

## ADMINISTRATIVE SHORT PLAT REPORT & DECISION

### A. SUMMARY AND PURPOSE OF REQUEST

<b>REPORT DATE:</b>	March 6, 2015
<b>Project Name:</b>	NE 24 <sup>th</sup> Street Short Plat
<b>Project Number:</b>	LUA14-001654, SHPL-A
<b>Project Manager:</b>	Jill Ding, Senior Planner
<b>Owner:</b>	John Cowan, 1830 NE 24 <sup>th</sup> Street, Renton, WA 98056
<b>Applicant:</b>	Bill Hughes, 14401 Issaquah-Hobart Road, Issaquah, WA 98027
<b>Contact:</b>	Tom Redding, Encompass Engineering & Surveying, 165 NE Juniper Street, Suite 201, Issaquah, WA 98027
<b>Project Location:</b>	1904 and 1908 NE 24 <sup>th</sup> Street

**Project Summary:** Subdivision of an existing 25,400 square foot (0.58 acre) project site zoned R-8 (Residential-8 dwelling units per acre) into three lots for the future construction of three single family residences. The project site consists of two vacant parcels on the north side of NE 24th Street (parcel nos. 8132100120 and 8132100130). An 18-foot wide private driveway is proposed on the eastern portion of proposed Lot 2 to provide access to proposed Lot 3. A variance was requested from the Fire Dept. to reduce the paving width required for the private driveway access to Lot 3 from 20 feet to 16 feet. Access to Lots 1 and 2 would be provided via residential driveways off of NE 24th Street. A street modification request has been submitted to allow the existing frontage improvements to remain along NE 24th Street. Sensitive slopes (grades between 25 and 40 percent), high landslide hazard areas, moderate landslide hazard areas, and Aquifer Protection Area 2 are mapped on the project site.

<b>Exist. Bldg. Area SF:</b>	N/A	<b>Proposed New Bldg. Area (footprint):</b>	Unknown
		<b>Proposed New Bldg. Area (gross):</b>	N/A
<b>Site Area:</b>	25,400 sq. ft.	<b>Total Building Area GSF:</b>	N/A



**B. EXHIBITS: Short Plat Report**

- Exhibit A.1: Staff Report
- Exhibit A.2: Neighborhood Detail Map
- Exhibit A.3: Short Plat Plan (dated December 24, 2014)
- Exhibit A.4: Conceptual Drainage Control, Generalized Utility and Grading Plan (dated December 15, 2014)
- Exhibit A.5: Landscape Plan (dated December 2014)
- Exhibit A.6: Tree Cutting/Land Clearing Plan (December 15, 2014)
- Exhibit A.7: Tree Retention Worksheet
- Exhibit A.8: Geotechnical Engineering Report, prepared by GeoResources, LLC (dated 12/22/2014)
- Exhibit A.9: Preliminary Technical Information Report, prepared by Encompass Engineering & Surveying, dated December 29, 2014
- Exhibit A.10: Street Modification Request
- Exhibit A.11: Street Modification Approval Letter

**C. GENERAL INFORMATION:**

- 1. **Owner(s) of Record:** John Cowan  
1830 NE 24<sup>th</sup> Street  
Renton, WA 98056
- 2. **Zoning Designation:** Residential – 8 dwelling units per acre (R-8)
- 3. **Comprehensive Plan Land Use Designation:** Residential Single Family (RSF)
- 4. **Existing Site Use:** Vacant
- 5. **Neighborhood Characteristics:**
  - a. **North:** *Single-family residential (R-8)*
  - b. **East:** *Single-family residential (R-8)*
  - c. **South:** *Single-family residential (R-8)*
  - d. **West:** *Single-family residential (R-8)*
- 6. **Access:** NE 24<sup>th</sup> Street
- 7. **Site Area:** 25,400 sf

**D. HISTORICAL/BACKGROUND:**

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5100	11/01/2004

Zoning	N/A	5099	11/01/2004
Annexation	N/A	1818	03/17/1960
Interim Zoning	N/A	5724	09/22/2014

**E. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:**

**1. Chapter 2 Land Use Districts**

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

**2. Chapter 3 Environmental Regulations and Overlay Districts**

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

**3. Chapter 4 Property Development Standards**

- a. Section 4-4-030: Development Guidelines and Regulations
- b. Section 4-4-070: Landscaping
- c. Section 4-4-130: Tree Retention and Land Clearing Regulations

**4. Chapter 6 Streets and Utility Standards**

- a. Section 4-6-060: Street Standards

**5. Chapter 7 Subdivision Regulations**

- a. Section 4-7-070: Detailed Procedures for Short Subdivisions
- b. Section 4-7-120: Compatibility with Existing Land Use and Plan – General Requirements and Minimum Standards
- c. Section 4-7-150: Streets – General Requirements and Minimum Standards
- d. Section 4-7-170: Residential Lots – General Requirements and Minimum Standards

**5. Chapter 11 Definitions**

**F. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:**

- 1. Land Use Element: Residential Single Family
- 2. Community Design Element: Established Residential Neighborhoods and New and Infill Development

**G. DEPARTMENT ANALYSIS:**

**1. Project Description/Background**

The applicant has proposed to subdivide a 0.58 acre (25,400 square foot) site located within the Residential – 8 dwelling units per acre (R-8) zone. The proposal would create 3 lots intended for the development of detached single-family residences. The project site is currently vacant. After the deduction of the 1,763 square foot private access easement, the proposal for 3 lots on the project site would result in a net density of 5.6 dwelling units per acre. Proposed Lot 1 would total 7,023 square feet in area, Lot 2 would total 7,004 square feet in area, and Lot 3 would total 9,610 square feet in area.

City Council adopted Ordinance 5724 to provide interim zoning standards for the R-8 zone. The legislation and interim standards became effective at the time of Council approval on September 22, 2014. The NE 24<sup>th</sup> Street Short Plat application was determined a complete application on January 8, 2015, after the adopted of the interim zoning standards, and therefore, is vested to the interim zoning standards (Ordinance 5724) as well as the standards adopted under Ordinance 5702.

Access for Lots 1 and 2 would be provided via new driveways off of NE 24<sup>th</sup> Street. Access to Lot 3 is proposed via a 16-foot wide private access easement over the east side of Lot 2. Existing frontage improvements, including paving, curb and gutter, landscaping, and sidewalks exist along the project site's NE 24<sup>th</sup> Street frontage. A street modification request was submitted with the short plat application to allow the existing frontage improvements to remain.

Sensitive slopes (slopes with grades between 25 percent and 40 percent) and a high landslide hazard area are mapped on the project site. The existing ground surface generally slopes to the northwest with an elevation change of approximately 30 feet. A total of 7 significant trees have been identified on the project site and of these trees, 2 are proposed to be retained. The trees proposed for retention are located on the southwest corner of Lot 1 and the southeast corner of Lot 2.

## **2. Environmental Review**

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

## **3. Compliance with ERC Conditions**

N/A

## **4. Staff Review Comments**

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

## **4. Consistency with Short Plat Criteria**

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

(✓ Compliant; Note 1: Partially compliant; Note 2: Not compliant; Note 3: Compliance not yet demonstrated)

**1. CONFORMANCE WITH THE COMPREHENSIVE PLAN:** The site has the Comprehensive Land Use designation of Residential Single Family (RSF). Land designated RSF is intended to be used for high quality detached, single-family residential development organized into neighborhoods at urban densities. It is intended that larger subdivisions, infill development, and rehabilitation of existing housing be carefully designed to enhance and improve the quality of single family living environments. The proposal is consistent with the following Comprehensive Plan Land Use and Community Design Element policies, if all conditions of approval are met, unless noted otherwise:

✓	<b>Policy LU-158.</b> Net development densities should fall within a range of 4.0 to 8.0 dwelling units per acre in Residential Single Family Neighborhoods.
✓	<b>Policy CD-14.</b> Infill development, defined as new short plats of nine or fewer lots, should be encouraged in order to add variety, updated housing stock, and new vitality to neighborhoods.
✓	<b>Policy CD-15.</b> 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.

