

ADMINISTRATIVE SHORT PLAT REPORT & DECISION

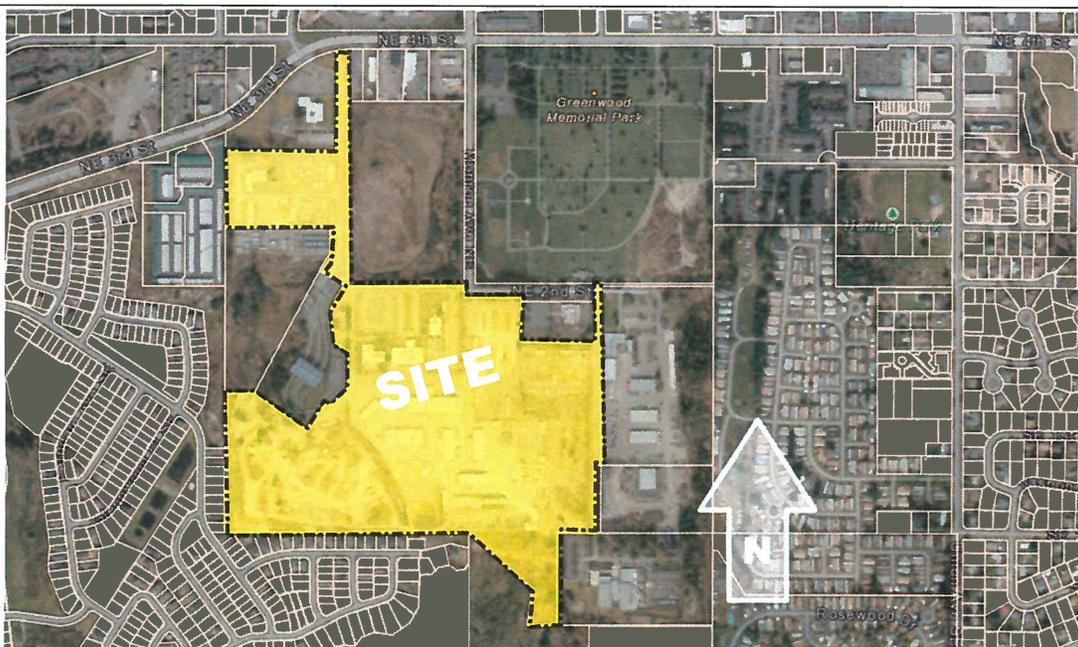
A. SUMMARY AND PURPOSE OF REQUEST

REPORT DATE:	November 5, 2015
Project Name:	Short Plat of Lot A, Cassidy Cove Plat
Owner:	King County, Facilities Management Division, 500 4th Ave Rm 830, Seattle, WA 98104
Applicant:	Anthony Wright, 500 4th Ave Room 830, Seattle, WA 98104
Contact:	Steve Rizika, 500 4th Ave Room 830, Seattle, WA 98104
File Number:	LUA15-000676, SHPL-A, MOD
Project Manager:	Clark H. Close, Senior Planner

Project Summary: The applicant is requesting Administrative Short Plat approval of a 2-lot short plat and a street modification to create a second lot from the existing 60.02-acre King County parcel located at 3005 NE 4th St (APN 143400-0010) and is zoned Light Industrial (IL). The short plat would create a second lot about 5.7-acres in size to be able to transfer property from King County Department of Transportation to the King County Department of Natural Resources and Parks. The proposed new lot is rectangular in shape and would be located just south of the old King County Public Health Center. There are no frontage improvements, changes in access or building development proposed as part of the short plat. The applicant has requested a fee in-lieu on NE 4th St and a street modification for frontage improvements on NE 2nd St. The site is within the Wellhead Protection Zone 2, the Ten Year Wellfield Capture Zone, and there are limited regulated slopes on the site, as identified in Renton COR Maps. The applicant has submitted a Geotechnical Engineering Study with the application.

