathered till deposits known as Alderwood soils. A locally perched groundwater seepage area was observed in one of the six test pits at a depth of 2 feet, otherwise no groundwater was encountered in any of the other text locations.

A Construction Stormwater General Permit from Department of Ecology will be required.

Finally, the maintenance and operation of the proposed storm drainage facilities will be the responsibility of the City upon recording of the plat. However the maintenance of the vegetation proposed in Tract A would remain the responsibility of the home owners within the subdivision, therefore staff recommends as a condition of approval that the applicant create a Home Owners Association ("HOA") that maintains all landscaping improvements in Tract A. A draft of the HOA shall be submitted to and approved by the City of Renton Project Manager and the City Attorney prior to final Plat recording. Such document shall be recorded concurrently with the Final Plat.

✓

Water and Sanitary Sewer: This site is located in Coal Creek Utility District for water and the City of Renton Sewer District service boundaries. A water availability certificate was submitted to the City (Exhibit 20). Approved water plans from Coal Creek Utility District for water are required for the utility construction plan review.

New hydrants shall be installed per Renton's fire department standards to provide the required coverage of all lots. All plats shall provide separate water service stubs and separate side sewer stubs to each building lot prior to recording of the plat. System development charges (SDC) for sewer are payable at the time the utility construction permit

is issued.

J. RECOMMENDATIONS:

Staff recommends approval of the Dohrn Meadows Preliminary Plat, LUA14-001280, ECF, PP (as depicted in Exhibit 4) subject to the following conditions:

1. The applicant shall comply with the mitigation measure issued as part of the Determination of Nonsignificance-Mitigated, review by the Environmental Review Committee (ERC) on September 21, 2015 (Exhibits 1 & 23).
2. The applicant shall obtain a demolition permit(s) and complete all required inspections for the removal of the existing single family residences and accessory structures located on the subject site prior to Final Plat recording.
3. The common boundary between a native growth protection tract and the abutting land must be permanently identified. This identification shall include permanent wood split rail fence and wood or metal signs on treated or metal posts. Sign locations and size specifications along with fence elevations shall be submitted to and approved by the Current Planning Project Manager and installed prior to short plat recording.
4. The following note shall appear on the face of the short plat and shall also be recorded as a covenant running with the land on the title of record for all affected lots on the title: "MAINTENANCE RESPONSIBILITY: All owners of lots created by or benefiting from this City action abutting or including a native growth protection tract are responsible for maintenance and protection of the tract. Maintenance includes ensuring that no alterations occur within the tract and that all vegetation remains undisturbed unless the express written authorization of the City has been received."
5. A final detailed landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit issuance. The final detailed landscape plan shall comply with the requirements of RMC 4-8-120 and shall include a 10 foot on-site landscape strip along the frontage of all lots.
6. The vehicle access point to Lot 5 shall be through the hammerhead rather than a separate driveway curb cut and the applicant shall update all future plan sets for construction and building permits with this requirement.
7. A street lighting plan shall be submitted at the time of construction permit review for review and approval by the City's Plan Reviewer prior to construction permit issuance.
8. The applicant shall submit a street modification request to the City to install a 5-foot wide sidewalk along Monterey Pl NE instead of the required 8-foot wide sidewalk. The street modification shall be reviewed and approved prior to construction permit application or an 8 foot wide sidewalk shall be provided.
9. The stormwater pond wall in Tract A shall be screened with landscaping, meeting the minimum standards of RMC 4-4-070H.3 "Fully Sight-Obscuring Landscaped Visual Buffer."
10. The applicant shall create a Home Owners Association ("HOA") that maintains all landscaping improvements in Tract "A", all maintenance and repairs of the split rail fence and signage about the wetland, and any and all other common improvements. A draft of the HOA documents shall be submitted to and approved by the City of Renton Project Manager and the City Attorney prior to Final Plat recording. Such document shall be recorded concurrently with the Final Plat.

EXHIBITS

Project Name: Dorhn Meadows Preliminary Plat		Project Number: LUA14-001280, ECF, PP	
Date of Hearing 10/13/2015	Staff Contact Kris Sorensen Associate Planner	Project Contact/Applicant Joe Pruss; Civic Development Chad Allen; Encompass Eng.	Project Location 3815 & 3767 Monterey Pl NE

The following exhibits were entered into the record:

- Exhibit 1 ERC Report
- Exhibit 2 Zoning and Neighborhood Map
- Exhibit 3 Aerial
- Exhibit 4 Preliminary Plat Plan, Encompass Engineering & Surveying, date 8/12/15
- Exhibit 5 Boundary, Topographic Survey, Tree Inventory, Encompass Engineering & Surveying, date 8/12/15
- Exhibit 6 Preliminary Grading Plan, Encompass Engineering & Surveying, date 8/12/15
- Exhibit 7 Generalized Utility Plan, Encompass Engineering & Surveying, date 8/12/15
- Exhibit 8 Preliminary Cutting, Land Clearing, Landscape Plan, Encompass Engineering & Surveying, date 8/12/15
- Exhibit 9 Preliminary Street Profile, Encompass Engineering & Surveying, date 8/12/15
- Exhibit 10 Revised Preliminary Technical Drainage Information Report, Encompass Engineering & Surveying, date 8/13/15
- Exhibit 11 Geotechnical Evaluation, Earth Solutions NW LLC, date 9/18/14 and Addendum to the Geotechnical Evaluation prepared by Earth Solutions, NW LLC, date 3/2/15
- Exhibit 12 Project Narrative
- Exhibit 13 Environmental Checklist
- Exhibit 14 Tree Retention Worksheet
- Exhibit 15 Density Worksheet
- Exhibit 16 Wetland Reconnaissance Evaluation, Altman Oliver & Associates, date 9/8/14
- Exhibit 17 Advisory Notes – City Staff
- Exhibit 18 City Transportation Determination for Monterey Pl NE, date 7/25/13
- Exhibit 19 Report to Hearing Examiner
- Exhibit 20 Coal Creek Utility District Certificate of Water Availability, date 10/16/14
- Exhibit 21 Renton School District and Bus Eligibility
- Exhibit 22 Renton School District Capacity, email date 10/10/14
- Exhibit 23 Environmental “SEPA” Determination, ERC Mitigation Measures and Advisory Notes
- Exhibit 24 Affidavit of posting and mailing
- Exhibit 25 Vested Development Standards and Critical Areas Regulations
- Exhibit 26 City of Renton – Slopes
- Exhibit 27 Transportation Concurrency

ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE:	September 21, 2015
Project Name:	Dohrn Meadows Preliminary Plat
Project Number:	LUA14-001280 ECF, PP
Project Manager:	Kris Sorensen, Associate Planner
Owner(s):	Natalie Dohrn & John Wade; 2205 W 136 th St; Broomfield CO 80023; and Gregg Dohrn; 2129 S Rockwood Blvd; Spokane WA 99203
Applicant:	Joe Pruss; Civic Development; 18211 240 th Ave SE; Maple Valley WA 98038
Contact:	Chad Allen; Encompass Eng.; 165 NE Juniper St, Suite 201; Issaquah WA 98027
Project Location:	3815 & 3767 Monterey PI NE

Project Summary: The applicant is requesting Hearing Examiner Preliminary Plat review and Environmental (SEPA) review for a 9-lot single family residential subdivision. The 89,819 square foot (2.06-acre) site is a combination of two parcels located at 3815 and 3767 Monterey PI NE within the Residential-8 (R-8) zone and Kennydale Community Planning Area. Proposed single-family lot sizes range from approximately 5,201 square feet to 8,270 square feet. Two existing single family homes, one on each parcel, would be demolished. Approximately 15,028 square feet is proposed to be dedicated for a new public street. Two tracts are proposed, one for the subdivision stormwater facility at approximately 9,404 square feet in the northwest corner of the site and the other tract would be a 14,213 square-foot critical areas tract containing 5,087 square feet of a Category 2 wetland in the southwest corner of the site. The proposal has a net density of 5.63 dwelling units per net acre. Steep slopes are located on the site. Eight trees are located in the critical areas tract and would be retained. Approximately 60 new trees would be added to the site. The project would result in approximately 4,500 cubic yards of excavation for site grading and road and plat construction and fill would be required for future home building pads. Street frontage improvements would be provided along Monterey PI NE. A new internal dead-end road is proposed with curb, gutter and sidewalk that would provide access to the lots with a connection to Monterey PI NE. The applicant submitted a drainage report, geotechnical report, wetlands reconnaissance, environmental checklist, and a tree inventory and retention plan.

Exist. Bldg. Area SF:	5,580 sf to be demolished	Proposed New Bldg. Area (footprint):	Eventual development of new homes
		Proposed New Bldg. Area (gross):	
Site Area:	89,819 sf (2.06 acres)	Total Building Area GSF:	None

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



Project Location Map

PART ONE: PROJECT DESCRIPTION/BACKGROUND

The applicant is requesting Environmental (SEPA) Review in order to subdivide a 2.06-acre site into 9 single-family lots and two tracts, one for storm drainage and the other for wetland critical area tract, resulting in a density of 5.63 du/ac. In addition to Environmental Review, a Preliminary Plat review has also been requested. The plat would be located on two existing parcels located at 3815 Monterey PI NE (PID 3345700181) and 3767 Monterey PI NE (PID 3345700182) north of NE 37th PI on the west side of Monterey PI NE. The applicant has acquired an easement across a westerly abutting parcel to provide storm and sewer connection from the proposed plat to City of Renton utilities on Lincoln Ave NE.

The property is in the Residential Medium Density (RMD) Comprehensive Plan land use designation and the Residential-8 (R-8) zoning designation. The proposed subdivision would result in 9 lots ranging in size from 4,700 square feet to 8,270 square feet. The project is vested to the R-8 zoning standards prior to the adoption of the Interim R-8 Zoning standards approved through Ordinance 5724 and prior to the new R-8 Zoning standards approved through Ordinance 5758. The project is also vested to the Critical Areas Ordinance prior to the adoption of the updated Critical Areas Ordinance adopted through Ordinance 5757. The subject site is bordered by single-family homes to the west and north and a single-family subdivision called Taylor Court to the south.

Access to all lots identified would be from a new dead-end public street proposed in the center of the site. The new street would extend from Monterey PI NE and would dead-end into a hammerhead to the west. The street would also provide access to the proposed storm drainage facility in the northwest corner of the site. No impacts to the existing Category 2 wetland or 50-foot buffer are anticipated by the proposal. Street frontage improvements including curb, gutter, sidewalk, and a bike lane along Monterey PI NE. Monterey is classified as a collector street and has no existing frontage improvements.

The site grade descends to the west-northwest with approximately 44 feet of elevation relief from the southeast corner to the northwest corner. The average slope is approximately 9 percent, with slopes ranging from 3 to 60 percent. Steep slopes run east to west in the south central area near proposed Lots 6 and 7 of the site. Preparation of the project site would result in approximately 4,500 cubic yards of soil stripping and for stormwater pond excavation. Excavated soils are proposed for re-use for street and plat construction. Structural import fill material from local sources would be required for building pads.

The site is a combination of two single-family residential properties, with existing homes on each lot that would be removed as part of site preparation. Both existing single-family homes and a detached represent approximately 5,580 square feet of building area. The site contains grassy and treed areas including a wetland and 60 significant trees. Of the 60 significant trees inventoried, 12 are located where the new public right-of-way and street improvements are proposed, 8 would remain in the wetland tract area, with 2 proposed to be retained outside the wetland area. The applicant proposes approximately 60 new trees around the site, primarily around the stormwater tract in the northwest corner of the site and along the southerly boundary of the site. New street trees would also be planted in planter strips within right-of-ways.

The applicant provided a wetland reconnaissance report by Altmann Oliver Associates, LLC, dated September 8, 2014. Based on the biological investigation, part of a Category 2 wetland is located in the southwest corner of the site and extends onto abutting properties. A new critical areas tract of approximately 14,213 square feet is proposed. This would contain approximately 5,087 square feet of the Category 2 wetland with the rest of the area proposed as the required critical areas buffer.

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 Measures

1. The applicant shall be required to comply with the recommendations included in the Geotechnical Evaluation, Earth Solutions NW LLC, dated September 18, 2014 and Addendum to the Geotechnical Evaluation prepared by Earth Solutions, NW LLC dated March 2, 2015, for the duration of clearing, grading, site and building construction.

C. Exhibits

- | | |
|-----------|---|
| Exhibit 1 | ERC Report |
| Exhibit 2 | Zoning and Neighborhood Map |
| Exhibit 3 | Aerial |
| Exhibit 4 | Preliminary Plat Plan, Encompass Engineering & Surveying, date 8/12/15 |
| Exhibit 5 | Boundary, Topographic Survey, Tree Inventory, Encompass Engineering & Surveying, date 8/12/15 |
| Exhibit 6 | Preliminary Grading Plan, Encompass Engineering & Surveying, date 8/12/15 |
| Exhibit 7 | Generalized Utility Plan, Encompass Engineering & Surveying, date 8/12/15 |
| Exhibit 8 | Preliminary Cutting, Land Clearing, Landscape Plan, Encompass Engineering & |

- Surveying, date 8/12/15
- Exhibit 9 Preliminary Street Profile, Encompass Engineering & Surveying, date 8/12/15
- Exhibit 10 Revised Preliminary Technical Drainage Information Report, Encompass Engineering & Surveying, date 8/13/15
- Exhibit 11 Geotechnical Evaluation, Earth Solutions NW LLC, date 9/18/14 and Addendum to the Geotechnical Evaluation prepared by Earth Solutions, NW LLC date 3/2/15
- Exhibit 12 Project Narrative
- Exhibit 13 Environmental Checklist
- Exhibit 14 Tree Retention Worksheet
- Exhibit 15 Density Worksheet
- Exhibit 16 Wetland Reconnaissance and Evaluation
- Exhibit 17 Advisory Notes – City Staff
- Exhibit 18 City Transportation Determination for Monterey PI NE, dated 7/25/13

D. 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. Earth

Impacts: The site grade descends to the west-northwest with approximately 44 feet of elevation relief from the southeast corner of the subject site to the northwest corner. The northern half of the subject site has a gentle slope to from east to west. In the south central area of the site, is a steep slope, identified in the geotechnical evaluation as a broken slope feature that is limited in extent and that appears to have been created in part from previous grading activities associated with the existing development (Exhibit 11, page 1). Deducting the wetland tract area of approximately 14,213 square feet, more than 1-1/2 acres would be cleared for the development of the plat. Preparation of the project site would result in approximately 4,500 cubic yards of soil stripping and excavation for the stormwater detention pond (Exhibit 13, page 3). Excavated materials would be re-used on-site where possible. Structural fill would be imported from local sources for building pads. Because the area to be cleared and graded is greater than one acre, the applicant will need to apply for and receive a Washington State Department of Ecology clear and grade permit prior to construction permit issuance.