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

✓	<p><b>Density:</b> The allowed density range in the R-8 zone is a minimum of 4.0 to a maximum of 8.0 dwelling units per acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.</p> <p><i>Staff Comment: For the purposes of calculating net density the 1,763 square foot private access easement is required to be deducted from the gross site area of 25,400 square feet, resulting in a net area of 23,637 square feet (0.54 acres). Based on the proposal for 3 lots, the net density would be 5.6 dwelling units per net acre, which is within the allowed density range for the R-8 zone.</i></p>
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✓	<b>Lot Dimensions:</b>																								
	<table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th>Proposed Lots</th> <th>Lot Size</th> <th>Width</th> <th>Depth</th> </tr> </thead> <tbody> <tr> <td></td> <td>7,000 SF minimum</td> <td>60 feet minimum</td> <td>90 feet minimum</td> </tr> <tr> <td></td> <td></td> <td colspan="2">(70 feet for corner lots)</td> </tr> <tr> <td>Lot 1</td> <td>7,023 sf</td> <td>71.50 feet</td> <td>99.24 feet</td> </tr> <tr> <td>Lot 2</td> <td>7,004 sf</td> <td>91.12 feet</td> <td>96.24 feet</td> </tr> <tr> <td>Lot 3</td> <td>9,610 sf</td> <td>60.00 feet</td> <td>162.62 feet</td> </tr> </tbody> </table>	Proposed Lots	Lot Size	Width	Depth		7,000 SF minimum	60 feet minimum	90 feet minimum			(70 feet for corner lots)		Lot 1	7,023 sf	71.50 feet	99.24 feet	Lot 2	7,004 sf	91.12 feet	96.24 feet	Lot 3	9,610 sf	60.00 feet	162.62 feet
Proposed Lots	Lot Size	Width	Depth																						
	7,000 SF minimum	60 feet minimum	90 feet minimum																						
		(70 feet for corner lots)																							
Lot 1	7,023 sf	71.50 feet	99.24 feet																						
Lot 2	7,004 sf	91.12 feet	96.24 feet																						
Lot 3	9,610 sf	60.00 feet	162.62 feet																						

**Note 3** **Setbacks:** The required setbacks in the R-8 zone per the Interim Zoning Ordinance 5724 are as follows: front yard is 25 feet, side yard (or shared driveway) is 7.5 feet, side yard

	<p>along the street or access easement is 17.5 feet and the rear yard is 25 feet.</p> <p><u>Staff Comment:</u> <i>A 16-foot wide private access easement is proposed along the eastern side of Lot 2 to provide access to Lot 3. The front yard areas of proposed Lots 1 and 2 would be oriented to the south towards NE 24<sup>th</sup> Street; the front yard of Lot 3 would be oriented to the east. As proposed the new lots would provide adequate area for compliance with the required setbacks. Setbacks would be verified at the time of building permit review.</i></p>
<b>Note 3</b>	<p><b>Building Standards:</b> The Interim R-8 zoning requirements, per Ordinance 5724, for maximum building height is 30 feet. The maximum building coverage is 40 percent.</p> <p><u>Staff Comment:</u> <i>Building height and lot coverage for the new single family residences would be verified at the time of building permit review.</i></p>
<b>Note 1</b>	<p><b>Landscaping:</b> The City’s landscape regulations (RMC 4-4-070) require all short plats to provide a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. 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. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator. A minimum of two trees are to be located in the front yard prior to final inspection.</p> <p><u>Staff Comment:</u> <i>A conceptual landscape plan (Exhibit A.5) was submitted as part of the proposed land use application. The conceptual landscape plan (Exhibit A.5) shows a 10-foot wide landscaped strip along NE 24<sup>th</sup> Street. A planting detail was included showing 3 Western Red Cedar trees, 5 Vine Maple trees, Daylilies, Hansa Japanese Rose, Sword Fern, Pacific Wax Myrtle, Variegated Dogwood, Dwarf Mugo Pine, Maiden Grass, and Kinnickinnick.</i></p> <p><i>A street modification request (Exhibit A.10) was submitted with the short plat application allowing the applicant to retain the existing 6.5-foot landscape strip between the curb and sidewalk. The existing 6.5-foot landscape strip has 4 street trees. Due to the proposed locations of the driveways for the new lots, the applicant is proposing to replace or relocate 3 of the existing street trees (one tree would remain in its current location). If the driveway curb cut for Lot 2 was consolidated with the proposed access easement to the west (providing access to Lot 3) only 1 existing street tree would need to be relocated or replaced (see further discussion below under access). To ensure retention of the existing mature street trees, staff recommends a condition of approval that a minimum of two existing street trees are retained.</i></p> <p><i>No trees were proposed within the front yard area of new Lot 3. Staff recommends, as a condition of approval, that a detailed landscape plan be submitted at the time of Construction Permit application for review and approval by the Current Planning Project Manager. The detailed landscape plan shall include two trees within the front yard area of Lot 3 and show the relocation or replacement of one street tree along NE 24<sup>th</sup> Street.</i></p>

	<p><i>The 10-foot landscaped strip and street trees shall be installed prior to final short plat approval and the street/front yard trees shall be installed prior to final building inspection.</i></p>
✓	<p><b>Tree Retention:</b> The City’s adopted Tree Retention and Land Clearing Regulations require the retention of 30 percent of trees in a residential development.</p> <p><u>Staff Comment:</u> <i>A Tree Cutting/Land Clearing Plan (Exhibit A.6) and a Tree Retention Worksheet (Exhibit A.7) were submitted with the short plat application materials. There are a total of 7 significant trees located on the project site. A total of 2 trees are proposed to be retained. To comply with the Tree Retention requirements, 2 trees are required to be retained or replaced. The proposal to retain 2 trees would comply with this requirement. Staff recommends as a condition of approval that a final Tree Retention plan in compliance with the City’s adopted Tree Retention and Land Clearing Regulations be submitted at the time of Construction Permit application for review and approval by the Current Planning Project Manager.</i></p>
<b>Note 3</b>	<p><b>Parking:</b> Parking regulations require that a minimum of two parking spaces be provided for each detached dwelling.</p> <p>Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width at the property line.</p> <p><u>Staff Comment:</u> <i>As proposed, each lot would have adequate area to provide two off-street parking spaces. Compliance with the parking requirements would be verified at the time of building permit review. Compliance with driveway standards would be verified at the time of building permit review.</i></p>
✓	<p><b>Critical Areas:</b> A high landslide hazard area and sensitive slopes (with a grade between 25 and 40 percent) are mapped on the project site. High landslide hazard areas and sensitive slopes are regulated under the City’s Critical Areas Regulations (RMC 4-3-050).</p> <p><u>Staff Comment:</u> <i>A Geotechnical Engineering Report prepared by GeoResources, LLC, dated December 22, 2014 (Exhibit A.8) was submitted with the project application. According to the report the slopes on the project site range from 13 to 15 percent and are underlain with Indianola Loamy Sand. As the onsite slopes have grades less than 25 percent, the report (Exhibit A.8) concludes that they would not meet the definition of sensitive slopes per the City’s Critical Areas Regulations (RMC 4-3-050). In addition, the report also concludes that the presence of sandy soils onsite with grades between 13 to 15 percent do not meet the criteria for a high landslide hazard area and would instead meet the criteria for a low landslide hazard area. The report included recommendations for site preparation and grading, structural fill, foundation support, and floor slab support. Staff recommends as a condition of approval that project construction be required to comply with the recommendations provided in the Geotechnical Engineering Report prepared by GeoResources, LLC, dated December 22, 2014.</i></p>
<p><b>3. DESIGN STANDARDS:</b> Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-8 zone. The Standards implement policies established in the Land Use and Community Design Elements of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design</p>	