Project Location: 3005 NE 4th St, Renton, WA 98056 (APN 143400-0010)

Site Area: 2,614,510 square feet (60 acres)



Project Location Map

B. EXHIBITS:

- Exhibit 1: Short Plat Staff Report and Administrative Decision
- Exhibit 2: Neighborhood Detail Map
- Exhibit 3: Short Plat of Lot A Cassidy Cove Plat (Sheets 1-6)
- Exhibit 4: Site Plan (Sheets 1-9)
- Exhibit 5: Geotechnical Engineering Study by King County Department of Transportation (dated October 2006)
- Exhibit 6: Geotechnical Addendum (dated August 10, 2015)
- Exhibit 7: Street Modification Memo: Bannwarth
- Exhibit 8: Advisory Notes to Applicant

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** King County, Facilities Management Division, 500 4th Ave. Room 830, Seattle, WA 98104
- 2. **Zoning Classification:** Light Industrial (IL) and Resource Conservation (RC)
- 3. **Comprehensive Plan Land Use Designation:** Employment Area (EA) and Residential Low Density (LD)
- 4. **Existing Site Use:** King County Roads Division with multiple buildings and storage areas / Maintenance facility by King County Parks
- 5. **Neighborhood Characteristics:**
 - a. **North:** Commercial Arterial (CA), Residential-10 (R-10), Residential-8 (R-8), and Light Industrial (IL)
 - b. **East:** Commercial Arterial (CA), Residential-10 (R-10), Resource Conservation (RC), and Light Industrial (IL)
 - c. **South:** Residential-10 (R-10), Resource Conservation (RC), and Light Industrial (IL)
 - d. **West:** Commercial Arterial (CA), Residential-10 (R-10), Resource Conservation (RC), and Light Industrial (IL)
- 6. **Access:** NE 3rd St/NE 4th St and Monroe Ave NE/NE 2nd St
- 7. **Site Area:** 2,614,510 square feet (60.02 acres)

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Heather Downs Annexation	A-77-004	3143	6/22/1977

E. PUBLIC SERVICES:

1. Existing Utilities

- a. Water: There are no utility improvements required for the creation of the new lot. When a development of the site is proposed, civil plans for water, sewer, and storm water will be required at site plan submittal.
- b. Sewer: See water utility comments above.
- c. Surface/Storm Water: See water utility comments above.

2. Streets: NE 3rd St and NE 2nd St

3. Fire Protection: City of Renton Fire Department

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

1. Chapter 2 Land Use Districts

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-060: Zoning Use Table – Uses Allowed in Zoning Designations
- c. Section 4-2-110: Residential Development Standards
- d. Section 4-2-130: Industrial Development 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 4-4-130: 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 4-7-180: Industrial and Commercial Blocks and Lots – General Requirements and Minimum Standards

6. Chapter 9 Permits – Specific

7. Chapter 11 Definitions

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

- 1. Land Use Element *Employment Area (EA) land use designation*
- 2. Economic Development *Long-term Regional Transportation and Park Health, Foster*
Element: *Commercial Development*

H. FINDINGS OF FACT (FOF):

1. The Planning Division of the City of Renton accepted the above master application for review on September 17, 2015 and determined the application complete on September 22, 2015. The project complies with the 120-day review period.
2. The project site is located at 3005 NE 4th St, Renton, WA 98056 (APN 143400-0010), which is at NE 3rd St/NE 4th St and Monroe Ave NE/NE 2nd St, in the Highland Area of Renton, in southeast King County, WA (*Exhibit 2*).
3. The project site is currently developed as the main campus for King County Department of Transportation. King County Department of Natural Resources and Parks also reside within a portion of the site.
4. Access to the site would be provided via NE 3rd Street and NE 2nd Street (*Exhibit 4*).
5. The property is located within the Employment Area (EA) and Residential Low Density (LD) Comprehensive Plan land use designations.
6. The site is located within the Light Industrial (IL) zone and Resource Conservation (RC) zoning classifications.
7. There are approximately 337 trees located on site of which the applicant is proposing to retain 100% of the trees.
8. The site is mapped with the Wellhead Protection Zone 2, the Ten Year Wellfield Capture Zone, and there are limited regulated slopes on the site, as identified in Renton COR Maps.
9. Approximately zero cubic yards of material would be cut on-site and approximately zero cubic yards of fill is proposed to be brought into the site.
10. The applicant is not proposing construction as part of this short plat application.
11. No public comment or agency comments were received by staff.
12. 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 their comments have been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report (*Exhibit 8*).
13. **Comprehensive Plan Compliance:** The site is designated Employment Area (EA) and Residential Low Density (LD) on the City's Comprehensive Plan Map. Employment areas are place areas primarily used for industrial development, or a mix of commercial and industrial uses such as office, industrial, warehousing, and manufacturing, with access to transportation networks and transit. While Resource Conservation are lands with significant environmental constraints, which are not appropriate for urban development, lands suitable for environmental conservation or restoration The proposal is compliant with the following Comprehensive Plan Policies:

Compliance	Comprehensive Plan Analysis
✓	<p>Policy L-19: <i>Employment Areas – Place areas primarily used for industrial development, or a mix of commercial and industrial uses such as office, industrial, warehousing, and manufacturing, with access to transportation networks and transit, within the Employment Area (EA) Land Use Designation. Employment Areas provide a significant economic development and employment base for the City. Maintain a variety and balance of uses through zoning which promotes the gradual transition of uses on sites</i></p>

	<i>with good access and visibility to more intensive commercial and office uses.</i>
✓	Goal L-N: <i>Sustain industrial areas that function as integrated employment activity areas and include a core of industrial uses and other related businesses and services, transit facilities, and amenities.</i>
✓	Policy T-45: <i>Ensure that new development contributes its fair share of the cost of transportation facilities, programs and services needed to mitigate growth related transportation impacts.</i>

14. **Zoning Development Standard Compliance:** The site is classified Light Industrial (IL) and Resource Conservation (RC) on the City’s Zoning Map. RMC 4-2-110A and RMC 4-2-130A, each provides development standards for the identified zoning districts. The proposal is compliant with the following zoning development standards:

Compliance	Develop Standards and Analysis
✓	<p>Density: The maximum density permitted in the RC zone is 1.0 dwelling units per net 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:</i> <i>A small portion of the 60-acre site, approximately 20,728 square, is zoned RC. The RC zoned piece of the site is located in the southeast corner of the lot and is unaffected as a result of the proposed short plat. No dwelling units or construction is proposed as a result of the short plat. No other development standards are applicable to the RC zoned portion of the property.</i></p>
✓	<p>Lot Dimensions: The minimum lot size permitted in the IL zoning designation is 35,000 square feet for lots created after September 1, 1985. There is no minimum lot width or depth for lots created after September 1, 1985.</p> <p><i>Staff Comment:</i> <i>The lot dimensions of the proposed industrial lots are compliant with the lot width and depth requirements of the zone. The proposed short plat includes creating two (2) separate lots from a single 60-acre parcel (2,614,510 square feet) into two industrial use lots. The applicant has defined the new lot as “Lot X” on the site plan. Lot X measures 603.31 feet long and 411.66 feet wide (5.71 acres). The balance of the remaining lot would be 54.19 acres (New Lot A) as shown in Exhibit 3. The lot dimensions are compliant with the requirements of the zone.</i></p>
✓	<p>Setbacks: The required setbacks in the IL zone are as follows: front yard is 20 feet along principal arterial streets, 15 feet on all other street (provided that 20 feet is required if a lot is adjacent to or abutting a lot zoned residential, a side yard along a principal street is 20 feet or all other streets is 15 feet (50 feet if a lot is adjacent to or abutting a lot zoned residential), and the rear and side yards is 0 feet, except for 20 feet if lot is adjacent to or abutting a lot zoned residential; which may be reduced to 15 ft. through the Site Plan development review process.</p> <p><i>Staff Comment:</i> <i>The division of the lot would comply with the required setbacks of the IL zone. The closest building to the new lot line created is roughly 262 feet from the front yard setback. Future building construction, on the developable portion of the site, would be required to meet the building setback requirements of the IL zone and would be reviewed at the time of building permit application.</i></p>
✓	<p>Building Standards: The IL zone has a maximum building coverage of 65% of total lot</p>