The applicant submitted a Geotechnical Evaluation prepared by Earth Solutions, NW LLC dated September 18, 2014, and an Addendum to the Geotechnical Evaluation prepared by Earth Solutions, NW LLC dated March 2, 2015 (Exhibit 11). The Addendum responds to City staff comments and states that there are no coal mine hazards or seismic hazards on the site. The Addendum also clarifies that the 16-foot tall slope with approximately 34% gradient in the center portion of the site is a man-made slope (Exhibit 11, Addendum). The geotechnical engineer states that the proposed development will not increase the threat of geological hazards to adjacent property beyond pre-development conditions and that it is their opinion that the proposal will not adversely impact other critical areas and that the development proposal can be safely

accommodated on the subject site (Exhibit 11, Addendum). Based on the recommendations included in the provided report, staff recommends as a mitigation measure that the applicant comply with the recommendations included in the provided Geotechnical Evaluation during clearing, grading, site and building construction.

Earth Solutions excavated six test pits across the project site (Exhibit 11). The majority of the test pits contacted soil materials characterized as medium dense to dense weathered and unweathered till deposits known as Alderwood soils (Exhibit 11, page 2). According to the report, existing fill on the site is localized and relatively shallow, extending to depths of about two feet with relative density of the native till deposits increasing with depth, exhibiting medium dense to dense characteristics at depths of roughly two to three feet. The Geotechnical Evaluation also analyzed groundwater levels in all test pits. Groundwater seepage was observed in one test pit location at a depth of two feet (Exhibit 11, page 2). Groundwater was not encountered at any of the other test pit locations.

Mitigation Measures: The applicant shall be required to comply with the recommendations included in the Geotechnical Evaluation, Earth Solutions NW LLC, dated September 18, 2014 and Addendum to the Geotechnical Evaluation prepared by Earth Solutions, NW LLC dated March 2, 2015 during clearing, grading, site and building construction.

Nexus: SEPA Environmental Review Regulations.

2. Water

a. Wetlands

Impacts: The applicant provided a wetland reconnaissance and delineation report prepared by Altmann Oliver Associates LLC, dated September 8, 2014 (Exhibit 16). The report states that a site reconnaissance was conducted on May 12, 2014 and one wetland was identified and delineated in the southwest area of the subject site as depicted on the submitted site survey (Exhibit 5). The wetland extends off-site and was determined to be a Category 2 wetland according to City of Renton Critical Areas Regulations and is part of the same wetland that was previously determined to be located on the site of the Taylor Court Short Plat (LUA05-082). The portion of the wetland on-site is an approximate size of 5,087 square feet. With the required 50-foot buffer for Category 2 wetlands, the critical areas tract would be approximately 14,213 square feet as identified on the plat layout (Exhibit 4).

The wetland is located on a slope and is part of a larger wetland that extends onto abutting properties to the south and to the west (Exhibit 16). The area where the wetland is located slopes from south to north approximately 16 feet in elevation change with an approximate 12 percent slope. The on-site portion of the wetland consists of a mowed pasture/lawn dominated by low growing vegetation of grasses, buttercup, and field horsetail. Eight trees located in the wetland and buffer area consist of firs, alder, and apple trees.

The Altmann Oliver report describes soils within the wetland as generally saturated near the surface, and further states that surface runoff appears to infiltrate near the toe of the slope along the western property line (Exhibit 16). As a sloped wetland, there is not substantial stormwater storage capability (Exhibit 16). And, because the wetland and buffer have been mowed, the plant community limits the wetlands ability to maintain downstream water quality.

Altmann Oliver states that the wetland provides for very limited function, providing low wildlife habitat.

The wetland and buffer will be placed within a protective critical areas tract as part of the project. As a condition of preliminary plat approval, staff will recommend that a split rail fence and signage be installed to define the wetland buffer boundary.

Mitigation Measures: No further mitigation required.

Nexus: Not applicable

b. Storm Water

Impacts: A drainage plan and revised preliminary drainage report prepared by Encompass Engineering was for the project (Exhibit 7 and 10). Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. A combined detention / water quality pond is proposed to meet the detention and water quality needs of the project within a tract in the northwest corner of the site (Exhibit 4). The proposed facility will be a public storm water facility with a connection through an easement on the westerly abutting property with a connection to City storm facilities within Lincoln Ave NE.

Mitigation Measures: No further mitigation required.

Nexus: Not applicable

3. Vegetation

Impacts: The site is currently covered with grassy and treed areas and other vegetation where the existing homes, gravel driveways, and accessory buildings are not located (Exhibit 5). The site is currently covered with vegetation including low growing groundcover and areas with mature evergreen and deciduous trees (Exhibit 5). As stated in the Environmental Checklist, the site would be approximately 58 percent impervious surface following full site development with the built-out lots and street improvements (Exhibit 13, page 3).

The applicant is required to retain 30 percent of the trees located on site that are not located within critical areas, proposed rights-of-way and access easements. The mix of trees on the subject site is pine, fir, apple, cotton, alder, walnut, and holly species. Of the 60 significant trees on the site, 12 would be excluded for the proposed street improvements and 8 would be excluded as they are in the proposed wetland and wetland buffer area and would not be removed. Therefore, the applicant would be required to retain a minimum of 12 trees or provide for replacement trees. The applicant has proposed to retain two 10-inch diameter fir trees located along the southern property line of the site (Exhibit 8). The applicant proposes to plant 60 replacement trees at 2-inch diameter minimum (Exhibit 8).

Mitigation Measures: No further mitigation needed.

Nexus: Not applicable

4. Transportation

Impacts: The proposed project would result in impacts to the City's street system as there would be 9 future residential homes on the proposed lots, where there have been two homes developed in the past. In order to mitigate transportation impacts the applicant would be required to pay an appropriate Transportation Impact Fee per City Code and prior to the issuance of building permits.

The proposed preliminary plat is located on the west side of Monterey Pl NE in an area with nearby rolling hills, steep slopes, and previously constructed subdivisions on hills. There are few east-west through streets that would connect Monterey Pl NE with Lincoln Ave NE to the west that could provide a more connected street grid in the vicinity. Staff reviewed the proposal for a potential connection to the west, were the project's proposed dead end would potentially connect with a future thru street to Lincoln Ave NE. Additionally, staff considered the existing wetland on the subject site that extends onto the abutting property to the west where a potential east-west thru street could be located over time. Given the location of the wetland and its associated buffer on the subject site and the continuation of the wetland onto the abutting property to the west, a thru street is not recommended by staff.

Mitigation Measures: No further mitigation needed.

Nexus: Not applicable

E. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into Exhibit 17 Advisory Notes to Applicant/Review Comments.

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

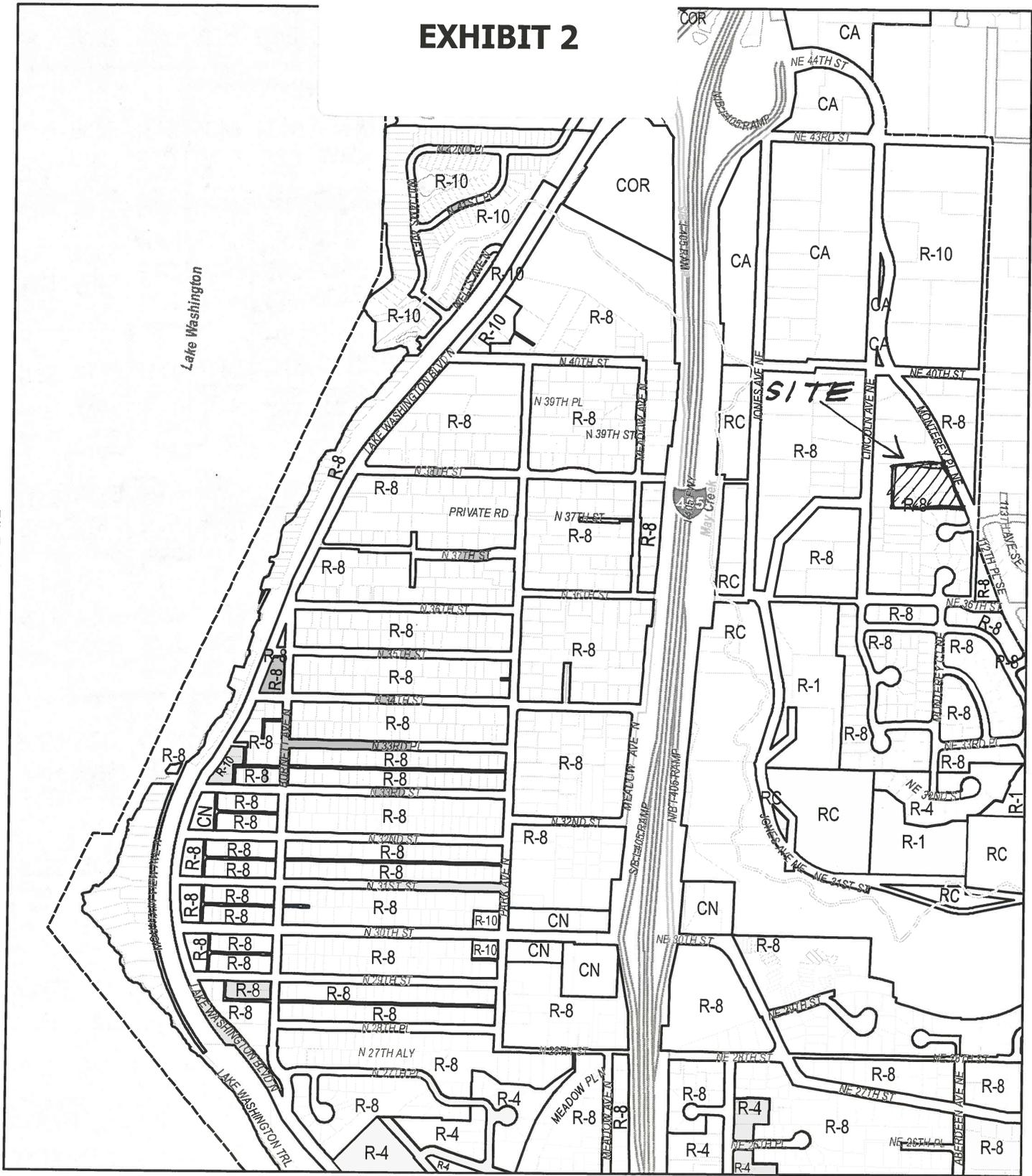
The Environmental Determination decision will become final if the decision is not appealed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680).

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing together with the required fee to: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057, on or before 5:00 p.m. on October 9, 2015. 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.

EXHIBIT 2

C3E 31 T24N R5E E 1/2

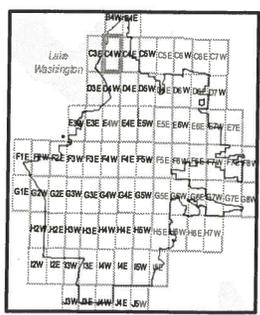
C4E 32 T24N R5E E 1/2



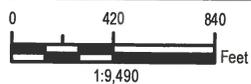
ZONING MAP BOOK
 PLANNING - TECHNICAL SERVICES
 PRINTED DATE: 10/02/2013

This document is a graphic representation, not guaranteed to survey accuracy, and is based on the best information available as of the date shown. This map is intended for City display purposes only.

Community & Economic Development
 C. E. "Chip" Vincent, Administrator
 Adriana Abramovich, GIS Analyst



D4W05 T23N R5E W 1/2



C4W

32 T24N R5E W 1/2
 Page 5 of 80

- | | |
|--|---|
| <ul style="list-style-type: none"> City Limits RENTON Zoning Designation (CA) Commercial Arterial (CD) Center Downtown (CN) Commercial Neighborhood (CO) Commercial Office (COR) Commercial/Office/Residential | <ul style="list-style-type: none"> (CV) Center Village (IH) Industrial Heavy (IL) Industrial Light (IM) Industrial Medium (R-1) Residential 1du/ac (R-10) Residential 10du/ac (R-14) Residential 14du/ac (R-4) Residential 4du/ac (R-8) Residential 8du/ac (RC) Resource Conservation (RM-F) Residential Multi-Family (RM-T) Resi. Multi-Family Traditional (RM-U) Resi. Multi-Family Urban Center (RMH) Residential Manufactured Homes (UC-N1) Urban Center North 1 (UC-N2) Urban Center North 2 |
|--|---|

NO.	DATE	REVISIONS



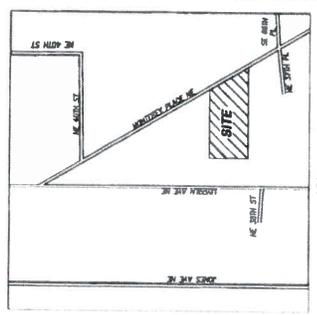
PRELIMINARY PLAT
DOHRN MEADOWS

EXHIBIT 4

DATE	07/27/2015
SCALE	1" = 20'
DRAWN	
CHECKED	
APPROVED	

sheet 1 of 6

DOHRN MEADOWS
SW 1/4 OF NE 1/4 OF SECTION 32, T. 24 N., R. 05 E., W. 11 M.
CITY OF RENTON, STATE OF WASHINGTON



LEGAL DESCRIPTION
LOT 1, AND 8 OF THE CITY OF RENTON LOT 1 AND ADJACENT LOT 8, BEING PART OF THE SE 1/4 OF SECTION 32, T. 24 N., R. 05 E., W. 11 M., AS SHOWN ON THE PLAT OF DOHRN MEADOWS, RECORDING NO. 644781, IN THE PUBLIC RECORDS OF KING COUNTY, WASHINGTON.