Standards would be verified prior to issuance of building permits. The proposal is consistent with the following design standards, unless noted otherwise:	
✓	<p><b>Lot Configuration:</b> One of the following is required:</p> <ol style="list-style-type: none"> <li>1. Lot width variation of 10 feet (10') minimum of one per four (4) abutting street-fronting lots, or</li> <li>2. Minimum of four (4) lot sizes (minimum of four hundred (400) gross square feet size difference), or</li> <li>3. A front yard setback variation of at least five feet (5') minimum for at least every four (4) abutting street fronting lots.</li> </ol> <p><u>Staff Comment:</u> <i>As proposed the short plat would comply with requirement number 1. Proposed Lot 1 would have a lot width of 71.50 feet and Lot 2 would have a lot width of 91.12 feet. The difference in width between the street fronting lots (Lots 1 and 2) would exceed 10 feet.</i></p>
Note 3	<p><b>Garages:</b> One of the following is required; the garage is:</p> <ol style="list-style-type: none"> <li>1. Recessed from the front of the house and/or front porch at least eight feet (8'), or</li> <li>2. Located so that the roof extends at least five feet (5') (not including eaves) beyond the front of the garage for at least the width of the garage plus the porch/stoop area, or</li> <li>3. Alley accessed, or</li> <li>4. Located so that the entry does not face a public and/or private street or an access easement, or</li> <li>5. Sized so that it represents no greater than fifty percent (50%) of the width of the front facade at ground level, or</li> <li>6. Detached.</li> </ol> <p>The portion of the garage wider than twenty six-feet (26') across the front shall be set back at least two feet (2').</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Note 3	<p><b>Primary Entry:</b> One of the following is required:</p> <ol style="list-style-type: none"> <li>1. Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or</li> <li>2. Porch: minimum size five feet (5') deep and minimum height twelve inches (12") above grade.</li> </ol> <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.</p> <p><u>Staff Comment:</u> <i>Lot 2 shall be required to provide vehicular access to the home from the access easement. However, it should be noted that the primary entry of the home should face NE 24<sup>th</sup> Street. To ensure the home maintains this orientation, staff recommends a condition of approval, that the primary entry features be located on the façade facing NE</i></p>

	<i>24<sup>th</sup> Street. Compliance for this standard would be verified at the time of building permit review.</i>
<b>Note 3</b>	<p><b>Façade Modulation:</b> One of the following is required:</p> <ol style="list-style-type: none"> <li>1. An offset of at least one story that is at least ten feet (10') wide and two feet (2') in depth on facades visible from the street, or</li> <li>2. At least two feet (2') offset of second story from first story on one street facing facade.</li> </ol> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<b>Note 3</b>	<p><b>Windows and Doors:</b> Windows and doors shall constitute twenty-five percent (25%) of all facades facing street frontage or public spaces.</p> <p><u>Staff Comment:</u> <i>Lot 2 shall be required to provide vehicular access to the home from the access easement. However, it should be noted that the windows and doors of the home should face NE 24<sup>th</sup> Street. To ensure the home maintains this orientation, staff recommends a condition of approval, that the windows and doors features be located on the façade facing NE 24<sup>th</sup> Street. Compliance for this standard would be verified at the time of building permit review.</i></p>
N/A	<b>Scale, Bulk, and Character:</b> N/A
<b>Note 3</b>	<p><b>Roofs:</b> One of the following is required for all development:</p> <ol style="list-style-type: none"> <li>1. Hip or gabled with at least a six to twelve (6:12) pitch for the prominent form of the roof (dormers, etc., may have lesser pitch), or</li> <li>2. Shed roof.</li> </ol> <p>Additionally, for subdivisions greater than nine (9) lots: A variety of roof forms appropriate to the style of the home shall be used.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<b>Note 3</b>	<p><b>Eaves:</b> Both of the following are required:</p> <ol style="list-style-type: none"> <li>1. Eaves projecting from the roof of the entire building at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and</li> <li>2. Rakes on gable ends must extend a minimum of two inches (2") from the surface of exterior siding materials.</li> </ol> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<b>Note 3</b>	<p><b>Architectural Detailing:</b> If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least eight inches (8") is required between the first and second story.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> <li>1. Three and one half inch (3 1/2") minimum trim surrounds all windows and</li> </ol>

	<p>details all doors, or</p> <ol style="list-style-type: none"> <li>2. A combination of shutters and three and one half inches (3 1/2") minimum trim details all windows, and three and one half inches (3 1/2") minimum trim details all doors.</li> </ol> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<p><b>Note 3</b></p>	<p><b>Materials and Color:</b> For subdivisions and short plats, abutting homes shall be of differing color. Color palettes for all new dwellings, coded to the home elevations, shall be submitted for approval.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> <li>1. A minimum of two (2) colors is used on the home (body with different color trim is acceptable), or</li> <li>2. A minimum of two (2) differing siding materials (horizontal siding and shingles, siding and masonry or masonry-like material, etc.) is used on the home. One alternative siding material must comprise a minimum of thirty percent (30%) of the street facing facade. If masonry siding is used, it shall wrap the corners no less than twenty four inches (24").</li> </ol> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
<p><b>4. COMPLIANCE WITH SUBDIVISION REGULATIONS:</b> RMC 4-7 Provides review criteria for proposed subdivisions. The proposed project is consistent with the following subdivision regulations if all conditions of approval are complied with:</p>	
<p><b>Note 1</b></p>	<p><b>Access:</b> Alley access is the preferred street pattern in the R-8 zone, unless the development proposed is a short plat. As the proposed project is a short plat, it is exempt from the alley access requirements.</p> <p>There are two existing curb cuts, one is located on the southeast corner of Lot 1 and the other is located on the southwest corner of Lot 2. As part of the proposed short plat, the locations of the curb cuts are proposed to be relocated. Staff recommends, as a condition of approval, that the unused curb cuts be removed and replaced with curb and gutter, landscaping, and sidewalk. Revised frontage improvement plans showing the removal of the unused curb cuts and the replacement with curb and gutter, landscaping, and sidewalk shall be submitted at the time of Utility Construction Permit review for review and approval by the City's Plan Reviewer. Installation of the improvements shall be completed prior to final short plat approval.</p> <p>Access to Lots 1 and 2 is proposed via residential driveways off of NE 24<sup>th</sup> Street. Access to proposed Lot 3 would be provided via a new 18-foot wide private access easement located along the eastern portion of proposed Lot 2 with 16 feet of pavement. Per RMC 4-4-0801.7.a joint use driveways should be encouraged to reduce the number of curb cuts along public street frontages, therefore, Lot 2 should also be required to take access off of the proposed access easement. Staff recommends as a condition of approval that access to Lot 2 be provided via the proposed access easement on the eastern portion of Lot 2. A note requiring the access to Lot 2 to be provided from the access easement shall</p>