	<p>area or 75% if parking is provided within the building or within a parking garage, and a maximum building height of 50 feet (except for Public Facilities, which may receive bonus heights subject to RMC 4-2-130B).</p> <p><i>Staff Comment: Proposed Lot X would ultimately contain three (3) separate existing buildings totaling 13,797 square feet (8822 SF, 4375 SF, and 600 SF) and would therefore have a final lot coverage of roughly 5.5 percent. Lot A would retain 19 existing buildings with a combined building foot print of 127,451 square feet and would therefore have a final lot coverage of roughly 5.4 percent. The lot coverage of the proposed individual industrial lots would be compliant with the requirements of the zone. No new buildings are proposed as part of the short plat.</i></p>
<p>✓</p>	<p>Landscaping: The City’s landscape regulations (RMC 4-4-070) require 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 (ROW) areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient ROW space or no public frontage, a minimum of two (2) street trees are required in the front yard subject to approval of the Administrator. Alterations as determined by the Community and Economic Development Administrator would not warrant improvements to the entire site.</p> <p>Minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover are to be located in this area when present.</p> <p><i>Staff Comment: The applicant is not proposing to modify the existing landscaping or add any improvements as part of the short plat process. The applicant has requested a fee in-lieu for street frontage improvements on NE 4th St and a street modification for frontage improvements on NE 2nd St. Staff is recommending a fee in-lieu for street frontage improvements on NE 4th St and no changes to the existing landscaping. As proposed, the new lot fronts a private access road and not a public street and would therefore not warrant improvements across the front of the new lot.</i></p>
<p>✓</p>	<p>Tree Retention: The City’s adopted Tree Retention and Land Clearing Regulations require the retention of 10 percent of trees in an industrial development.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non-native trees.</p> <p>Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/ or cottonwoods are used as part of an approved enhancement project within a critical</p>

	<p>area or its buffer.</p> <p><i>Staff Comment: The applicant is not proposing to remove any of the existing 337 trees as part of the short plat process.</i></p>
✓	<p>Parking: General office is required to provide a minimum of 2.0 per 1,000 square feet of net floor area and a maximum of 4.5 parking spaces per 1,000 square feet of net floor area. Outdoor storage is required to provide a minimum and maximum of 0.5 per 1,000 square feet of area.</p> <p><i>Staff Comment: Sufficient area exists on each lot to accommodate off-street parking for the existing land uses. Site plan review would be required at the time of redevelopment.</i></p>

15. **Design Standards:** Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the Resource Conservation (RC) zone. The RC zone is established to provide a very low-density residential zone that endeavors to ensure residential use of lands characterized by extensive critical areas or lands with agricultural uses. It is intended to implement the Low Density Residential Comprehensive Plan designation. This zone promotes uses that are compatible with the functions and values of designated critical areas and allows for continued production of food and agricultural products. No minimum density is required. The RC zone is also intended to provide separation between areas of more intense urban uses and critical lands or agricultural uses; encourage or preserve very low-density residential uses; reduce the intensity of uses in accordance with the extent of environmentally sensitive areas such as floodplains, wetlands and streams, aquifers, wildlife habitat, steep slopes, and other geologically hazardous areas; allow for small-scale farming to commence or continue; and provide viable uses within urban separators. The Standards implement policies established in the Land Use of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of building permits. The design standards are not applicable to this short plat application. Furthermore, it is unlikely that any building would be construction in the RC zone considering that the portion of the property that is zoned RC is location in the very southern portion of the overall site.

16. **Critical Areas:** Project sites which contain critical areas are required to comply with the Critical Areas Regulations (RMC 4-3-050). According to the Geotechnical Report (Exhibits 5 & 6), the critical areas present in and adjacent to the site include erosion hazard areas, landslide hazard areas, seismic hazard areas, regulated slopes, and wellhead protection zoning. The proposal is consistent with the Critical Areas Regulations:

✓	<p>Geologically Hazardous Areas: The site is located in the Puget Lowland, bounded by the Olympic Mountains to the west, and the Cascade Mountains to the east, in the bluff area of the Renton Highlands north of the Cedar River Valley. The majority of the site is generally level with a very gentle slope to the south. Portions of the property have been mined for sand and gravel including a large inactive borrow pit just north of the site. Based on the subsurface borings, the applicant encountered perched groundwater at the interface of the outwash materials and underlying till, at depths ranging from 24 to 47 feet below the existing ground surface.</p> <p>The majority of the property is relatively flat with slopes of less than 15 percent with low erosion potential, low risk of landslide, and low risk of seismically induced soil liquefaction, sliding, and ground rupture. Due to the gravelly nature of the outwash soils, slide activity within the immediate project area would likely be surficial in nature, not deep seated, according the geotechnical engineers.</p>
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	<p><u>Staff Comment:</u> A current geotechnical analysis would be required for future development of the parcels.</p>
✓	<p>Wellhead Protection Areas: Wellhead Protection Areas (WPA) are the portion of an aquifer within the zone of capture and recharge area for a well or well field owned or operated by the City. Zones of a WPA are designated to provide graduated levels of aquifer protection. Zone boundaries are determined using best available sciences documented in the City of Renton Wellhead Protection Plan.</p> <p>The Zone 2 designation is the land area situated between the three hundred sixty five (365) day groundwater travel time contour and the boundary of the zone of potential capture for a well or well field owned or operated by the City. The overall purpose of the aquifer protection regulations is to protect aquifers used as potable water supply sources by the City from contamination by hazardous materials. All proposals for new facilities within any zone of an aquifer protection area must be reviewed for compliance with this RMC 4-3-050 prior to issuance of any development permits for uses in which hazardous materials are stored, handled, treated, used or produced or which increase the quantity of hazardous materials stored, handled, treated, used, or produced. All fill material regarding quality of fill and fill material source statement requirements, within aquifer protection areas, are required per RMC 4-3-050H.8.</p> <p><u>Staff Comment:</u> Based on the City of Renton (COR) Maps, the entire site is designated to be in Wellhead Protection Zone 2. No new fill is proposed as part of the short plat, however a fill source statement would be required for any building permit applications submitted to the City resulting in fill.</p>

17. **Compliance with Subdivision Regulations:** RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations:

Compliance	Subdivision Regulations and Analysis
✓	<p>Access: Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.</p> <p>The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').</p> <p><u>Staff Comment:</u> No changes to the existing configuration or improvements are proposed. Access to the new lot(s) would utilize the existing 60-foot wide asphalt roadway from NE 3rd St or NE 2nd St. The existing roadway connects these two public roads through a 60-foot wide access & utility easement recorded as part of Renton Short Plat LUA 01-090.</p>
N/A	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p> <p><u>Staff Comment:</u> No new blocks would be formed.</p>
✓	<p>Lots: Size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the IL and RC zones and allow for reasonable infill of developable land. Lots meet the requirements for minimum lot size, depth, and width.</p> <p><u>Staff Comment:</u> The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the IL and RC zones and allow for reasonable infill of developable land. All</p>

	<p><i>of the proposed lots meet the requirements for minimum lot size, depth, and width.</i></p>
✓	<p>Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</p> <p><i>Staff Comment:</i> The applicant is not proposing any changes to the existing streets or private access roadways to the lots. The applicant submitted an application to the City requesting a modification of the street frontage improvements associated with the lot short plat. Per RMC 4-6-060 Street Standards, the proposed project would be required to provide half-street improvements within 45 feet of ROW along the applicants street frontage of NE 2nd St, including 20.5 feet of paving from centerline, 0.5-foot wide curb, an 8-foot planter strip, and an 8-foot sidewalk. In addition to half-street improvements, the applicant would be required to provide a 21 feet half-street ROW width dedication (subject to a final survey). The City of Renton is in support of the proposed street modification request along NE 2nd St provided the applicant provides the required 21 feet of ROW dedication (Exhibit 7).</p> <p>The applicant has also requested a fee in-lieu on NE 4th St to account for frontage improvements on NE 2nd St. The City is supportive of a fee-in-lieu of the frontage improvements along NE 4th St provided 1.5 feet of ROW dedication is provided.</p> <p>The existing connections throughout the development are sufficient to serve the short plat.</p>
✓	<p>Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.</p> <p><i>Staff Comment:</i> The properties surrounding the subject site are similar use. The light industrial uses include the Renton Transfer Station, City of Renton Public Works Maintenance Shop and Stor-House Self Storage. Other surrounding businesses include Discount Tire, U-Haul, King County District Court, and Greenwood Cemetery. The existing structures and use would remain unchanged, are compatible with existing surrounding uses and would maintain consistency with the Comprehensive Plan and Zoning Code.</p>

18. **Availability and Impact on Public Services:** The proposal is consistent with the following section if all conditions of approval are complied with:

Compliance	Availability and Impact on Public Services Analysis
✓	Police and Fire: There would be not impacts to the Renton Police Department.
✓	Fire: There would be not impacts to the Renton Fire and Emergency Services Department.
✓	Schools: There would be not impacts to the Renton School District.
✓	Parks: There would be no impacts to the City of Renton Park System anticipated from the proposed project.
✓	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><i>Staff Comment:</i> There are no utility improvements required for the creation of the new lot. When a development of the site is proposed, civil plans for water, sewer, and storm water will be required at site plan submittal.</p>