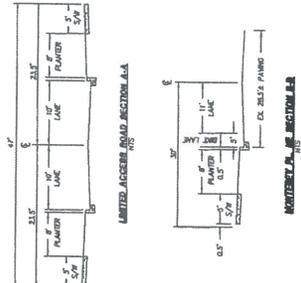
DATE
MAY 08

RECORDING
CITY OF RENTON, KING COUNTY, WASH. RECORDING NO. 644781, IN THE PUBLIC RECORDS OF KING COUNTY, WASHINGTON.

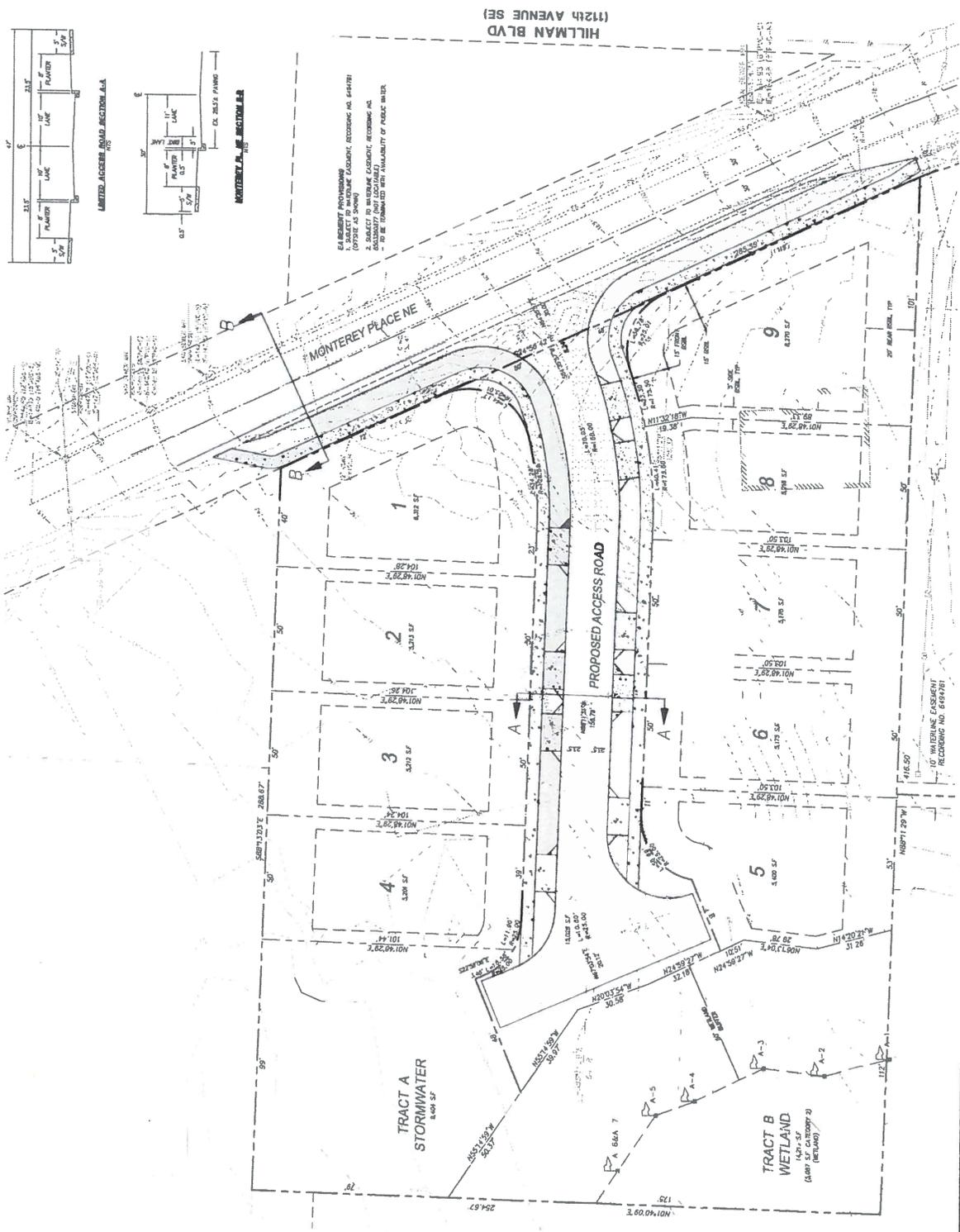
PROPERTY OWNER
WILLIAM J. DOHRN & JOHN W. DOHRN
180 N.E. JEFFERSON STREET, SUITE 200
RENTON, WA 98059
(425) 381-8200

ENGINEER/SURVEYOR
CHAD ALLEN/CHAD ALLEN ENGINEERING
180 N.E. JEFFERSON STREET, SUITE 200
RENTON, WA 98059
(425) 381-8200

PROPOSED PUBLIC SHEET
SECTION 32, T. 24 N., R. 05 E., W. 11 M.
LOT 1, 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.



LEGAL DESCRIPTION
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DATE	BY	REVISIONS



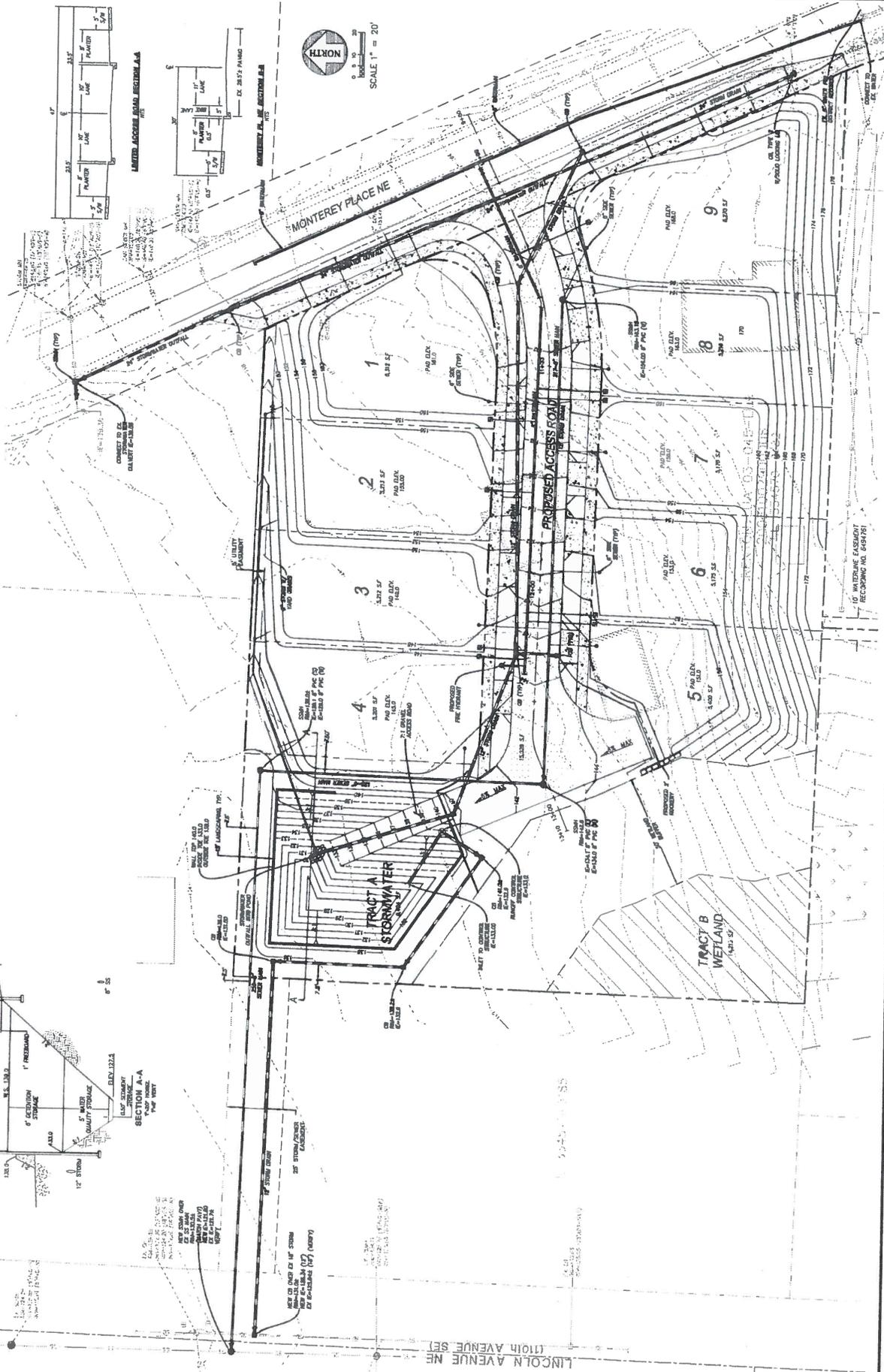
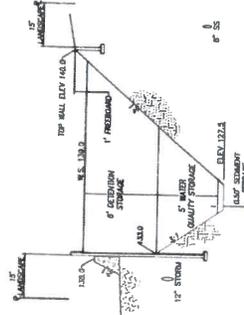
GENERALIZED UTILITY PLAN

DOHRN MEADOWS

EXHIBIT 7

JOB NO.	13550
DATE	07/27/2015
SCALE	1"=20'
DESIGNED	
CHECKED	
APPROVED	
DATE	

DOHRN MEADOWS
 SW 1/4 OF NE 1/4 OF SECTION 32, T. 24 N., R. 05 E., W. 11 M.
 CITY OF RENTON, STATE OF WASHINGTON



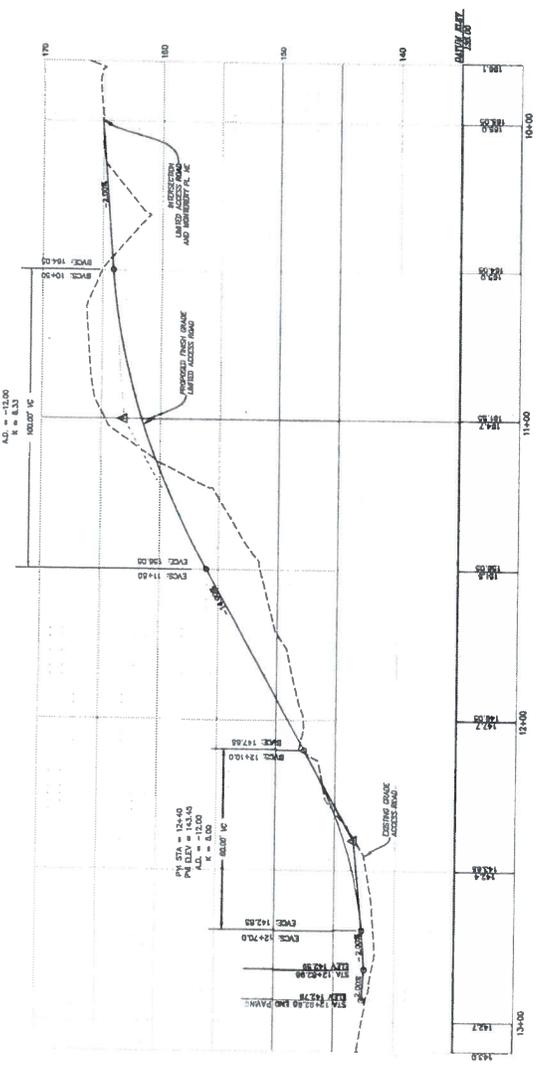
LINCOLN AVENUE NE
 (110th AVENUE SE)

DOHRN MEADOWS
 SW 1/4 OF NE 1/4 OF SECTION 32, T. 24 N., R. 05 E., W.4M.
 CITY OF RENTON, STATE OF WASHINGTON

DATE	11/20/13
BY	DATE
REVISIONS	



DOHRN MEADOWS
 PRELIMINARY STREET PROFILE



DATE	11/20/13
DATE	8/12/2013
SCALE	1"=20'
DRAWN	REJ
CHECKED	REJ
APPROVED	REJ
SHEET	4 of 6

EXHIBIT 6

EXHIBIT 10

PRELIMINARY DRAINAGE REPORT

for

DOHRN MEADOWS

City of RENTON

3815 and 3767 Monterey Place NE

September 12, 2014 /REVISED 8/13/15

Encompass Engineering & Surveying, Job No. 13690



RECEIVED

AUG 14 2014

CITY OF RENTON
PLANNING DIVISION

9-12-14

Prepared by:

Encompass
ENGINEERING & SURVEYING

Western Washington Division

165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

Eastern Washington Division

108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

Prepared for:

CIVIC DEVELOPMENT

Joe Pruss

18211 240th Avenue SE

Maple Vally, WA 98038

Entire Document
Available Upon Request

EXHIBIT 11



September 18, 2014
ES-3581

Earth Solutions NW LLC

- Geotechnical Engineering
- Construction Monitoring
- Environmental Sciences

Civic Development
18211 – 240th Avenue Southeast
Maple Valley, Washington 98038

Attention: Mr. Joe Pruss

**Subject: Geotechnical Evaluation
Dohrn Meadows Short Plat
3815 and 3767 Monterey Place Northeast
Renton, Washington**

Reference: Encompass Engineering
Site Plan and Survey

King County Soil Survey
(NRCS Mapping)

Dear Mr. Pruss:

In accordance with your request, Earth Solutions NW, LLC (ESNW) has prepared this report and geotechnical evaluation for the proposed development. The project site is located along Monterey Place Northeast in the Kennydale area of Renton, Washington. Development plans include nine building lots and related infrastructure improvements. The attached test pit location plan illustrates the property limits with existing site features and topography. Existing residential developments are located to the north, south, and west of the site. Monterey Place Northeast borders the site to the east. The subject property is currently developed with two residential structures and related outbuildings which will be removed as part of the proposed development. The referenced site plan identifies a wetland tract and stormwater facility tract along the western site boundary. Based on site reconnaissance during the subsurface investigation phase of our evaluation, overall stability throughout the site is characterized as good. No indications of soil instability or areas of severe erosion were identified. An isolated (broken) slope feature exists throughout the south-central area of the site, and is limited in extent. This feature appears to have been created in part from previous grading activities associated with the existing development. No indications of soil instability were noted along this existing feature.