	<p>be recorded on the face of the final short plat map.</p> <p>A shared private driveway may be permitted for access up to a maximum of four (4) lots. Up to three (3) of the lots may use the driveway as primary access for emergencies. The private access easement shall be a minimum width of 16 feet with a maximum of 12 feet paved driveway, unless 20 feet is required by the Fire Department for emergency access. The applicant submitted a variance request to the Fire Department requesting a reduction in the 20-foot emergency access pavement requirement down to 16 feet with a fire sprinkler system to be installed within the future residence on Lot 3. The Fire Department has reviewed the requested variance and has approved the reduction in pavement width from 20 feet to 16 feet subject to the condition that the future residence on Lot 3 be equipped with a fire sprinkler system. Staff recommends as a condition of approval that a note be recorded on the final short plat map stating that the future residence to be constructed on Lot 3 shall be equipped with a fire sprinkler system.</p> <p>The minimum separation of access from the adjacent property line is five feet. The proposed access as shown in the plans provides the required five feet separation.</p>
✓	<p><b>Streets:</b> NE 24th Street fronting the proposed project site is classified as a residential access street and has an existing right-of-way width of 57 feet. Per the street standards (RMC 4-6-060), the minimum right-of-way width required on a residential access street is 53 feet with 26 feet of paving, 0.5-foot curb, 8-foot landscape planter, 5-foot sidewalk, and street lighting. The existing right-of-way width is adequate, no additional dedication is required. Frontage improvements including paving, curb and gutter, 6.5-foot landscape strip, and sidewalk exist along the project frontage. The applicant submitted a modification to the street standards to allow the existing frontage improvements to remain. The requested Modification complies with the criteria outlined in RMC 4-9-250D per the approval letter dated February 12, 2015 (Exhibit A.11).</p>
✓	<p><b>Blocks:</b> No new blocks would be created as a result of the proposed subdivision. The proposed short plat would be consistent with development patterns in the surrounding area.</p>
✓	<p><b>Lots:</b> The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the R-8 zone, interim zoning standards (Ord. 5724) and allow for reasonable infill of developable land. All of the proposed lots meet the requirements for minimum lot size, depth, and width.</p> <p>All of the proposed lots are rectangular in shape. The front yard areas of Lots 1 and 2 would be oriented to the south toward NE 24<sup>th</sup> Street and the front yard of Lot 3 would be oriented to the east.</p>
<b>Note 1</b>	<p><b>Topography and Vegetation:</b> Sensitive slopes (with grades between 25 and 40 percent) and a high landslide hazard area are mapped on the project site. According to the submitted Geotechnical Engineering Report (Exhibit A.8), the existing ground surface generally slopes to the northwest with grades ranging from 13 to 15 percent. The submitted geotechnical report concludes that the onsite slopes and soil conditions would not meet the criteria for sensitive slopes and high landslide areas. A total of seven</p>

	<p>significant trees have been identified on the project site and of these trees two are proposed to be retained. See previous discussion above under Tree Retention, and Critical Areas.</p>
<p><b>5. AVAILABILITY AND IMPACT ON PUBLIC SERVICES:</b></p>	
<p>✓</p>	<p><b>Police:</b> Police staff indicates that there would be minimal impact on police services as a result of the proposed subdivision and sufficient resources exist to furnish services to the proposed development.</p>
<p>✓</p>	<p><b>Fire:</b> 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. It appears there is adequate fire flow in this area. There is an existing hydrant fronting the project site, which can deliver 1,000 gpm.</p> <p>Fire department apparatus access roadways are required to be minimum 20-foot wide fully paved. 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. A 20-foot paved emergency access would be required to service proposed Lot 3. The applicant has requested a variance to the 20-foot pavement width requirement. The applicant is proposing a 16-foot paved driveway and the installation of a fire sprinkler system within the future residence to be constructed on new Lot 3. The Fire Department has approved the variance request. See previous discussion above under Access.</p> <p>A Fire Impact Fee for the future houses would be payable at the time of building permit issuance. The current Fire Impact Fee is \$479.28; the fee in effect at the time of building permit application would be applied to this project.</p>
<p>✓</p>	<p><b>Schools:</b> The Renton School District has indicated that it can accommodate the impact of additional students expected to come from the proposed project at Kennydale Elementary School, McKnight Middle School, and Hazen High School. Students attending Kennydale Elementary would walk to school heading west along the existing sidewalk on the north side of NE 24<sup>th</sup> Street to Jones Avenue NE where they would turn north and walk along the existing sidewalk along the east side of Jones to school. Students attending McKnight Middle School would walk to the east along the existing sidewalk on the north side of NE 24<sup>th</sup> Street to Edmonds Avenue NE where they would turn south and walk along the existing sidewalk to McKnight Middle School. Students attending Hazen High School would be bussed to school from the existing stop located approximately 0.09 miles to the east at the intersection of NE 24<sup>th</sup> Street and Aberdeen Avenue NE. To get to this bus stop, students would walk to the east along the existing sidewalk along NE 24<sup>th</sup> Street.</p> <p>The current Renton School District Impact Fee is \$5,541.00. The Renton School Impact Fee would be payable at the time of building permit issuance; the fee in effect at the time of building permit application would be applied to this project.</p>

✓	<p><b>Parks:</b> A Park Impact Fee would be required for the future houses. The current Park Impact Fee is \$1,441.29. The fee in effect at the time of building permit application is applicable to this project and is payable at the time of building permit issuance.</p>
<b>Note 3</b>	<p><b>Stormwater:</b> A Preliminary Technical Information Report (TIR) prepared by Encompass Engineering and Surveying (Exhibit A.9) and a geotechnical report prepared by GeoResources LLC (Exhibit A.8) were submitted with the project application. The geotech report (Exhibit A.8) states that the onsite soils are medium sand and are suitable for infiltration of stormwater. The submitted TIR (Exhibit A.9) states that the existing surface water runoff infiltrates into the existing soils. Runoff that does not infiltrate would sheet flow to the northwest onto the adjacent property and eventually into a biofiltration swale located 70 feet to the northwest of the project site. Surface flows continue through the swale and enters a piped storm system, which eventually discharges to Kenndale Creek and continues on to the I-405 storm system. No drainage problems were identified. Infiltration trenches are proposed onsite to control surface water runoff generated by the proposed development. Infiltration trenches must be setback at least 15 feet from buildings with crawl space or basement. Runoff from roadways, driveways, and parking areas shall pass through a yard drain or catch basin fitted with a down-turned elbow, prior to entering the infiltration trench (see Figure C.2.2.B, p. C46). The elbow is intended to trap spilled material in the catch basin sump so that the spilled material can be cleaned up more easily by the homeowner.</p> <p>The preliminary grading plans (Exhibit A.4) show fill on a portion of the infiltration facilities. Having tractors or dozers go over these areas decreases their infiltration rate. Staff recommends, as a condition of approval, that no fill be allowed within the natural infiltration areas and compaction of the proposed infiltration areas shall not be permitted. An additional infiltration rate test will be required using the falling head permeability test for each infiltration area on each lot. There currently is not a rate provided in the submitted geotechnical report (Exhibit A.8). An additional pit test is required for Lot 3's infiltration area. These infiltration areas are very important because they are proposing full infiltration. Infiltration is not allowed for slopes greater than 15%. Lot 3's test pit exploration should be conducted at the lowest elevation which is near the property line. The depth of exploration should be a minimum of 6 feet. Presence of high ground water in the testing, by a geotechnical engineer, may require additional mitigation elements, including storage and pumping during the construction utility review process.</p> <p>The special requirement #6 regarding Aquifer Protection Area should be included in the drainage report submitted with the utility construction permit. The site falls in the Aquifer Protection Area zone 2. Drainage plans and a final drainage report based on the City adopted 2009 Surface Water Design Manual Amendment and the 2009 King County Surface Water Drainage is required to be submitted with the Construction permit. All stormwater requirements as per the 2009 Surface Water Design Manual Amendment and the 2009 King County Surface Water Drainage Manual is required to be provided by the project.</p> <p>Surface water system development fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit.</p>