✓	Water: See Stormwater comments.
✓	Sanitary Sewer: See Stormwater comments.
Compliant if condition of approval is met	<p>Transportation: Existing ROW width along NE 2nd St fronting the site is approximately 75 feet. NE 2nd St is classified as a collector street with three-lanes that would require a ROW width of 96 feet. The ROW dedication along NE 2nd St requires two different ROW width dedications. West of parcel no. 1623059135, or west of the King County District Court building, the applicant shall dedicate 21 feet of ROW width and to the east of the building, along the 30-foot wide north/south access roadway, the applicant shall dedicate 80 feet of ROW width. The exact area to be dedicated would be determined by survey. The applicant shall confirm (via survey) if the centerline of the existing roadway and the centerline of the existing ROW width coincide or what the horizontal difference there are between the two. This would determine the exact amount of ROW dedication required to comply with the City’s complete streets standards. The street dedication drawing, the deed of dedication and REETA forms would all need to be revised and resubmitted for short plat recording.</p> <p>To meet Renton Municipal Code (RMC) street standard requirements the following design standards apply: 20.5 foot wide pavement from the centerline of the road, an 8 foot planting strip behind the 0.5 ft. curb and gutter, an 8 foot sidewalk, for a half street ROW dedication of approximately 21 feet along the south side of NE 2nd St and a 30 by 80 square foot area of ROW dedication at the east terminus of NE 2nd St (subject to a final survey).</p> <p>Pursuant to RMC 4-9-250 the applicant has requested an Administrative Modification from RMC 4-6-060 <i>Street Standards</i> for an exemption from the typical required street frontage improvements along NE 2nd St to retain the existing sidewalks, road improvements and landscaping. Whenever there is a practical difficulty involved in carrying out the provisions of this Title IV, the applicant may request a modification of the standards, provided the Criteria for modification is satisfied. Staff is in support of the requested street modification of NE 2nd St subject to two (2) conditions (<i>Exhibit 7</i>).</p> <p>The existing ROW along NE 4th St is approximately 100 feet in width. NE 4th St is classified as a Principal Arterial. Per RMC, five lanes require a ROW width of 103 feet. Therefore, the ROW dedication along NE 4th St would be 1.5 feet. Payment of \$12,120.00 was received by the City on September 17, 2015 for fee-in-lieu of the frontage improvements along NE 4th St.</p>

I. CONCLUSIONS:

1. The subject site is located in the **Employment Area (EA)** and **Residential Low Density (LD)** Comprehensive Plan designation and complies with the goals and policies established with this designation; see FOF 5.
2. The subject site is located in the **Light Industrial (IL)** and **Resource Conservation (RC)** zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval; see FOF 6.
3. The proposed Short Plat of Lot A, Cassidy Cove Plat complies with the Residential Design and Open Space Standards provided the applicant complies with City Code and conditions of approval; see FOF 15.

4. The proposed short plat complies with the Critical Areas Regulations provided the applicant complies with City Code and conditions of approval; see FOF 16.
5. The proposed short plat complies with the subdivision regulations as established by City Code and state law, provided all advisory notes, street modification approval, and conditions are complied with; see FOF 17.
6. The proposed 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; see FOF 17.
7. Staff does not anticipate any adverse impacts on surrounding properties and uses to accommodate the proposed short plat, as long as the conditions of approval are complied with; see FOF 17.
8. There are adequate public services and facilities to accommodate the proposed short plat, provided the project complies with all advisory notes and conditions of approval contained herein; see FOF 18.

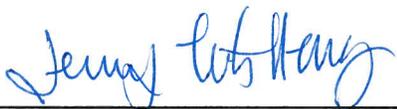
J. DECISION:

The **Short Plat of Lot A, Cassidy Cove Plat**, File No. LUA15-000676, SHPL-A, MOD, as depicted in Exhibit 3, is **approved** and is subject to the following conditions:

1. The short plat is subject to payment of \$12,120.00 for fee-in-lieu charges for frontage improvements along the project's 60 feet of public street frontage on NE 4th St in the City of Renton.
2. Twenty-one feet (21') of right-of-way dedication is required along the south side of NE 2nd Street (subject to a final survey).
3. A 30-foot by 80-foot (30' x 80') area of right-of-way dedication is required at the east terminus of NE 2nd Street (subject to a final survey).