**Entire Document
Available Upon Request**

1805 - 136th Place N.E.

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SEP 19 2014

104 • FAX (425) 449-4711

CITY OF RENTON
PLANNING DIVISION



March 2, 2015
ES-3581

Earth Solutions NW LLC

- Geotechnical Engineering
- Construction Monitoring
- Environmental Sciences

Civic Development
18211 – 240th Avenue Southeast
Maple Valley, Washington 98038

Attention: Mr. Joe Pruss

**Subject: Addendum Geotechnical Report and
Response To Review Comments
Dohrn Meadows Short Plat
3815 and 3767 Monterey Place Northeast
Renton, Washington**

Reference: City of Renton
Review Comments
Dated December 18, 2014

Encompass Engineering
Topographic Survey
Dated September 12, 2014

Earth Solutions NW, LLC
Geotechnical Evaluation
ES-3581, dated September 18, 2014

Dear Mr. Pruss:

In accordance with your request, Earth Solutions NW, LLC (ESNW) has reviewed the referenced City of Renton review comments. The city review comments pertinent to the geotechnical aspects of the project are provided below, followed by our response.

City of Renton Comment – “Please update your geotechnical report in the same format of required content as listed under Geotechnical Report in RMC 4-8-120.D.7”.

ESNW Response – We have reviewed RMC 4-8-120.D.7. Given the level of proposed development activities (small residential plat) and the findings of the geotechnical investigation, the previously submitted report (ES-3581, dated September 18, 2014) contains the relevant “report sections” as detailed in RMC 4-8-120.D.7. The site does not contain coal mine or seismic hazards, and shoreline considerations do not apply. However, for clarity with respect to geological hazards, the following is provided:

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AUG 14 2015

CITY OF RENTON

PLANNING DIVISION

Entire Document
Available Upon Request

1305 - 1305th Place N.E. Suite

**DOHRN MEADOWS PLAT
PROJECT NARRATIVE**

EXHIBIT 12

- Project name, size and location of site:

The Dohrn Meadows Plat is located at 3815 & 3767 Monterey PI NE, Tax Parcels 334570-0181 & 334570-0182. The total area of the site is 89,819 sq. ft. (gross)

- Land use permits required for proposed project:

Preliminary Plat approval.

- Zoning description of the site and adjacent properties:

The current zoning of the property is R-8. The adjacent property is zoned R-8. Property to the north, south is single family residential (R-8). Property to the east is unincorporated King County.

- Current use of the site and any existing improvements:

Tax Parcel 334570-0181 contains a house, detached garage and sports court.

Tax Parcel 334570-0182 contains a house and shed.

- Special site features (i.e., wetlands, water bodies, steep slopes):

Wetland on the southwest corner of the site. There are no known categorized steep slopes on site.

- Statement addressing soil type and drainage conditions:

According to the NRCS King County are soils report, the site is approximately 15% Everett, Gravelly Sandy Loam (EvC), 61% Ragnar-Indianola association, sloping (RdC), and 23% Alderwood gravelly sandy loam (AgD).

- Proposed use of the property and scope of the proposed development:

Proposed 9-lot single-family residential development of two existing tax parcels.

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SEP 19 2014

CITY OF RENTON
PLANNING DIVISION

- For plats indicate the proposed number, net density, and range of sizes of the new lots:

Nine lots, with lot sizes of smallest 5,201 sq ft, to the largest of 8,270 sq ft and 9,405 sq ft with a density of 5.625 units per acre.

- Access:

Lots 1 through 8 will access to proposed road that will access on to Monterey PI NE, Lot 9 will access directly on to Monterey PI NE

- Proposed off-site improvements (i.e., installation of sidewalks, fire hydrants, sewer main, etc.):

Curb, gutter, sidewalk and landscaping the property frontage. A sewer will need to be extended to the property

- Total estimated construction cost and estimated fair market value of the proposed project:

Construction cost of about \$150,000 and an estimated fair market value of \$1,000,000 ±.

- Estimated quantities and type of materials involved if any fill or excavation is proposed:

Grading will be required for roads, pond and building pads. Approximately 4,500 cu.yds. of stripping material and pond excavation will be generated for road and plat construction. Structural fill material from local sources will be required for building pads.

- Number, type and size of any trees to be removed:

Thirty percent of trees required to be retained=>12 trees. 12 trees will be retained or replaced.

There will be (50) 8" – 40" deciduous and conifer trees removed with this project.

- Explanation of any land to be dedicated to the City:

Onsite access road.

- Any proposed job shacks, sales trailers, and/or model homes:

N/A

- Any proposed modifications being requested:

None.

- Distance in feet from the wetland or stream to the nearest area of work:

500'+

ENVIRONMENTAL CHECKLIST

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

PURPOSE OF CHECKLIST:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions (actions involving decisions on policies, plans and programs), the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

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SEP 19 2014

06/09

CITY OF RENTON
 PLANNING DIVISION

Entire Document
 Available Upon Request

TREE RETENTION WORKSHEET

EXHIBIT 14

1. **Total** number of trees over 6" in diameter¹ on project site: 1. 60 trees

2. **Deductions:** Certain trees are excluded from the retention calculation:

Trees that are dead, diseased or dangerous ²	<u>0</u>	trees
Trees in proposed public streets	<u>12</u>	trees
Trees in proposed private access easements/tracts	<u>0</u>	trees
Trees in critical areas ³ and buffers	<u>8</u>	trees

Total number of **excluded trees:** 2. 20 trees

3. Subtract **line 2** from **line 1**: 3. 40 trees

4. Next, to determine the number of trees that must be **retained**⁴, multiply **line 3** by:

0.3 in zones RC, R-1, R-4, or R-8	
0.1 in all other residential zones	
0.05 in all commercial and industrial zones	4. <u>12</u> trees

5. List the number of 6" or larger trees that you are proposing⁵ to **retain**⁴:
5. 2 trees

6. Subtract **line 5** from **line 4** for **trees to be replaced**: 6. 10 trees
(If line 6 is less than zero, stop here. No replacement trees are required).

7. Multiply **line 6** by **12"** for number of **required replacement inches**:
7. 120 inches

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

9. Divide **line 7** by **line 8** for number of **replacement trees**⁶:
(if remainder is .5 or greater, round up to the next whole number) 9. 60 trees

¹ Measured at chest height.

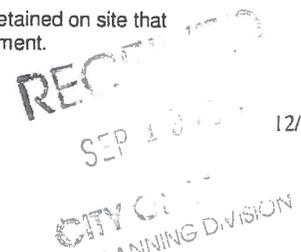
² Dead, diseased or dangerous trees must be certified as such by a forester, registered landscape architect, or certified arborist, and approved by the City.

³ Critical Areas, such as wetlands, streams, floodplains and protected slopes, are defined in Section 4-3-050 of the Renton Municipal Code (RMC).

⁴ Count only those trees to be retained outside of critical areas and buffers.

⁵ The City may require modification of the tree retention plan to ensure retention of the maximum number of trees per RMC 4-4-130H7a

⁶ Inches of street trees, inches of trees added to critical areas/buffers, and inches of trees retained on site that are less than 6" but are greater than 2" can be used to meet the tree replacement requirement.



DENSITY WORKSHEET I

EXHIBIT 15

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

1. Gross area of property: 1. 89,819 square feet
2. Deductions: Certain areas are excluded from density calculations.
These include:

Public streets**	<u>15,028 square feet</u>
Private access easements**	<u>0 square feet</u>
Critical Areas*	<u>5,087 square feet</u>

Total excluded area: 2. 20,115 square feet
3. Subtract **line 2** from **line 1** for net area: 3. 69,704 square feet
4. Divide **line 3** by 43,560 for net acreage: 4. 1.60 acres
5. Number of dwelling units or lots planned: 5. 9 units/lots
6. Divide **line 5** by **line 4** for net density: 6. 5.625 = dwelling units/acre

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

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

RECEIVED

SEP 19 2014

CITY OF RENTON
PLANNING DIVISION 03/08

EXHIBIT 16

Altmann Oliver Associates, LLC

AOA



PO Box 578 Carnation, WA 98011 Office (425) 333-1535 Fax (425) 333-1500

Environmental Planning & Landscape Architecture

September 8, 2014

AOA-4562

Chad Allen
Encompass Engineering and Surveying
165 NE Juniper Street, Suite 201
Issaquah, WA 98027

SUBJECT: **Wetland Delineation for Dohrn Meadows
3767 and 3815 Monterey Pl. NE
Renton, WA (Parcels 334570-0182 -0181)**

Dear Chad:

On May 12, 2014 I conducted a wetland reconnaissance on the subject property utilizing the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*. One wetland (Wetland A) was identified and delineated in the southwest portion of the site during the field investigation. This wetland was subsequently surveyed and is depicted on your survey drawing.

Wetland A

Wetland A is located on a slope in the southwest corner of the property and is part of a larger wetland that extends off-site to the south. The on-site portion of the wetland consists of a periodically mowed pasture/lawn that was dominated by grasses, buttercup (*Ranunculus sp.*), and field horsetail (*Equisetum arvense*). Soils within the wetland were generally saturated near the surface and any surface runoff appears to infiltrate near the toe of the slope along the western property line.

Attachment A contains data sheets prepared for a representative location in both the upland and wetland. These data sheets document the vegetation, soils, and hydrology information that aided in the wetland boundary determination.

Wetland A on the site is part of the same wetland that was previously determined to be a Category 2 wetland during review of the Taylor Court Short Plat (LUA05-082), which is located immediately to the southeast. Category 2 wetlands require a standard 50-foot buffer per RMC 4-3-050M.6.c.

Entire Document
Available Upon Request

RECEIVED
SEP 19 2014
CITY OF RENTON
PLANNING DIVISION

Kris Sorensen

From: John Altmann <john@altoliver.com>
Sent: Wednesday, December 17, 2014 12:44 PM
To: Kris Sorensen
Cc: Tom Redding
Subject: RE: Elec. Site Plan attached; FW: Renton; Dohrn Meadows Preliminary Plat Wetland Delineation
Attachments: Tayor Ct--Posible Adjacent Wetland Buffer.pdf

Hi Kris-

After contacting Encompass, it is my understanding that the wetland off-site to the south of the Dohrn Meadows project site was sketched onto the site plan per the attachment. The off-site wetlands on this plan were mapped in 1998 by another consultant. I am not sure if it is a sketch or a survey since I do not see the flag numbers, but in any event I believe my delineation and off-site sketch more accurately reflects the current wetland conditions. Please let me know if you have questions. Thanks.

John

-----Original Message-----

From: Kris Sorensen [<mailto:KSorensen@Rentonwa.gov>]
Sent: Monday, December 15, 2014 8:12 AM
To: John Altmann
Subject: Elec. Site Plan attached; FW: Renton; Dohrn Meadows Preliminary Plat Wetland Delineation

Hi John - Thanks for calling and talking with Chad. If you can have an answer by Wednesday, that would be great.

Kris Sorensen, Associate Planner, Planning Division, Community & Economic Development, City of Renton, 425-430-6593

-----Original Message-----

From: Kris Sorensen
Sent: Wednesday, December 10, 2014 9:51 AM
To: john@altoliver.com
Subject: FW: Renton; Dohrn Meadows Preliminary Plat Wetland Delineation

Resend, thanks for pointing that out. See new attachment.

-----Original Message-----

From: John Altmann [<mailto:john@altoliver.com>]
Sent: Wednesday, December 10, 2014 9:15 AM
To: Kris Sorensen
Subject: FW: Renton; Dohrn Meadows Preliminary Plat Wetland Delineation

Hi Kris-

Could you please re-check the scans. They don't appear to match what you intended to send. Thanks.

John

John Altmann
Altmann Oliver Associates, LLC
425.333.4535
john@altoliver.com
www.altoliver.com

-----Original Message-----

From: Kris Sorensen [<mailto:KSorensen@Rentonwa.gov>]
Sent: Tuesday, December 09, 2014 4:10 PM
To: john@altoliver.com
Subject: Renton; Dohrn Meadows Preliminary Plat Wetland Delineation

Hi John -

I've got a follow-up question on the wetland delineation you provided for Encompass engineering and the Dohrn Meadows plat project in City of Renton.

I've attached your wetland report and a some scans that I need clarification on. You can see in one attachment that I provided 3 plans (the plat plan for Dohrn Meadows, your November delineation with the wetland boundaries estimated on the neighboring properties, and your Taylor Court wetland delineation for the subdivision to the south that was done pre-2005).