✓	<p><b>Water Service:</b> The proposed development is within the City’s water service area and in the Highlands 435-hydraulic zone. There is an existing 12-inch water main (see City water project plan no. W-1134) in NE 24th St. The 12-inch line can deliver 3,600 gallons per minute (gpm). The static water pressure is about 58 psi at elevation of 300 feet. There is an existing fire hydrant in front the property which can deliver 1,000 gallons per minute.</p> <p>The proposal will be required to install a 1-inch minimum domestic water service line and meter to each lot and may be required to install an additional fire hydrant within 300 feet of each lot, if required by Renton Fire Prevention Department for single family dwelling exceeding 3,600 sq. ft. of gross area. A redevelopment credit is applicable to an abandoned 3/4-inch meter that used to serve a house at 1908 NE 24th St that has been demolished in 2011.</p> <p>The development is subject to the water system development charge of \$ 3,090.00 for the proposed lots. These fees are collected at the time a construction permit is issued and the rate prevalent at time of construction permit will be applicable.</p>
✓	<p><b>Sanitary Sewer Service:</b> The site is located in the city of Renton sewer service area. There is an 8-inch sewer main in NE 24TH Street. There are two existing sewer stubs for two existing lots. A 6-inch sewer extension from the existing 8-inch main at NE 24TH Street is required to provide access to proposed Lot 3.</p> <p>The development is subject to a wastewater system development charge (SDC) fee. The SDC fee for sewer is based on the size of the new domestic water to serve the new home on each lot. The sewer fee for a ¾-inch or 1-inch meter install is \$2,135.00. The applicant is required to pay SDC fee for existing and proposed lots. The West Kenndale Interceptor Special Assessment District fee (SAD) will be applicable on this project. The SAD fee would be \$1,050.00 per lot.</p>
✓	<p><b>Transportation:</b> See previous discussion above under Access and Streets.</p> <p>A Transportation Impact Fee for the new houses would be payable at the time of building permit issuance; the fee in effect at the time of building permit application would be applied to this project. The Transportation Impact Fee is \$2,214.44.</p>

**H. FINDINGS:**

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

1. **Request:** The applicant is requesting approval of a 3-lot short plat on a 25,400 square foot site. The project would have a net density of 5.6 dwelling units per acre.
2. **Application:** The subject property is located at 1904 and 1908 NE 24<sup>th</sup> Street.
3. **Comprehensive Plan:** The subject property is designated as Residential Single Family (RSF) in the Comprehensive Plan. The proposed project would satisfy the objectives and policies of the Land Use and Community Design of the Comprehensive Plan, if all conditions are complied with.
4. **Zoning:** The proposed project site is zoned Residential – 8 dwelling units per net acre (R- 8) and is subject to the interim zoning standards as adopted under Ordinance 5724. The project

as proposed would satisfy the R-8 standards and regulations as well as the interim zoning standards, if all conditions are complied with.

5. **Subdivision Regulations:** The project as proposed would satisfy the requirements of RMC 4-7, Subdivision Regulations if all conditions are complied with.
6. **Existing Land Uses:** The subject property is currently vacant.
7. **Setbacks:** Building setbacks for the future houses on the new lots would be verified at the time of building permit review.
8. **System Development Charges:** The surface water service development fee is \$1,350.00 per single-family lot. System development fee (SDC) for sewer is based on the size of the new domestic water to serve the houses on each lot. Sewer SDC fee for ¾-inch or 1-inch meter install is \$2,135.00. Water SDC fee for ¾-inch or 1-inch meter install is \$3,090.00.
9. **Public Services:** The proposed short plat has been reviewed by various City Departments. There are adequate public services and facilities to accommodate the proposed short plat. Transportation, Fire, and Park Impact fees are applicable for the future houses on the new lots. Impact fees are assessed at the time of building permit application and are payable at the time of building permit issuance.
10. **Public Utilities:** Water, sewer, and storm drainage would be provided by the City of Renton.
11. **Schools:** The Renton School District has indicated that adequate school facilities are available at Kennydale Elementary, McKnight Middle, and Hazen High Schools. A Renton School District Impact Fee would be assessed at the time of building permit application and would be payable at the time of building permit issuance.
12. **Safe Routes to Schools:** Students would walk to Kennydale Elementary and McKnight Middle Schools. Renton School District bus service is available to Hazen High School. There are safe walking routes to Kennydale Elementary and McKnight Middle schools as well as to the existing bus stop located at NE 24<sup>th</sup> Street and Aberdeen Avenue NE.
13. **Topography/Critical Areas:** Sensitive Slopes (slopes with grades between 25 and 40 percent), a high landslide hazard area, and Aquifer Protection Area 2 are mapped on the project site. According to the submitted geotech report (Exhibit A.8), the existing ground surface generally slopes to the northwest with grades ranging between 13 and 15 percent. According to the geotech report the onsite slopes do not meet the City's criteria for Sensitive Slopes or High Landslide Hazard Areas, and instead should be classified as Low Landslide Hazard Areas as they meet the Low Landslide Hazard Area criteria.

#### **I. CONCLUSIONS:**

1. The subject site is located in the Residential Single Family Comprehensive Plan designation and complies with the goals and policies established with this designation.
2. The subject site is located in the Residential – 8 dwelling units per acre (R-8) zoning designation and is subject to interim zoning adopted under Ordinance 5724 and complies with the zoning and development standards established with these designations provided the applicant complies with City Code and conditions of approval.

3. The proposed 3-lot short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with.
4. The proposed 3-lot short plat complies with the street standards, as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein.
5. Slopes with grades between 15 and 25 percent and a medium landslide hazard area are mapped on the project site. Sensitive Slopes (slopes with grades between 25 and 40 percent), a high landslide hazard area, and Aquifer Protection Area 2 are mapped on the project site. According to the submitted geotech report (Exhibit A.8), the existing ground surface generally slopes to the northwest with grades ranging between 13 and 15 percent. According to the geotech report the onsite slopes do not meet the City's criteria for Sensitive Slopes or High Landslide Hazard Areas, and instead should be classified as Low Landslide Hazard Areas as they meet the Low Landslide Hazard Area criteria. The proposed 3-lot short plat complies with the critical areas regulations as established by City Code provided the applicant complies with the conditions of approval.
6. There are safe walking routes to the schools and school bus stop.
7. There are adequate public services and facilities to accommodate the proposed short plat.

**J. DECISION:**

The NE 24<sup>th</sup> Street Short Plat and street modification (Exhibit A.11), File No. LUA14-001624, SHPL-A, is approved and is subject to the following conditions:

1. A detailed landscape plan shall be submitted at the time of Construction Permit application for review and approval by the Current Planning Project Manager. The detailed landscape plan shall include, but is not limited to, two trees within the front yard area of Lot 3 and show the relocation or replacement of one street tree along NE 24<sup>th</sup> Street. The 10-foot landscaped strip shall be installed prior to final short plat recording and the street/front yard trees shall be installed prior to final building occupancy.
2. A final Tree Retention plan in compliance with the City's adopted Tree Retention and Land Clearing Regulations shall be submitted at the time of Construction Permit application for review and approval by the Current Planning Project Manager.
3. Project construction shall be required to comply with the recommendations provided in the Geotechnical Engineering Report prepared by GeoResources, LLC, dated December 22, 2014.
4. Revised frontage improvement plans showing the removal of the unused curb cuts and the replacement with curb and gutter, landscaping, and sidewalk shall be submitted at the time of Utility Construction Permit review for review and approval by the City's Plan Reviewer. Installation of the improvements shall be completed prior to final short plat approval.
5. Access to Lot 2 shall be provided via the proposed access easement on the eastern portion of Lot 2. A note requiring the access to Lot 2 to be provided from the access easement shall be recorded on the face of the final short plat map.
6. A fire sprinkler system shall be required within the future residence to be constructed on new Lot 3. A note to this effect shall be recorded on the final short plat map.