DATE OF DECISION ON LAND USE ACTION:

SIGNATURE:



Jennifer Henning, Planning Director
Department of Community & Economic Development



Date

TRANSMITTED this 5th day of November, 2015 to the Contact/Applicant/Owner(s):

Applicant/Owner Contact:	Contact:
Anthony Wright	Steve Rizika
Facilities Management Division	500 4th Ave, Room 830
500 4th Ave, Room 830	Seattle, WA 98104
Seattle, WA 98104	

TRANSMITTED this 5th day of November, 2015 to Parties of Record:

None

TRANSMITTED this 5th day of November, 2015 to the following:

Jennifer Henning, Planning Director
Brianna Bannwarth, Development Engineering Manager
Jan Conklin, Development Services

*Vanessa Dolbee, Current Planning Manager
Fire Marshal*

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

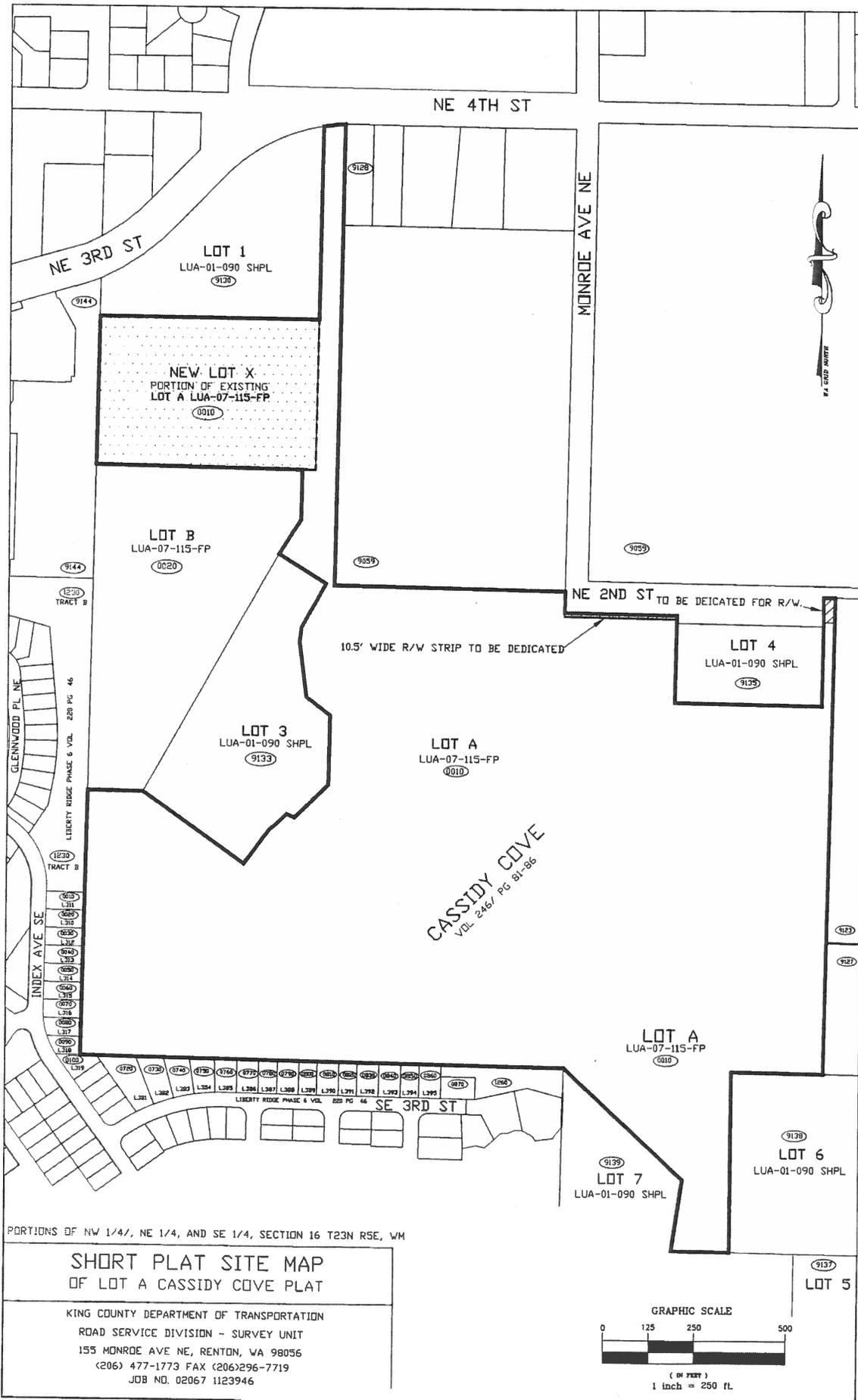
The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

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 November 19, 2015. An appeal of the decision(s) must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680). Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, (425) 430-6510.