You can see on the three plans above that the wetland delineation on the southern side of the Dohrn project does not match the Dohrn meadows delineation. Although your November delineation shows the wetland boundaries matching up across the properties. Can you clarify that either your November delineation is where the wetland is located on the property to the south of the Dohrn Plat, or why there is inconsistency in the Dohrn Meadows submitted plat plan with the wetland boundaries. If the wetland to the south is located as shown on the Dohrn plat plan, as delineated as part of the Taylor Court project, a 50-foot buffer would require a larger critical areas tract on the Dohrn plat.

I am open to talk on the phone and am asking to get clarification for the Environmental review committee report and for the future Hearing Examiner report. Thank you.

Kris Sorensen, Associate Planner, Planning Division, Community & Economic Development, City of Renton, 425-430-6593



Application Date: September 19, 2014
Name: Dohrn Meadows Preliminary Plat

Monterey PI NE
7, WA 98056-4210

PLAN - Planning Review - Land Use

Version 1 | September 17, 2015

Technical Services Comments

Contact: Amanda Askren | 425-430-7369 | aaskren@rentonwa.gov

Recommendations: Technical Services Amanda Askren 9/3/15 from Bob MacOnie's previous comments

For Final Plat Preparation:

Note the City of Renton land use action number and land record number, LUA14 001280 and LND 10 0518, respectively, on the final plat submittal. The type size used for the land record number should be smaller than that used for the land use action number. Please note that the land use action number provided will change when this subdivision changes from preliminary to final plat status.

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

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

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

Note the date the existing city monuments were visited and what was found, per WAC 332 130 150.

Provide lot closure calculations.

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

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

The lot addresses will be provided by the city as soon as possible. Note said addresses and the street name on the plat drawing.

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

Do not include encroachments.

Remove from the "LEGEND" block all tree items, utilities facilities and mailbox references, but do include in said "LEGEND" block the symbols and their details that are used in the plat drawing.

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

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

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

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

Note the research resources on the plat submittal.

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

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

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

Do not make references to density and zoning information on the final plat drawing.

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

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

PLAN - Planning Review - Land Use

Version 1 | September 17, 2015

Technical Services Comments	Contact: Amanda Askren 425-430-7369 aaskren@rentonwa.gov
<p>document(s) (said documents recorded concurrently with, but following the plat) need to be referenced on the plat drawings. There needs to be language regarding the conveyance of the Tracts A & B created by the plat; please check with the Storm Water Utility to see if they will require that the City be the owner of Tract 'A' if not and if there is to be a Homeowners' Association (HOA) created for this plat, the following language concerning ownership of "Tract A" (Storm Water) applies to this plat and should be noted on the final plat drawing as follows:</p> <p>Upon the recording of this plat, Tract A is hereby granted and conveyed to the Plat of Name of Plat Homeowners' Association (HOA) for a Storm Water Detention and Management. All necessary maintenance activities for said Tract will be the responsibility of the HOA. In the event that the HOA is dissolved or otherwise fails to meet its property tax obligations, as evidenced by non payment of property taxes for a period of eighteen (18) months, then each lot in this plat shall assume and have an equal and undivided ownership interest in the Tract previously owned by the HOA and have the attendant financial and maintenance responsibilities. Otherwise, use the following language on the final plat drawing:</p> <p>Lots 1 through 9, inclusive, shall have an equal and undivided ownership interest in "Tract A".</p> <p>The foregoing statements are to be accompanied by language defining the maintenance responsibilities for any infrastructure located on the Tract serving the plat or reference to a separate recording instrument detailing the same.</p> <p>Similar language is required for Tract 'B'.</p> <p>Please discuss with the Storm Water Utility any other language requirements regarding surface water BMPs and other rights and responsibilities.</p> <p>All vested owner(s) of the subject plat, at the time of recording, need to sign the final plat. For the street dedication process, include a current title report noting the vested property owner.</p>	

Fire Review - Building Comments	Contact: Corey Thomas 425-430-7024 cthomas@rentonwa.gov
<p>Recommendations: Environmental Impact Comments:</p> <ol style="list-style-type: none"> The fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit. Credit would be granted for the two existing homes. <p>Code Related Comments:</p> <ol style="list-style-type: none"> The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrants are not within 300 feet of the furthest proposed dwelling, so a new hydrant and water main is required. A water availability certificate is required from Coal Creek Utility District. Fire department apparatus access roadways are required to be minimum 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 75 psi point loading. Access is required within 150 feet of all points on the buildings. Dead end streets that exceed 150 feet in length require an approved turnaround. 	

Planning Review Comments	Contact: Kris Sorensen 425-430-6593 ksorensen@rentonwa.gov
<p>Recommendations: Planning:</p> <ol style="list-style-type: none"> RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division. Commercial, multi family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO 	



PLAN - Planning Review - Land Use

Version 1 | September 17, 2015

Planning Review Comments	Contact: Kris Sorensen 425-430-6593 ksorensen@rentonwa.gov
TRESPASSING – Protected Trees” or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.	

Engineering Review Comments	Contact: Rohini Nair 425-430-7298 rnair@rentonwa.gov
<p>Recommendations: I have reviewed the application for Dohrn Meadows preliminary plat located at 3815 & 3767 Monterey Place NE and have the following comments:</p> <p>EXISTING CONDITIONS</p> <p>WATER Water service will be provided Coal Creek Water service District</p> <p>SEWER The site will be served by City of Renton sewer service.</p> <p>STORM There is no existing storm water pipe on the Monterey Place frontage.</p> <p>STREETS Monterey Place NE is a collector street with existing right of way width of 60 feet.</p> <p>CODE REQUIREMENTS</p> <p>WATER</p> <ol style="list-style-type: none"> 1. A water availability certificate from Coal Creek Utility District was provided. 2. Approved water plans from Coal Creek Utility 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. <ol style="list-style-type: none"> 1. SANITARY SEWERThe project proposes to get sewer service connection from the existing 8” diameter sewer main on Lincoln Ave NE via an easement on the neighboring parcel (parcel # 3345700185). 2. 8” diameter sewer main extension is proposed through the site to end at a manhole located at the property line between lots 8 and 9. 3. A minimum 12 feet wide gravel (or paved) access path is required on the sewer main located to the west side of lot 4 till the sewer manhole. 4. A letter is required to be provided from Coal Creek Utility District during utility construction permit stage confirming if the Coal Creek sewer latecomer fee is applicable or not applicable. 5. For this project, to meet the required separation between utility lines, it is allowable to locate the sewer main in the planter portion within the public right of way before the sidewalk of the proposed public street. This will be contingent on two conditions – (1) the dry utilities should be located back of the sidewalk to provide required separation with the sewer main, and (2) trees will not be allowed in the planter area with the sewer main. 6. Individual lots are to be served by individual side sewers. The side sewers should not be located under driveways. 7. System development charge (SDC) fee is applicable at the time of issuance of the utility construction permit. The current sewer SDC fee for a 1” meter is \$2,135. <p>SURFACE WATER</p> <ol style="list-style-type: none"> 1. A drainage plan and drainage report prepared by Encompass Engineering was for the project. Based on the City’s flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. A combined detention / water quality pond is proposed to meet the detention and water quality needs of the project. The proposed facility will be a public storm water facility. Appropriate individual lot storm water flow control BMPs will be required to be provided by the project. Bypass of runoff from non targeted surfaces shall be described in the drainage report. <p>The plans submitted during the utility construction permit stage should show the public storm water pipes located outside the planter and outside the sidewalk. Required horizontal and vertical separation between the utility lines should be provided. Storm water pond geometry shall be in accordance with the City adopted 2009 King County Surface Water Design Manual (KCSWDM) and associated City Amendments. Storm water pond access as per the City Amendments should be provided. Final plans and drainage report based on the requirements mentioned in the City of Renton Amendments to the 2009 King County Surface Water Manual is required to be submitted with the utility construction permit.</p> <ol style="list-style-type: none"> 2. A gravel (or paved) access path is required on the west side of the storm water pond till the most northern catch basin. Storm water access as per the City Amendments should be provided. 3. A geotechnical report and an addendum were submitted by Earth Solutions NW, LLC. The report identifies the site soils as loam with till deposits in the vicinity of the site. 4. 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 	

PLAN - Planning Review - Land Use

Version 1 | September 17, 2015

Engineering Review Comments

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

are payable prior to issuance of the construction permit.

5. A Construction Stormwater General Permit from Department of Ecology is required for projects that have clearing and grading exceeding 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. Monterey Place NE is a collector street with existing right of way width of 60 feet. Monterey Place NE is a Collector Street. The available right of way (ROW) width on this street is 60 feet. The proposed Monterey Place NE half street section shows a 11 feet wide travel lane, 5 feet wide bike lane, 0.5 foot wide curb, 8 feet wide landscaped planter strip, and 5 feet wide sidewalk, and 0.5 foot wide clear width back of sidewalk, located within the right of way. A 1 feet wide clear width is required back of the sidewalk (as was previously mentioned in the preapplication comments for the project). A 0.5 foot wide ROW dedication will be applicable on the Monterey Place NE frontage. A modification request will be required to be provided by the developer to provide the 5 feet wide sidewalk instead of the code required 8 feet width. Staff recommends support of the 5 feet wide sidewalk width to be consistent with the existing sidewalk along the corridor. Additional pavement widening (subject to survey) is required to provide the proposed 5 feet wide bike lane. Saw cut at the existing fog line and construct the bike lane to ensure that standard pavement thickness is provided under the bike lane. Restriping of Monterey Place NE frontage is also applicable.
3. A limited access residential street with 20 feet paved width is proposed as the internal site access. 0.5 feet wide curb, 8 feet wide landscaped planter, and 5 feet wide sidewalk are also shown on both sides of the street. A hammerhead turnaround is proposed at the dead end of the internal access street. The hammer head turnaround should meet with fire department requirements also. Parking is not allowed on streets with 20 feet or less paved width.
4. Adequate sight distance should be provided at the intersection of the proposed new street with Monterey Place NE.
5. No lot is proposed to gain direct access from Monterey Place NE. The individual driveways shall be as per RMC 4 4 060.
6. Paving and trench restoration as per the City's Standard Trench Restoration and Pavement Overlay Standards will be applicable for any utility work or any pavement cut work in the public street.
7. Street lighting as per City standards is required on the internal access road. Street lighting is not required on Monterey Place NE frontage due to the existing overhead power lines and transformer. Street lighting plans should be included with the civil plan submittal.
8. Sidewalks and ramps shall be ADA compliant.

GENERAL COMMENTS

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.
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.
3. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.

EXHIBIT 18

Lincoln Av NE from NE 44th Street east to the city limits With concurrence from Bob Mahn and Jim Seitz on July 25, 2013

Two lane street with bike lanes, 8 foot planting strip, 5 foot sidewalk and 1 foot clearance at back of sidewalk. Pavement width, with 11 foot lanes and 5 foot bike lane would be 32 feet. Total row required would be 60 feet, with 60 feet of existing row in most locations.

Even with this concept, we will need survey and follow-up discussion on each site development to determine where to actually install the new curb relative to existing pavement. We may have locations where the existing pavement is outside of existing row, which will make it tricky to then install a planting strip and new sidewalk without substantial row dedication.

Jim and I concur with your recommendation of 32 feet for the roadway width on Lincoln Ave NE. A 32-foot roadway width with an 8-foot planting strip, 5-foot sidewalk, and one foot behind the sidewalk on each side of the roadway would result in a total ROW width of 60 feet (rather than the 58 feet noted below in your e-mail). We also agree that there may be locations where the existing pavement is outside of the existing ROW, which will require ROW dedication to install the recommended street section.

Bob Mahn
Transportation.Planning
X-7322

From: Neil R. Watts
Sent: Wednesday, July 24, 2013 12:19 PM
To: Jim Seitz; Bob Mahn; Kayren K. Kittrick
Cc: Jan Illian; Rohini Nair
Subject: Another arterial design request - Lincoln Av NE

Sorry guys, seems like we are building on every street in the city this year. This one is tricky to install, regardless of the cross-section design because the existing pavement is so far on the north/east side of the existing row. So for Lincoln Av/Monterey Pl NE from NE 43 St and onward south/east to the city limits. Recommendation is for two lane street with bike lanes, 8 foot planting strip, 5 foot sidewalk and 1 foot clearance at back of sidewalk. Pavement width, with 11 foot lanes and 5 foot bike lane would be 32 feet. Total row required would be 58 feet, which is exceeded already in most places with 60 feet of existing row.

Even with this concept, we will need survey and follow-up discussion on each site development to determine where to actually install the new curb relative to existing pavement. We may have locations where the existing pavement is outside of existing row, which will make it tricky to then install a planting strip and new sidewalk without substantial row dedication.

Neil

Jan

For purposes of the pre-construction comments for the project at NE 43rd and Lincoln, our comments should say this is still under review, but our best guess at this point is new curb and gutter 16 feet from centerline of existing pavement, 8 foot planting strip, 5 foot sidewalk, 1 foot clearance at back of sidewalk. Depending on survey information, additional row dedication may be required to accommodate these required street improvements. The 43rd frontage is commercial, non-arterial –this one may be a challenge because of adjacent wetland issues.

EXHIBIT 20



WATER AVAILABILITY CERTIFICATE

This certificate provides the Department of Community Development with information necessary to evaluate development proposals.