7. No fill shall be allowed within the natural infiltration areas and compaction of the proposed infiltration areas shall not be permitted.
8. A minimum of two existing mature street trees shall be retained. The updated tree retention plan identifying retention of two street trees shall be submitted at the time of Construction Permit application for review and approval by the Current Planning Project Manager.
9. Primary entry features and windows and doors shall be located on the façade facing NE 24<sup>th</sup> St. Compliance with these standards shall be show on the building permit application for Lot 2.

**DATE OF DECISION ON LAND USE ACTION:**

**SIGNATURE:**



**Jennifer Henning, Planning Director**



**Date**

TRANSMITTED this 5<sup>th</sup> day of March, 2015 to the Owner/Applicant/Contact:

**Owner:**

John Cowan  
1830 NE 24<sup>th</sup> Street  
Renton, WA 98056

**Applicant:**

Bill Hughes  
14404 Issaquah-Hobart Road  
Issaquah, WA 98027

**Contact:**

Tom Redding  
Encompass Engineering & Surveying  
165 NE Juniper Street, Suite 201  
Issaquah, WA 98027

TRANSMITTED this 5<sup>th</sup> day of March, 2015 to the Parties of Record:

Polly And Carl Brooks  
2414 Kennewick Place NE  
Renton, WA 98056

Steve and Veronica Dinkins  
2413 Kennewick Place NE  
Renton, WA 98056

James Dixon  
2517 Kennewick Avenue NE  
Renton, WA 98056

Matthew and Patti Mark  
2420 Kennewick Place NE  
Renton, WA 98056

Robert DuWors  
2508 Kennewick Place NE  
Renton, WA 98056

TRANSMITTED this 5<sup>th</sup> day of March, 2015 to the following:

Jennifer Henning, Planning Director  
Steve Lee, Development Engineering Manager  
Jan Conklin, Development Services  
Vanessa Dolbee, Current Planning Manager  
Fire Marshal

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

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

**APPEAL:** This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on March 20, 2015. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

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

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

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

**ADVISORY NOTES TO APPLICANT**

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.

Planning:

1. Construction activities shall be restricted to the hours of 7:00 am to 8:00 pm, Monday through Friday. Work on Saturdays shall be between the hours of 9:00 am and 8:00 pm. No work shall be permitted on Sundays.
2. RMC 4-4-030C.2 limits haul hours between the hours of 8:30 am and 3:30 pm, Monday through Friday unless otherwise approved by the Department of Community and Economic Development.

Technical Services:

1. Note the City of Renton land use action number and land record number, LUA14-001654 and LND 20 0616, respectively, on the final short plat submittal. The type size used for the land record number should be smaller than that used for the land use action number.
2. Provide short plat and lot closure calculations.
3. Note discrepancies between bearings and distances of record and those measured or calculated, if

any.

4. Note addresses from the attached on the final short plat drawing.
5. Do note encroachments, if any.
6. Do include a "LEGEND" block for the short plat drawing, detailing any symbols used thereon. Include symbols for the 8' wood fence, 5' cyclone fence, 4' wood fence, rockery, etc.
7. Remove the various patterns (dots) noted in the street (NE 24TH STREET), the existing driveway, the existing gated tract road and the proposed 16-foot paved driveway.
8. Remove the building setback lines from all three lots. Setbacks are determined when permits are issued.
9. Remove all references to trees, currently shown on all three lots, from the short plat submittal.
10. Note all easements, covenants and agreements of record on the drawing.
11. Note any relevant researched resources on the short plat submittal.
12. Note that the correct page reference for the plat of Sunset Hills (noted for lots surrounding the subject short plat site on the drawing sheet) is PGS 51 55, not "PG 52".
13. Remove the zoning, proposed net density, max allowable density, critical areas and critical areas buffer information and the proposed public street dedication information from the final short plat submittal. Also remove the "PROPERTY OWNER" AND "ENGINEER/SURVEYOR" blocks.
14. Add a north arrow to the "VICINITY MAP".
15. The City of Renton Administrator, Public Works Department, is the only city official who signs the final Short plat submittal. Provide an appropriate approval block and signature line for said administrator. Pertinent King County approval blocks also need to be noted on the submittal.
16. All vested owner(s) of the subject final short plat site need to sign the final short plat drawing. Include notary blocks as needed.
17. Include a declaration block on the drawing, titled "OWNERS' DECLARATION" not "CERTIFICATION" or other.
18. Because the subject property falls within Zone 2 of the City of Renton Aquifer Protection Area, the Aquifer Protection Notice needs to be noted on the drawing.

#### AQUIFER PROTECTION NOTICE

The lots created herein fall within Zone 2 of Renton's aquifer protection area and are subject to the requirements of the City of Renton Ordinance #4367. This city's sole source of drinking water is supplied from a shallow aquifer under the city surface. There is no natural barrier between the water table and ground surface. Extreme care should be exercised when handling of any liquid substance other than water to protect from contact with the ground surface. It is the responsibility of the homeowners to protect the city's drinking water.

19. Note that if there are easements, restrictive covenants or agreements to others (City of Renton, etc.) as part of this subdivision, they can be recorded concurrently with the final short plat. The final short plat drawing and the associated document(s) are to be given to the Project Manager as a package. The recording number(s) for the associated document(s) are to be referenced on the final short plat drawing. Provide spaces for the recording numbers thereof.
20. The new easements for ingress, egress, utilities (private?) and the 5' private sewer easement, shown for the benefit of future owners of proposed Lot 3, each need a note defining the rights associated with the easement at issue. Since these new "proposed" easements shown aren't "granted and conveyed" until the benefited and/or burdened lots are conveyed to others, add the following language on the face of the short plat drawing:

**DECLARATION OF COVENANT:**

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

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

21. A private ingress, egress and utility easement requires a “New Private Easement for Ingress, Egress and Utilities Maintenance Agreement” statement.
22. The width of the proposed driveway easement changes as it crosses the 10 Utility Easement adjacent to NE 24th Street northern right of way margin but that width is not shown.
23. The easement lines shown along the property line between the two lots don’t exist as the lots are excepted from the CC&RS.

Water:

1. There is an existing 12-inch water main (see City water project plan no. W-1134) in NE 24th St. The 12-inch line can deliver 3,600 gallons per minute (gpm).
2. The static water pressure is about 58 psi at elevation of 300 feet.
3. There is an existing fire hydrant in front the property which can deliver 1,000 gallons per minute.
4. Separate domestic water meters, minimum 1-inch, are required to serve each single family lot.
5. Installation of an additional fire hydrant within 300 feet of each lot if required by Renton Fire Prevention Department for single family dwelling exceeding 3,600 sq-ft of gross area.
6. Subject to payment of applicable water system development charges and water meter installation fees for the new lots. A redevelopment credit is applicable to an abandoned 3/4-inch meter that used to serve a house at 1908 NE 24th Street that has been demolished in 2011.

Sewer:

1. Sewer service is provided by the City of Renton.
2. There is an 8-inch sewer main in NE 24TH Street.
3. There are two existing sewer stubs for two existing lots.
4. Applicant must tap a 6” sewer pipe to 8” main at NE 24TH Street and extend it through the new proposed lot.
5. The building footprint cannot intrude within the sewer easement.

Surface Water:

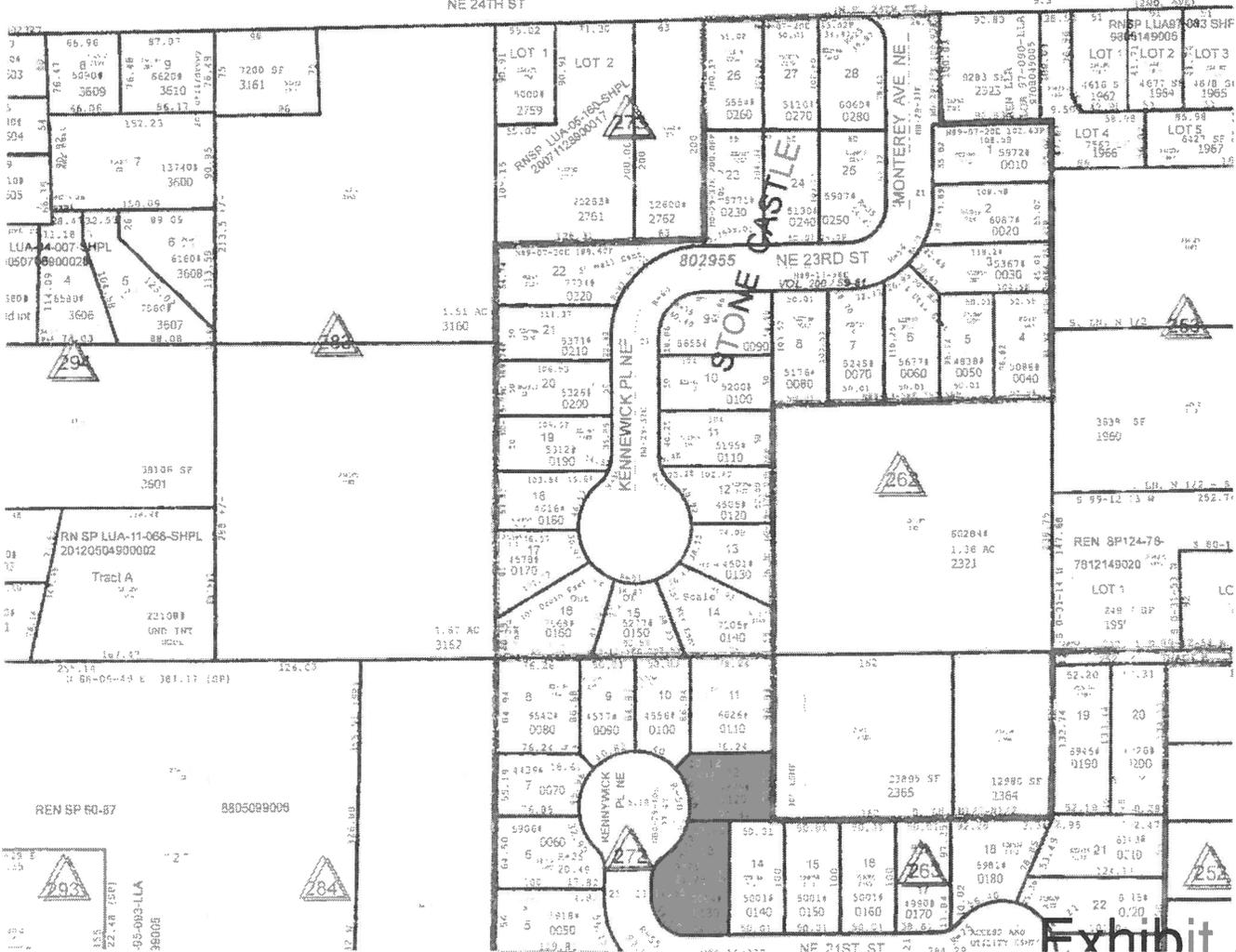
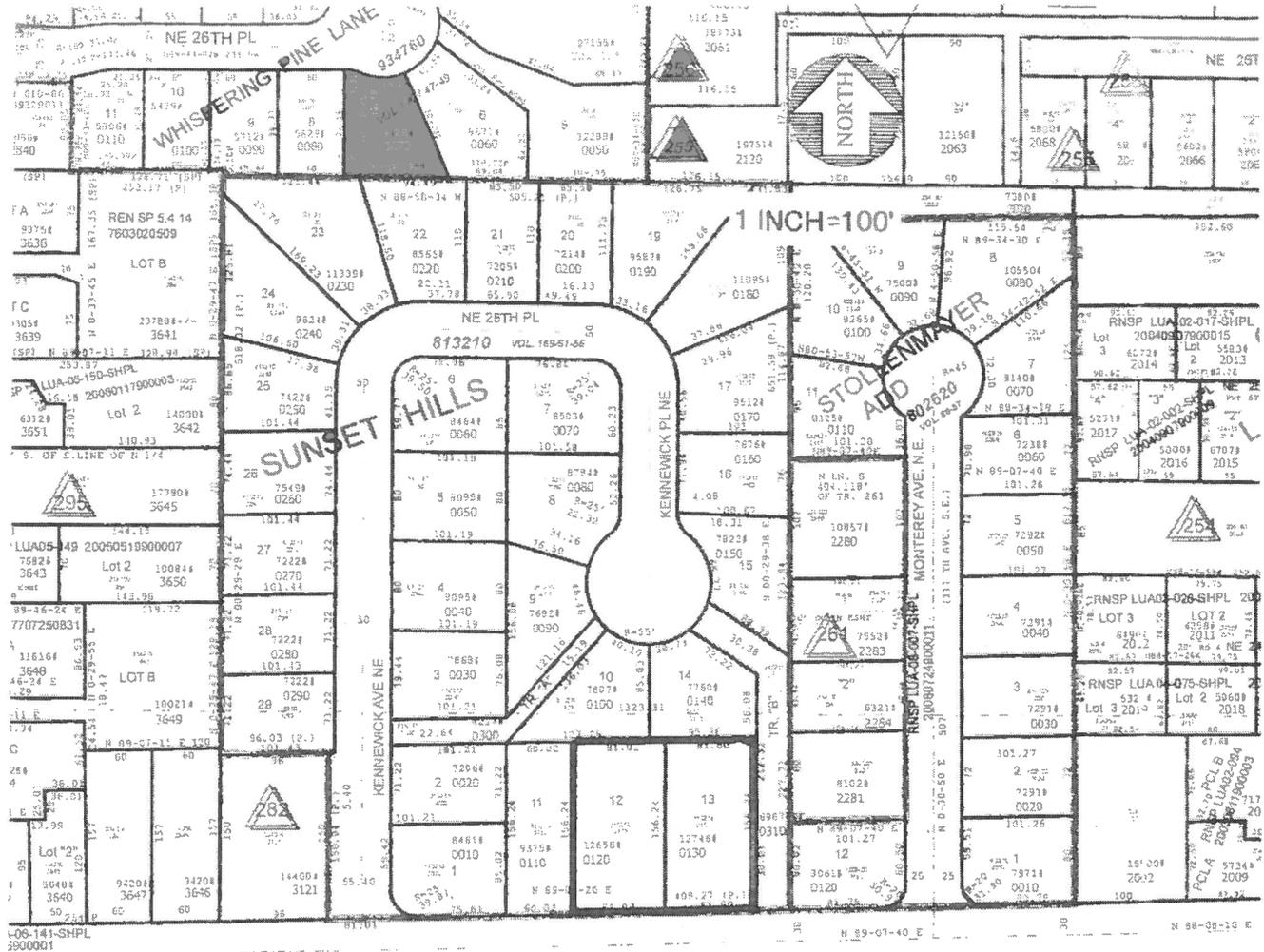
1. Infiltration trenches must be setback at least 15 feet from buildings with crawl space or basement.
2. Runoff from roadways, driveways, and parking areas shall pass through a yard drain or catch basin fitted with a down-turned elbow prior to entering the infiltration trench (see Figure C.2.2.B, p. C46). The elbow is intended to trap spilled material in the catch basin sump so that the spilled material can be cleaned up more easily by the homeowner.
3. Special requirement # 6 Aquifer protection.