Do not write in this box

Number	Name
--------	------

- | | |
|--|---|
| <input type="checkbox"/> Building Permit | <input checked="" type="checkbox"/> Preliminary Plat or PUD |
| <input type="checkbox"/> Short Subdivision | <input type="checkbox"/> Rezone or other |

APPLICANTS NAME: Encompass-Dohrn Meadows
PROPOSED USE: Preliminary Plat-9 Lots
LOCATION: 3815&3767 Monterey Place Tax Lots #334570-0181/0182
 (Attach map & legal description if necessary)

WATER PURVEYOR INFORMATION:

- 1 A. Water service will be provided by service connection only to an existing _____ size water main _____ feet from the site.
- OR
- B. Water service will require an improvement to the water system of:
 (1) <50 feet of water main to reach the water system of;
 (2) the construction of a distribution system on the site; and/or
 (3) other-see attached description **Extension of main in Monterey Place to NE property corner.**
- 2 A. The water system improvement is in conformance with a District approved water comprehensive plan.
- OR
- 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
- B. Annexation or BRB approval will be necessary to provide service. **A portion of the property is outside the District water service area and corporate boundary.**
- 4 A. Water is/or will be available at the rate of flow and duration indicated below at no less than 20psi measured at the nearest fire hydrant on site from the building/property (or as marked on the attached map):

Rate of Flow

- less than 500 gpm (approx. gpm)
 500 to 999 gpm
 1,000 gpm or more
 flow test of gpm
 A. calculation of gpm
 (Commercial Building Permits require flow test or calculation)

Duration

- less than 1 hour
 1 hour to 2 hours
 2 hours or more
 other

- OR
- Water application required for all**
- B. Water system isn't capable of providing fire flow.

COMMENTS/CONDITIONS General Facility Charge of \$5000 per lot; Meter and Seattle Public Utilities Charges depending on meter size; Developer Extension Required

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

Coal Creek Utility District
 Agency Name

Todd Hynek
 Signatory Name (Print)

Operations Manager
 Title

Todd Hynek
 Signature 9.16.11
Date

Note: All conditions subject to change

RECEIVED
 SEP 19 2011
 CITY OF NEWCASTLE
 PLANNING DEPARTMENT

EXHIBIT 21

WebQuery

User Information:

Address: **3815 MONTEREY PL NE** [Edit User Information](#)

Grade:

Program:

Select a School:

School Name	School Code	School Map	School Web Site	Eligibility Description	Grades
HAZELWOOD ES	HAZ	map		Eligible	01, 02, 03, 04, 05, K2, K2A, K2P, K2X, KA, KD, KP
2016 PROPOSED NEW MIDDLE SCHOOL	2016NEW	map		Eligible	06, 07, 08
MCKNIGHT MS	MCK	map		Eligible	06, 07, 08
MEADOW CREST EARLY EDUCATION	MCE	map		Eligible	P3, P4, PA, PD, PP, PS
HAZEN HS	HHS	map		Eligible	09, 10, 11, 12, GD
SECONDARY LEARNING CENTER	SLC	map		Eligible	07, 08, 09, 10, 11, 12, GD

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EXHIBIT 22

Kris Sorensen

From: Randy Matheson <randy.matheson@rentonschools.us>
Sent: Friday, October 10, 2014 7:30 AM
To: Sabrina Mirante
Cc: Kris Sorensen
Subject: RE: City of Renton Notice of Preliminary Plat - Dorhn Meadows Preliminary Plat, LUA14-001280, ECF, PP

Hi Sabrina,

Thanks for making this an easier, online process. I responded to this in an earlier email, but failed to scroll down and see the form request. I'm on board now and will respond to these reuests using the form.

Randy Matheson, Executive Director, Community Relations Renton School District | 300 SW 7th Street, Renton WA 98057 | 425.204.2345 |

randy.matheson@rentonschools.us | www.rentonschools.us |



From: Sabrina Mirante [<mailto:SMirante@Rentonwa.gov>]
Sent: Thursday, October 9, 2014 4:07 PM
To: Randy Matheson
Cc: Kris Sorensen
Subject: City of Renton Notice of Preliminary Plat - Dorhn Meadows Preliminary Plat, LUA14-001280, ECF, PP



October 9, 2014

Randy Matheson, Community Relations
Renton School District
300 SW 7th
Renton, WA 98057

**Subject: Dohrn Meadows Preliminary Plat
LUA14-001280, ECF, PP**

The City of Renton's Department of Community and Economic Development (CED) has received an application for a type of project located at **3815 & 3767 Monterey Pl. NE, Renton, WA.**

Please see the enclosed Notice of Application for further details.

In order to process this application, CED needs to know which Renton schools would be attended by children living in residences at the location indicated above.

Please fill in the appropriate schools on the list below and return this notice to my attention, City of Renton, CED, Planning Division, 1055 South Grady Way, Renton, Washington 98057 or fax to (425) 430-7300, **by October 24, 2014** .

Elementary School: Hazelwood Elementary

Middle School: McKnight Middle School (In 2016, the new middle school assignment for both of these addresses will be the new middle school being built now in the northern end of the district in Newcastle.)

High School: Hazen High School

Will the schools you have indicated be able to handle the impact of the additional students estimated to come from the proposed development? Yes Yes, for 9 residential lots No _____

Any Comments: _____.

Thank you for providing this important information. If you have any questions regarding this project, please contact me at (425) 430-6593.

Sincerely,



Kris Sorensen
Associate Planner

Sabrina Mirante, Planning Secretary

City of Renton | CED | Planning Division
1055 S Grady Way | 6th Floor | Renton, WA 98057
Phone: 425.430.6578 | Fax: 425.430.7300 |
smirante@rentonwa.gov



September 24, 2015

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

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on September 21, 2015:

SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)
PROJECT NAME: Dohrn Meadows Preliminary Plat
PROJECT NUMBER: LUA14-001280 ECF, PP

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on October 9, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-6593.

For the Environmental Review Committee,



Kris Sorensen
Assistant Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region
Larry Fisher, WDFW
Duwamish Tribal Office
US Army Corp. of Engineers

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

PROJECT NUMBER: LUA14-001280 ECF, PP

APPLICANT: Joe Pruss; Civic Development; 18211 240th Ave SE; Maple Valley WA 98038

PROJECT NAME: Dohrn Meadows Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting Hearing Examiner Preliminary Plat review and Environmental (SEPA) review for a 9-lot single family residential subdivision. The 89,819 square foot (2.06-acre) site is a combination of two parcels located at 3815 and 3767 Monterey PI NE within the Residential-8 (R-8) zone and Kennydale Community Planning Area. Proposed single-family lot sizes range from approximately 5,201 square feet to 8,270 square feet. Two existing single family homes, one on each parcel, would be demolished. Approximately 15,028 square feet is proposed to be dedicated for a new public street. Two tracts are proposed, one for the subdivision stormwater facility at approximately 9,404 square feet in the northwest corner of the site and the other tract would be a 14,213 square-foot critical areas tract containing 5,087 square feet of a Category 2 wetland in the southwest corner of the site. The proposal has a net density of 5.63 dwelling units per net acre. Steep slopes are located on the site. Eight trees are located in the critical areas tract and would be retained. Approximately 60 new trees would be added to the site. The project would result in approximately 4,500 cubic yards of excavation for site grading and road and plat construction and fill would be required for future home building pads. Street frontage improvements would be provided along Monterey PI NE. A new internal dead-end road is proposed with curb, gutter and sidewalk that would provide access to the lots with a connection to Monterey PI NE. The applicant submitted a drainage report, geotechnical report, wetlands reconnaissance, environmental checklist, and a tree inventory and retention plan.

PROJECT LOCATION: 3815 & 3767 Monterey PI NE

LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on October 9, 2015. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



PUBLICATION DATE: September 25, 2015

DATE OF DECISION: SEPTEMBER 21, 2015

SIGNATURES:



Gregg Zimmerman, Administrator
Public Works Department

9/21/15

Date



Mark Peterson, Administrator
Fire & Emergency Services

9/21/15

Date



Terry Higashiyama, Administrator
Community Services Department

9/21/15

Date



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

9/21/15

Date

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

PROJECT NUMBER: LUA14-001280, ECF, PP
APPLICANT: Joe Pruss; Civic Development; 18211 240th ave SE; Maple Valley WA 98038
PROJECT NAME: Dohrn Meadows Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting Hearing Examiner Preliminary Plat review and Environmental (SEPA) review for a 9-lot single family residential subdivision. The 89,819 square foot (2.06-acre) site is a combination of two parcels located at 3815 and 3767 Monterey PI NE within the Residential-8 (R-8) zone and Kenndale Community Planning Area. Proposed single-family lot sizes range from approximately 5,201 square feet to 8,270 square feet. Two existing single family homes, one on each parcel, would be demolished. Approximately 15,028 square feet is proposed to be dedicated for a new public street. Two tracts are proposed, one for the subdivision stormwater facility at approximately 9,404 square feet in the northwest corner of the site and the other tract would be a 14,213 square-foot critical areas tract containing 5,087 square feet of a Category 2 wetland in the southwest corner of the site. The proposal has a net density of 5.63 dwelling units per net acre. Steep slopes are located on the site. Eight trees are located in the critical areas tract and would be retained. Approximately 60 new trees would be added to the site. The project would result in approximately 4,500 cubic yards of excavation for site grading and road and plat construction and fill would be required for future home building pads. Street frontage improvements would be provided along Monterey PI NE. A new internal dead-end road is proposed with curb, gutter and sidewalk that would provide access to the lots with a connection to Monterey PI NE. The applicant submitted a drainage report, geotechnical report, wetlands reconnaissance, environmental checklist, and a tree inventory and retention plan.

PROJECT LOCATION: 3815 & 3767 Monterey PI NE
LEAD AGENCY: The City of Renton
Department of Community & Economic Development
Planning Division

MITIGATION MEASURES:

1. The applicant shall be required to comply with the recommendations included in the Geotechnical Evaluation, Earth Solutions NW LLC, dated September 18, 2014 and Addendum to the Geotechnical Evaluation prepared by Earth Solutions, NW LLC dated March 2, 2015, for the duration of clearing, grading, site and building construction.

ADVISORY NOTES:

The following notes are supplemental information provided in conjunction with the administrative land use action. *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.*

PLAN - Planning Review - Land Use Version 2 | September 17, 2015

Planning Review Comments Contact: Kris Sorensen | 425-430-6593 | ksorensen@rentonwa.gov

On hold letter sent 12/18/14.

Fire Review - Building Comments Contact: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

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

Code Related Comments:

1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrants are not within 300 feet of the furthest proposed dwelling, so a new hydrant and water main is required. A water availability certificate is

required from Coal Creek Utility District.

2. Fire department apparatus access roadways are required to be minimum 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 322 psi point loading. Access is required within 150 feet of all points on the buildings. Dead end streets that exceed 150 feet in length require an approved turnaround, proposed hammerhead turnaround is acceptable.

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

Recommendations: Preliminary Plat: Bob Mac Onie 10/21/2014

Note the City of Renton land use action number and land record number, LUA14 001280 and LND 10 0518, respectively, on the final plat submittal. The type size used for the land record number should be smaller than that used for the land use action number. Please note that the land use action number provided will change when this subdivision changes from preliminary to final plat status.

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

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

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

Note the date the existing city monuments were visited and what was found, per WAC 332 130 150.

Provide lot closure calculations.

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

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

The lot addresses will be provided by the city as soon as possible. Note said addresses and the street name on the plat drawing.

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

Do not encroachments.

Remove from the "LEGEND" block all tree items, utilities facilities and mailbox references, but do include in said "LEGEND" block the symbols and their details that are used in the plat drawing.

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

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

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

PLAN - Planning Review - Land Use Version 2 | September 17, 2015

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

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

Note the research resources on the plat submittal.

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

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

A pertinent approval block is also needed for the King County Assessor's Office. Provide signature lines as required. Do not make references to density and zoning information on the final plat drawing.

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

Note that if there are restrictive covenants, agreements or easements to others (neighboring property owners, etc.) as part of this subdivision, they can be recorded concurrently with the plat. The plat drawings and the associated document(s) are to be given to the

Project Manager as a package. The plat document will be recorded first (with King County). The recording number(s) for the associated document(s) (said documents recorded concurrently with, but following the plat) need to be referenced on the plat drawings.

There needs to be language regarding the conveyance of the Tracts A & B created by the plat; please check with the Storm Water Utility to

see if they will require that the City be the owner of Tract 'A' if not and if there is to be a Homeowners' Association (HOA) created for this

plat, the following language concerning ownership of "Tract A" (Storm Water) applies to this plat and should be noted on the final plat drawing as follows:

Upon the recording of this plat, Tract A is hereby granted and conveyed to the Plat of Name of Plat Homeowners' Association (HOA) for a Storm Water Detention and Management. All necessary maintenance activities for said Tract will be the responsibility of the HOA. In the event that the HOA is dissolved or otherwise fails to meet its property tax obligations, as evidenced by non payment of

property taxes for a period of eighteen (18) months, then each lot in this plat shall assume and have an equal and undivided ownership interest in the Tract previously owned by the HOA and have the attendant financial and maintenance responsibilities.

Otherwise, use the following language on the final plat drawing: Lots 1 through 9, inclusive, shall have an equal and undivided ownership interest in "Tract A".

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

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

All vested owner(s) of the subject plat, at the time of recording, need to sign the final plat. For the street dedication process, include a current title report noting the vested property owner.

Police Plan Review Comments Contact: Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov
Recommendations: Minimal impact on police services.

PLAN - Planning Review - Land Use Version 1 | September 17, 2015

Technical Services Comments Contact: Amanda Askren | 425-430-7369 | aaskren@rentonwa.gov

Recommendations: Technical Services Amanda Askren 9/3/15 from Bob MacOnie's previous comments

For Final Plat Preparation:

Note the City of Renton land use action number and land record number, LUA14 001280 and LND 10 0518, respectively, on the final plat submittal. The type size used for the land record number should be smaller than that used for the land use action number. Please note that the land use action number provided will change when this subdivision changes from preliminary to final plat status.

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

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

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

Note the date the existing city monuments were visited and what was found, per WAC 332 130 150.

Provide lot closure calculations.

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

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

The lot addresses will be provided by the city as soon as possible. Note said addresses and the street name on the plat drawing.

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

Do note encroachments.