Transportation/Streets:

1. All meter boxes installed in concrete or paved driveways shall be cast iron equal to Olympic Foundary.
2. All electrical, phone, and cable services and lines serving the proposed development must be underground. The construction of these franchise utilities must be inspected and approved by a City of Renton inspector prior to recording the plat.
4. Traffic Impact Fees –Transportation Impact Fee is applicable on single family houses based on the applicable rate at the time of building permit, and payment is due at the time of issuance of the building permit.

Fire:

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.
2. 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.
3. Fire department apparatus access roadway is required to be minimum 20 feet wide fully paved. Applicant has requested a variance to reduce the 20 foot wide roadway to 16 feet on the condition that the home on Lot 3 be equipped with an approved automatic fire sprinkler system. The fire department has no objection to this variance request.











# TREE RETENTION WORKSHEET

1. **Total** number of trees over 6" in diameter<sup>1</sup> on project site: 1.       7       trees

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

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

Total number of **excluded trees:** 2.       0       trees

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

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

5. List the number of 6" or larger trees that you are proposing<sup>5</sup> to **retain**<sup>4</sup>:  
5.       2       trees

6. Subtract **line 5** from **line 4** for **trees to be replaced**: 6.       0       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.       0       inches

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

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

<sup>1</sup> Measured at chest height.

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

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

<sup>4</sup> Count only those trees to be retained outside of critical areas and buffers.

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

<sup>6</sup> 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.

Ph 253-896-1011  
Fx 253-896-2633

**GeoResources, LLC**  
5007 Pacific Hwy E., Ste. 16  
Fife, Washington 98424

December 22, 2014

WH Hughes Company, Inc.  
14404 Issaquah-Hobart Road, Suite 104  
Issaquah, Washington 98027  
(425) 444-3367

Mr. Bill Hughes

Geotechnical Engineering Report  
Proposed Short Plat  
NE 24<sup>th</sup> Street  
Renton, Washington  
PN: 813210 -0120 & -0130  
Job No. WHHughes.NE24thSt.RG

#### **INTRODUCTION & SCOPE**

This report presents the results of our subsurface explorations, literature review, and engineering analysis and provides geotechnical design recommendations for the proposed short plat to be constructed on NE 24<sup>th</sup> Street in Renton, Washington, as shown on Figure 1.

The site is currently undeveloped. The short plat will consist of three residences, two that occupy the bottom two thirds of each parcel, and the third occupies the top one third of each parcel. The short plat will be accessed via three new driveways, two of the proposed driveways will extend north from NE 24<sup>th</sup> Street to the residences on the southern parcels, while the third driveway will extend between the two southern parcels back to the north lot. We anticipate that the residences will be 2-story, wood-framed structures supported on conventional spread and continuous concrete foundations. The remainder of the site will be covered with grass lawn and landscaping. Current site conditions and topography is included as Figure 2.

The purpose of our services was to evaluate the surface and subsurface conditions at the site as a basis for developing and providing geotechnical engineering and stormwater management recommendations for the proposed development. Specifically, our scope of services for the project included the following:

1. Visiting the site and conducting a geologic reconnaissance to assess the site's soil, groundwater and slope conditions;
2. Exploring the subsurface conditions by excavating four test pits across the site;
3. Addressing the City of Renton Critical Areas Ordinance for potential geological hazards;
4. Providing geotechnical design recommendations for foundation, floor slab, and pavement; and
5. Providing infiltration rates for the stormwater facility, as appropriate.

Entire Document Available  
Upon Request

**Exhibit A.8**

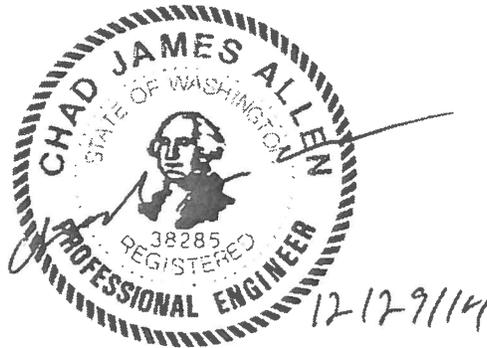


## PRELIMINARY TECHNICAL INFORMATION REPORT

for

NE 24<sup>th</sup> 3-Lot Short Plat  
24XX NE 24<sup>th</sup> St.  
Renton, WA 98059

December 29, 2014



Encompass Engineering Job No. 14690

Prepared For

Bill Hughes  
14401 Issaquah-Hobart RD  
Issaquah, WA 98027

### Exhibit A.9

Entire Document  
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RECEIVED  
DEC 24 2014  
CITY OF RENTON  
PLANNING DEPT.

December 24, 2014

Steve Lee, Development Engineering Manager  
City of Renton  
1055 S Grady Way, 6th Floor  
Renton, WA 98057

RE: NE 24<sup>th</sup> Street 3-Lot Short Plat  
Street Modification Request

Dear Steve;

We are working on a preliminary short plat dividing 2 existing residential lots into three lot. We have been asked to provide, per code, a minimum R/W width of 53', a 26' wide paved road with 0.5' vertical curbs, 8' wide landscape strip, a 5' wide sidewalk, and street lights.

Existing R/W width of 60'. On the 30' subject side (north side) of the R/W, there is existing 18' of asphalt paving, a vertical curb, a 6.5' planter strip, a 5' sidewalk and four street trees and two spaced street lights in the planter strip—the sidewalk is butted up against the R/W. On the opposite side there is existing 16' of asphalt paving (total 34'), a vertical curb, and a 5' sidewalk (most of the way). The existing roadway is nice and provides the required more roadway than is currently required and also provides the required pedestrian improvements. The 6.5' planter strip is functioning as well.

The existing street meets the required standards except that the planter strip is 6.5' rather than the code-specified 8'. Because the paving width is 2' wider on the subject side of the R/W, there is no room in the R/W for an additional 1.5' of planter strip without removing the curb and reconstructing it 1.5' into the existing roadway.

We request that the frontage be allowed to remain as is without providing the additional 1.5' of planter strip.

If you have questions or need additional information, please call me at 425-392-0250 or email me at [tredding@encompasses.net](mailto:tredding@encompasses.net)

Sincerely,  
Encompass Engineering

Tom Redding

**Exhibit A.10**

Entire Document  
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Y:\Jobs (J)\14\14690 Bill Hughes Sunset Hills\DOCS\Short Plat Submittal Items\Road Variance.docx

Denis Law  
Mayor

City of  
**Renton**



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

February 23, 2015

Mr. Tom Redding  
Encompass Engineering  
165 NE Juniper Street, Suite 201  
Issaquah, WA 98027

**RE: Street Modification Request – NE 24<sup>th</sup> 3-Lot Short Plat  
File No. LUA14-001654, SHPL-A, MOD**

Dear Mr. Redding:

The City of Renton has reviewed your street modification request to deviate from the normal code required street improvements associated with a 3-lot plat, located at 1908 NE 24th Street. The project site consists of two vacant parcels on the north side of NE 24th Street (parcel nos. 8132100120 and 8132100130). The proposed short plat would normally need to meet the City's complete street standards, including an 8-foot (8') wide planter strip.

The City understands the applicant is requesting a modification (per RMC 4-9-250D and Ordinance 5703, 5369) to allow a 6.5' planter strip, rather than the code-specified 8' planter strip, due to paving width. The current paving width is two feet (2') wider on the subject side of the right-of-way, which does not allow room for an additional 1.5' of planter strip without involving reconstruction of the curb and re-alignment of additional street width tapering.

Due to the constrictions described above, the City of Renton CED/Development Services staff supports the modification to allow a 6.5' planter strip, in lieu of the code-specified 8' planter strip. This street standards modification decision will not become official until the short plat is constructed and signed/approved by the Administrator for final short plat recording. The modification listed in this letter will be included as part of the administrative short plat review and decision.

Entire Document

Available Upon Request