Remove from the "LEGEND" block all tree items, utilities facilities and mailbox references, but do include in said "LEGEND" block the symbols and their details that are used in the plat drawing.

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

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

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

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

Note the research resources on the plat submittal.

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

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

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

Do not make references to density and zoning information on the final plat drawing.

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

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

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

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

Otherwise, use the following language on the final plat drawing:

Lots 1 through 9, inclusive, shall have an equal and undivided ownership interest in "Tract A".

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

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

All vested owner(s) of the subject plat, at the time of recording, need to sign the final plat. For the street dedication process, include a current title report noting the vested property owner.

Fire Review - Building Comments Contact: Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov

Recommendations: Environmental Impact Comments:

1. The fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit. Credit would be granted for the two existing homes.

Code Related Comments:

1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrants are not within 300 feet of the furthest proposed dwelling, so a new hydrant and water main is required. A water availability certificate is required from Coal Creek Utility District.

2. Fire department apparatus access roadways are required to be minimum 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 75 psi point loading. Access is required within 150 feet of all points on the buildings. Dead end streets that exceed 150 feet in length require an approved turnaround.

Planning Review Comments Contact: Kris Sorensen | 425-430-6593 | ksorensen@rentonwa.gov

Recommendations: Planning:

1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.

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

3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days.

Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.

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

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

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

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

Recommendations: I have reviewed the application for Dohrn Meadows preliminary plat located at 3815 & 3767 Monterey Place NE and

have the following comments:

EXISTING CONDITIONS

WATER Water service will be provided Coal Creek Water service District

SEWER The site will be served by City of Renton sewer service.

STORM There is no existing storm water pipe on the Monterey Place frontage.

STREETS Monterey Place NE is a collector street with existing right of way width of 60 feet.

CODE REQUIREMENTS

WATER

1. A water availability certificate from Coal Creek Utility District was provided.
2. Approved water plans from Coal Creek Utility 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 The project proposes to get sewer service connection from the existing 8" diameter sewer main on Lincoln Ave NE via an easement on the neighboring parcel (parcel # 3345700185).

2. 8" diameter sewer main extension is proposed through the site to end at a manhole located at the property line between lots 8 and 9.
3. A minimum 12 feet wide gravel (or paved) access path is required on the sewer main located to the west side of lot 4 till the sewer manhole.
4. A letter is required to be provided from Coal Creek Utility District during utility construction permit stage confirming if the Coal Creek sewer latecomer fee is applicable or not applicable.
5. For this project, to meet the required separation between utility lines, it is allowable to locate the sewer main in the planter portion within the public right of way before the sidewalk of the proposed public street. This will be contingent on two conditions – (1) the dry utilities should be located back of the sidewalk to provide required separation with the sewer main, and (2) trees will not be allowed in the planter area with the sewer main.
6. Individual lots are to be served by individual side sewers. The side sewers should not be located under driveways.
7. System development charge (SDC) fee is applicable at the time of issuance of the utility construction permit. The current sewer SDC fee for a 1" meter is \$2,135.

SURFACE WATER

1. A drainage plan and drainage report prepared by Encompass Engineering was for the project. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. A combined detention / water quality pond is proposed to meet the detention and water quality needs of the project. The proposed facility will be a public storm water facility. Appropriate individual lot storm water flow control BMPs will be required to be provided by the project. Bypass of runoff from non targeted surfaces shall be described in the drainage report. The plans submitted during the utility construction permit stage should show the public storm water pipes located outside the planter and outside the sidewalk. Required horizontal and vertical separation between the utility lines should be provided. Storm water pond geometry shall be in accordance with the City adopted 2009 King County Surface Water Design Manual (KCSWDM) and associated City Amendments. Storm water pond access as per the City Amendments should be provided. Final plans and drainage report based on the requirements mentioned in 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 gravel (or paved) access path is required on the west side of the storm water pond till the most northern catch basin. Storm water access as per the City Amendments should be provided.
3. A geotechnical report and an addendum were submitted by Earth Solutions NW, LLC. The report identifies the site soils as loam with till deposits in the vicinity of the site.
4. 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.
5. A Construction Stormwater General Permit from Department of Ecology is required for projects that have clearing and grading exceeding 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. Monterey Place NE is a collector street with existing right of way width of 60 feet. Monterey Place

NE is a Collector Street. The available right of way (ROW) width on this street is 60 feet. The proposed Monterey Place NE half street section shows a 11 feet wide travel lane, 5 feet wide bike lane, 0.5 foot wide curb, 8 feet wide landscaped planter strip, and 5 feet wide sidewalk, and 0.5 foot wide clear width back of sidewalk, located within the right of way. A 1 feet wide clear width is required back of the sidewalk (as was previously mentioned in the preapplication comments for the project). A 0.5 foot wide ROW dedication will be applicable on the Monterey Place NE frontage. A modification request will be required to be provided by the developer to provide the 5 feet wide sidewalk instead of the code required 8 feet width. Staff recommends support of the 5 feet wide sidewalk width to be consistent with the existing sidewalk along the corridor.

Additional pavement widening (subject to survey) is required to provide the proposed 5 feet wide bike lane. Saw cut at the existing fog line and construct the bike lane to ensure that standard pavement thickness is provided under the bike lane. Restriping of Monterey Place NE frontage is also applicable.

3. A limited access residential street with 20 feet paved width is proposed as the internal site access. 0.5 feet wide curb, 8 feet wide landscaped planter, and 5 feet wide sidewalk are also shown on both sides of the street. A hammerhead turnaround is proposed at the dead end of the internal access street. The hammer head turnaround should meet with fire department requirements also. Parking is not allowed on streets with 20 feet or less paved width.

4. Adequate sight distance should be provided at the intersection of the proposed new street with Monterey Place NE.

5. No lot is proposed to gain direct access from Monterey Place NE. The individual driveways shall be as per RMC 4 4 060.

6. Paving and trench restoration as per the City's Standard Trench Restoration and Pavement Overlay Standards will be applicable for any utility work or any pavement cut work in the public street.

7. Street lighting as per City standards is required on the internal access road. Street lighting is not required on Monterey Place NE frontage due to the existing overhead power lines and transformer. Street lighting plans should be included with the civil plan submittal.

8. Sidewalks and ramps shall be ADA compliant.

GENERAL COMMENTS

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.

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.

3. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.

AFFIDAVIT OF SERVICE BY MAILING

On the 3rd day of October, 2014, I deposited in the mails of the United States, a sealed envelope containing **Notice of Application and Acceptance** documents. This information was sent to:

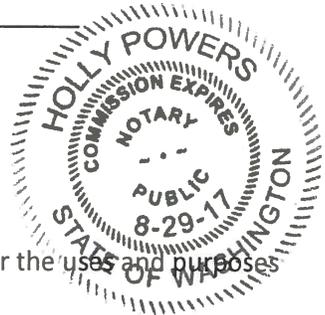
Name	Representing
Agencies	See Attached
Joe Pruss	Contact
Chad Allen	Applicant
Gregg & Natalie Dohrn	Owners

(Signature of Sender):

STATE OF WASHINGTON)

) SS

COUNTY OF KING)



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

Dated: October 3, 2014

Holly Powers

Notary Public in and for the State of Washington

Notary (Print): Holly Powers

My appointment expires: August 29, 2017

Project Name:	Dornh Meadows Preliminary Plat
Project Number:	LUA14-001280, ECF, PP

**AGENCY (DOE) LETTER MAILING
(ERC DETERMINATIONS)**

Dept. of Ecology ** Environmental Review Section PO Box 47703 Olympia, WA 98504-7703	WDFW - Larry Fisher* 1775 12th Ave. NW Suite 201 Issaquah, WA 98027	Muckleshoot Indian Tribe Fisheries Dept. * Attn: Karen Walter or SEPA Reviewer 39015 – 172 nd Avenue SE Auburn, WA 98092
WSDOT Northwest Region * Attn: Ramin Pazooki King Area Dev. Serv., MS-240 PO Box 330310 Seattle, WA 98133-9710	Duwamish Tribal Office * 4717 W Marginal Way SW Seattle, WA 98106-1514	Muckleshoot Cultural Resources Program * Attn: Ms Melissa Calvert 39015 172 nd Avenue SE Auburn, WA 98092-9763
US Army Corp. of Engineers * Seattle District Office Attn: SEPA Reviewer PO Box C-3755 Seattle, WA 98124	KC Wastewater Treatment Division * Environmental Planning Supervisor Ms. Shirley Marroquin 201 S. Jackson ST, MS KSC-NR-050 Seattle, WA 98104-3855	Office of Archaeology & Historic Preservation* Attn: Gretchen Kaehler PO Box 48343 Olympia, WA 98504-8343
Boyd Powers *** Depart. of Natural Resources PO Box 47015 Olympia, WA 98504-7015		
KC Dev. & Environmental Serv. Attn: SEPA Section 35030 SE Douglas St. #210 Snoqualmie, WA 98065	City of Newcastle Attn: Tim McHarg Director of Community Development 12835 Newcastle Way, Ste 200 Newcastle, WA 98056	City of Kent Attn: Jack Pace Acting Community Dev. Director 220 Fourth Avenue South Kent, WA 98032-5895
Metro Transit Senior Environmental Planner Gary Kriedt 201 South Jackson Street KSC-TR-0431 Seattle, WA 98104-3856	Puget Sound Energy Kathy Johnson, 355 110 th Ave NE Mailstop EST 11W Bellevue, WA 98004	City of Tukwila Steve Lancaster, Responsible Official 6200 Southcenter Blvd. Tukwila, WA 98188
Seattle Public Utilities Jailaine Madura Attn: SEPA Coordinator 700 Fifth Avenue, Suite 4900 PO Box 34018 Seattle, WA 98124-4018		

*Note: If the Notice of Application states that it is an "Optional DNS", the marked agencies and cities will need to be sent a copy of the Environmental Checklist, Site Plan PMT, and the Notice of Application.

**Department of Ecology is emailed a copy of the Environmental Checklist, Site Plan PMT, & Notice to the following email address: sepaunit@ecy.wa.gov

***Department of Natural Resources is emailed a copy of the Environmental Checklist, Site Plan PMT, & Notice the following email address: sepacenter@dnr.wa.gov

Chad Allen
Encompass Engineering
165 NE Juniper St, Suite 201
Issaquah, WA 98027

Natalie Dohrn
2205 W 136th St
Broomfield, CO 80023

Gregg Dohrn
2129 S Rockwood Blvd
Spokane, WA 99203

JOE PRUSS
18211 240TH Ave SE
MAPLE VALLEY, WA 98038

3345700137
AKUTAGA WA DORAN+TIEN
1820 NE 38TH ST
RENTON, WA 98056

3345700207
ALLEN CREEK HOMES LLC
2012 NE 37th PI
Renton, WA 98056

3345700172
BOLLINGER REX EUGENE+SUSAN
3812 MONTEREY PL NE
RENTON, WA 98056

3345700235
CARPENTER THOMAS E III
3601 LINCOLN AVE NE
RENTON, WA 98056

9360900010
CHEN LI
8535 113th Ave SE
Newcastle, WA 98056

3345700196
D'COSTA JOHN+SANDRA
3708 LINCOLN CT NE
RENTON, WA 98056

3345700182
DOHRN RONALD G
2129 S ROCKWOOD BLVD
SPOKANE, WA 99203

3345700220
HINES DELORES M
1825 NE 38TH ST
RENTON, WA 98056

3345700139
JOHNSTON AMY L+OYER SCOTT D
1817 NE 38TH PL
RENTON, WA 98056

9360900100
LI SHAOXIA
11305 SE 86TH PL
NEWCASTLE, WA 98056

3345700211
ALBRECHT SUZANNE M
2000 NE 37TH PL
RENTON, WA 98056

3345700207
ALLEN CREEK HOMES LLC
8724 NE 134TH ST
KIRKLAND, WA 98034

3345700200
CADIEUX MARC D+FORTIN KEN
3720 Lincoln Ct NE
Renton, WA 98056

3224059082
CHAUDHRY MAT+AFSHAN
2110 NE 36TH ST
RENTON, WA 98056

3345700133
COOPER KENNETH H
3821 LINCOLN AVE NE
RENTON, WA 98056

3345700161
DEBOER DENIS E
3866 MONTEREY PL NE
RENTON, WA 98056

3345700203
GREENWOOD CAPITAL 1 LLC
7517 GREENWOOD AVE N
SEATTLE, WA 98103

3345700171
JASLOWSKI RICHARD E
3865 MONTEREY PL NE
RENTON, WA 98056

3345700221
JUNG YOON SUN
2025 NE 37TH PL
RENTON, WA 98056

3345700131
LIM YANG KEUN+LIM SONGMI
3815 LINCOLN AVE NE
RENTON, WA 98056

3345700213
ALLEN CREEK HOMES LLC
2001 NE 37th PI
Renton, WA 98056

3345700207
ALLEN CREEK HOMES LLC
8724 NE 134TH ST
KIRKLAND, WA 98034

3345700200
CADIEUX MARC D+FORTIN KEN
PMB #154
NEWCASTLE, WA 98059

9360900010
CHEN LI
19509 SE 27TH PL
SAMMAMISH, WA 98075

3345700141
COUSIN SYDNEY L JR+MARLENEA
1204 ELMSTEAD DR
WINTERVILLE, NC 28590

3345700181
DOHRN NATALIE A+WADE JOHN G
13578 KING LAKE TRL
BROOMFIELD, CO 80020

3345700212
HARLAN BRIAN M+JAIMI L DENN
3625 MONTEREY CT NE
RENTON, WA 98056

3345700192
JIMENEZ JOENALD+JIMENEZ GLENDA
3705 LINCOLN CT
RENTON, WA 98056

3224059033
KENDALL HAROLD+SANDRA
8431 116TH AVE SE
RENTON, WA 98056

3345700190
LIU YUNLONG+LI LIN
3711 LINCOLN CT NE
RENTON, WA 98056

3345700201
LUM MATTHEW+JUDY
2024 NE 37TH PL
RENTON, WA 98056

3345700205
MASKER JOHN JOSEPH+CHAPMAN
2017 NE 37TH PL
RENTON, WA 98056

9360900030
NANCARROW SHARON PFISTER
11302 SE 86TH PL
RENTON, WA 98056

3345700219
NGUYEN MINH
2007 NE 37TH PL
RENTON, WA 98056

3345700198
NIXON IAN W+DIANE P
2100 LAKE WASHINGTON BLVD N #H305
RENTON, WA 98056

3345700186
PRZASNYSKI JEREMY D+JESSICA
3723 LINCOLN CT NE
RENTON, WA 98056

3345700203
Resident
2018 NE 37th PI
Renton, WA 98056

9360900020
Resident
8529 113th Ave SE
Newcastle, WA 98056

3345700165
SHAW RALPH
909 N BLACKBIRD DR
GILBERT, AZ 85234

9360900240
SIDDIQUI AAFREEN
8607 113TH AVE SE
NEWCASTLE, WA 98056

3345700183
LUM TIMOTHY W H
12607 SE 78TH PL
NEWCASTLE, WA 98056

9360900230
MEDA RAVINDRANATH
8615 113TH AVE SE
NEWCASTLE, WA 98056

9578070150
NEWCASTLE CITY OF
12835 NEWCASTLE WAY #200
NEWCASTLE, WA 98056

3345700132
NIELSEN BRUCE
3825 LINCOLN AVE NE
RENTON, WA 98056

3345700135
PASKETT GREGORY K+ANNE C
1826 NE 38TH ST
RENTON, WA 98056

3345700216
QUACH VAN MONG
3636 LINCOLN AVE NE
RENTON, WA 98056

3345700182
Resident
3767 Monterey PI NE
Renton, WA 98056

9360900010
Resident
8535 113th Ave SE
Newcastle, WA 98056

3345700179
SHIAO-CHIN CHAO
601 S KING ST #302
SEATTLE, WA 98104

3345700210
SORIA AMINADAB+OGUILVER HER
3626 MONTEREY CT NE
RENTON, WA 98055

3345700183
LUM TIMOTHY W H
3802 Monterey PI NE
Renton, WA 98056

3345700208
MOROSO PAMELA J
3620 MONTEREY CT NE
RENTON, WA 98056

9578070160
NEWCASTLE CITY OF
12835 NEWCASTLE WAY #200
NEWCASTLE, WA 98056

3345700130
NIELSEN KRIS L
3835 LINCOLN AVE NE
RENTON, WA 98056

3345700237
PROFF VERNON+DOLORES
3612 LINCOLN CT NE
RENTON, WA 98056

3345700141
Resident
1818 NE 38th PI
Renton, WA 98056

3345700181
Resident
3815 Monterey PI NE
Renton, WA 98056

3345700170
SHAW LORELIE
3828 LINCOLN AVE NE
RENTON, WA 98056

9360900020
SHINN MARK D+ROXANNE L
6947 COAL CREEK PKWY SE
NEW CASTLE, WA 98059

3345700209
SPRINGER LEON A+JACOBSEN LA
2006 NE 37th PI
Renton, WA 98056

3345700209
SPRINGER LEON A+JACOBSEN LA
2749 SW SYLVAN HEIGHTS DR
SEATTLE, WA 98106

3345700194
SUGITA EUGENE HAYATO+ERICA
3702 LINCOLN CT NE
RENTON, WA 98056

3224059013
TOOLE JAMES C+MARY PARYPA
11505 SE 85TH LN
NEWCASTLE, WA 98056

3345700185
TRUS GARY L & MAXINE D
3792 LINCOLN AVE NE
RENTON, WA 98056

3345700188
ZOPE SATISH PANINI+MARSHA R
3717 LINCOLN CT NE
RENTON, WA 98056



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

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

DATE OF NOTICE OF APPLICATION: October 9, 2014
LAND USE NUMBER: LUA14-001280, ECF, PP
PROJECT NAME: Dornh Meadows Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting Hearing Examiner Preliminary Plat and Environmental (SEPA) review. Two parcels totaling 89,819 sf (2.06-acre) in the R8 zone are proposed to be subdivided into 9 residential lots with one critical areas tract and one storm water tract.

PROJECT LOCATION: 3815 & 3767 Monterey Pl NE

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project.

PERMIT APPLICATION DATE: September 19, 2014
NOTICE OF COMPLETE APPLICATION: October 9, 2014
APPLICANT/PROJECT CONTACT PERSON: Chad Allen, Encompass Engineering & Surveying/165 NE Juniper St., Ste 201/ Issaquah, WA 98027/ 425-392-0250/ callen@encompasses.net
Permits/Review Requested: Environmental (SEPA) Review, Preliminary Plat
Other Permits which may be required: Building, Construction and Fire Permits
Requested Studies: Drainage Report, Geotechnical Report, Landscape Analysis, Wetland Assessment
Location where application may be reviewed: Department of Community & Economic Development (CED) - Planning Division, 50th Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

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

Name/File No.: Dornh Meadows Preliminary Plat / LUA14-001280, ECF, PP
MAILING ADDRESS: City/State/Zip:
TELEPHONE NO.:

PUBLIC HEARING: Public hearing is tentatively scheduled for December 9, 2014 before the Renton Hearing Examiner in Renton Council Chambers at 10:00 am on the 7th floor of Renton City Hall located at 1055 South Grady Way.
CONSISTENCY OVERVIEW: Zoning/Land Use: The subject site is designated COMP-RSF on the City of Renton Comprehensive Land Use Map and R-8 on the City's Zoning Map.
Environmental Documents that Evaluate the Proposed Project: Environmental (SEPA) Checklist
Development Regulations Used For Project Mitigation: The project will be subject to the City's SEPA ordinance, RMC Sections 4-2-110 Residential Dev Stnds; 4-4-030 Dev Guidelines and Regs; 4-4-060 Street Stnds; 4-7-080 Subdivision Procedures; 4-7-170 Residential Lots General Regs; and other applicable codes and regulations as appropriate.
Proposed Mitigation Measures: The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.
- Follow Geotechnical report recommendations for site development and foundation construction;
- Follow erosion control recommended measures

Comments on the above application must be submitted in writing to Kris Sorensen, Associate Planner, CED - Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on October 23, 2014. This matter is also tentatively scheduled for a public hearing on December 9, 2014, at 10:00 am, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6593. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

CONTACT PERSON: Kris Sorensen, Associate Planner; Tel: (425) 430-6593; Email: ksorensen@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION



CERTIFICATION

I, Angela Wickstrom, hereby certify that 3 copies of the above document were posted in 3 conspicuous places or nearby the described property on

Date: 9-19-14

Signed: Angela Wickstrom

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

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

Dated: Notary Public in and for the State of Washington

Notary (Print):

My appointment expires:

EXHIBIT 25

4-2-110A

4-2-110A DEVELOPMENTAL ZONING DESIGNATIONS (PRIMARY AND ATTACHED ACCESSORY STRUCTURES)

DENSITY	
Minimum Net Density (for proposed short plats or subdivisions)^{1, 15}	
RC, R-1, and R-4	none
R-8	4 dwelling units per net acre.
R-10	For parcels over 1/2 gross acre: 4 dwelling units per net acre ³⁰
R-14	10 dwelling units per net acre ³⁰
RM	For any subdivision, and/or development:³⁰ "U" suffix: 25 dwelling units per net acre. "T" suffix: 14 dwelling units per net acre. "F" suffix: 10 dwelling units per net acre.
Maximum Net Density^{2, 14, 15}	
RC	1 dwelling unit per 10 net acres.
R-1	1 dwelling unit per 1 net acre, except that in designated Urban Separators density of up to 1 unit per gross acre may be permitted subject to conditions in RMC 4-3-110, Urban Separator Overlay Regulations. Assisted living bonus: A maximum density of 18 units/acre may be allowed subject to conditions of RMC 4-9-065, Density Bonus Review.
R-4	4 dwelling units per 1 net acre.
R-8	8 dwelling units per 1 net acre, except that the maximum shall be 6.00 dwelling units per net acre when alleys are considered practical, as specified in RMC 4-7-150.E.5, and are not part of the street configuration.
R-10	10 dwelling units per net acre. Assisted living bonus: A maximum density of 18 units/acre, for assisted living, may be allowed subject to conditions of RMC 4-9-065, Density Bonus Review.
R-14	14 dwelling units per net acre, except that density of up to 18 dwelling units per acre may be permitted subject to conditions in RMC 4-9-065, Density Bonus Review. Assisted living bonus: A maximum density of 18 units/acre, for assisted living, may be allowed subject to conditions of RMC 4-9-065, Density Bonus Review. Affordable housing bonus: Up to 30 dwelling units per net acre may be permitted on parcels a minimum of two acres in size if 50% or more of the proposed dwelling units are affordable to low income households with incomes at or below 50% of the area median income.
RM	"U" suffix: 75 dwelling units per net acre. ²⁶ "T" suffix: 35 dwelling units per net acre. "F" suffix: 20 dwelling units per net acre. ³² Assisted living bonus: 1.5 times the maximum density may be allowed subject to conditions of RMC 4-9-065, Density Bonus Review.

**Entire Document
Available Upon Request**

Slopes; Dohrn Meadows Pre Plat

EXHIBIT 26



Notes

None



WGS_1984_Web_Mercator_Auxiliary_Sphere

Legend

- City and County Boundary
 - Other
 - City of Renton
- Addresses
- Parcels
- Wellhead Protection Area Zones
 - Zone 1
 - Zone 1 Modified
 - Zone 2
- Slope City of Renton
- >90% (Protected)
- Environment Designations
 - Natural
 - Shoreline High Intensity
 - Shoreline Isolated High Intensity
 - Shoreline Residential
 - Urban Conservancy
- Jurisdictions

EXHIBIT 27

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



M E M O R A N D U M

DATE: October 6, 2015

TO: Kris Sorensen, Associate Planner

FROM: Brianne Bannwarth, Development Engineering Manager

SUBJECT: **Traffic Concurrency Test – Dohrn Meadows Preliminary Plat;
File No. LUA14-001280, ECF, PP**

The applicant is requesting SEPA Environmental Review and Preliminary Plat approval for a 9-lot subdivision. The 2.06-acre site is located at 3815 & 3767 Monterey PI NE within the Residential-8 zoning district (APNs 3345700181 and 3345700182). The parcel would be divided into 9 residential lots, one storm drainage tract, and one critical areas Native Growth Protection Area tract and would result in a net density of 5.63 dwelling units per net acre. The applicant will dedicate 15,028 square feet for public streets with access from Monterey PI NE to a new residential street that will provide access to each lot. The proposal includes roughly 535 linear feet of public roadway (with utilities) improvements in order to provide access to proposed lots. The proposed development would generate approximately 86 net new average weekday daily trips. During the weekday AM peak hour, the project would generate approximately 7 net new trips (1 inbound and 6 outbound). During the weekday PM peak hour, the project would generate approximately 9 net new trips (6 inbound and 3 outbound). The proposed project passes the City of Renton Traffic Concurrency Test per RMC 4-6-070.D as follows:

Traffic Concurrency Test Criteria	Pass
Implementation of citywide Transportation Plan	Yes
Within allowed growth levels	Yes
Project subject to transportation mitigation or impact fees	Yes
Site specific street improvements to be completed by project	Yes
Traffic Concurrency Test Passes	

Evaluation of Test Criteria

Implementation of citywide Transportation Plan: As shown on the attached citywide traffic concurrency summary, the city's investment in completion of the forecast traffic improvements are at 130% of the scheduled expenditure through 2013.

Within allowed growth levels: As shown on the attached citywide traffic concurrency summary, the calculated citywide trip capacity for concurrency with the city adopted model for 2014 is 89,132 trips, which provides sufficient capacity to accommodate the 86 additional trips from this project. A resulting 89,046 trips are remaining.

Project subject to transportation mitigation or impact fees: The project will be subject to transportation impact fees at time of building permit for each new single family residence.

Site specific street improvements to be completed by project: The project will be required to complete all internal and frontage street improvements for the plat prior to recording. Any additional off-site improvements identified through SEPA or land use approval will also be completed prior to final occupancy.

Background Information on Traffic Concurrency Test for Renton

The City of Renton Traffic Concurrency requirements for proposed development projects are covered under Renton Municipal Code (RMC) 4-6-070. The specific concurrency test requirement is covered in RMC 4-6-070.D, which is listed for reference:

D. CONCURRENCY REVIEW PROCESS:

1. Test Required: A concurrency test shall be conducted by the Department for each nonexempt development activity. The concurrency test shall determine consistency with the adopted Citywide Level of Service Index and Concurrency Management System established in the Transportation Element of the Renton Comprehensive Plan, according to rules and procedures established by the Department. The Department shall issue an initial concurrency test result describing the outcome of the concurrency test.

2. Written Finding Required: Prior to approval of any nonexempt development activity permit application, a written finding of concurrency shall be made by the City as part of the development permit approval. The finding of concurrency shall be made by the decision maker with the authority to approve the accompanying development permits required for a development activity. A written finding of concurrency shall apply only to the specific land uses, densities, intensities, and development project described in the application and development permit.

3. Failure of Test: *If no reconsideration is requested, or if upon reconsideration a project fails the concurrency test, the project application shall be denied by the decision maker with the authority to approve the accompanying development activity permit application.*

The Concurrency Management System established in the Transportation Element on page XI-65 of the Comprehensive Plan states the following:

Based upon the test of the citywide Transportation Plan, consideration of growth levels included in the LOS-tested Transportation Plan, payment of a Transportation Mitigation Fee, and an application of site specific mitigation, development will have met City of Renton concurrency requirements.