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

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

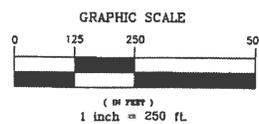
THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must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



PORTIONS OF NW 1/4, NE 1/4, AND SE 1/4, SECTION 16 T23N R5E, WM

**SHORT PLAT SITE MAP
OF LOT A CASSIDY COVE PLAT**

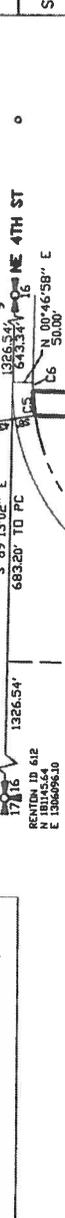
KING COUNTY DEPARTMENT OF TRANSPORTATION
ROAD SERVICE DIVISION - SURVEY UNIT
155 MONROE AVE NE, RENTON, WA 98056
(206) 477-1773 FAX (206) 296-7719
JOB NO. 02067 1123946



CITY OF RENTON
FILE NO. LUA-

RECORDING NO. VOL./PAGE

SCALE: 1 INCH = 200 FT.



RENTON, ID 1582
N 18100.40
E 13807.4853

NE 4TH ST
S 89°13'02" V
683.20 TO PC
1326.54
N 89°13'02" V
593.14
1320.80

LOT 1
4.7817 AC
LUM-01-096, SUPPL
LUM-07-105-PP
603.33'

NEW LOT X
PORTION OF LOT A
LUM-07-105-PP
603.33'

LOT B
LUM-07-105-PP
568.33'

LOT 2
LUM-07-105-PP
568.33'

LOT 3
LUM-07-105-PP
568.33'

LOT 4
LUM-07-105-PP
568.33'

LOT A
LUM-07-105-PP
568.33'

1 SEPT. 2000, FOUND 47x4" CONCRETE MONUMENT V. 3/8" BRASS PIN IN CASE

2 DECEMBER, FOUND 47x4" CONCRETE MONUMENT V. 2" BRASS DISK IN CASE

3 DECEMBER, FOUND 47x4" CONCRETE MONUMENT V. COPPER PIN IN CASE

4 DECEMBER, FOUND BROKEN 47x4" CONCRETE MONUMENT V. COPPER PIN IN CASE

5 SEE CORNER SECTION IN CASE FOR THE SITUATION AT A GOLF COURSE GREEN, POSITION CALCULATED PER PLANS. POSITION DETERMINED BY SINGLE S 1/4 SECTION IS LISTED IN CEDAR RIVER. POSITION DETERMINED BY SINGLE SECTION FOR ROLL. VOL. 97 PL. 288

6 SV CORNER SECTION IS CALCULATED PER RLS. 97 PG.280 & JONES'S SUBDIVISION

7 SEPT. 2000, FOUND BRASS DISK SCREWED "L52633 880" IN CASE IN SIDEWALK

8 SEPT. 2000, FOUND REBAR L52666 TAG OUT BY FENCE CONSTRUCTION

9 SEPT. 2000, FOUND REBAR V. L52666 CAP 0.95 VEST

10 SEPT. 2000, FOUND REBAR V. L52667 DIAMONETH CAP

11 SEPT. 2000, FOUND 2" BRASS DISK CONCRETE MONUMENT IN CASE

12 SEPT. 2000, FOUND 37x5" CONCRETE MON. V. TACK IN LEAD OUT SOUTH & 0.20" WEST

13 SEPT. 2000, FOUND CONCRETE MON. V. BRASS PIN 0.30" EAST AND 0.10" SOUTH

14 SEPT. 2000, FOUND CONCRETE MON. V. BRASS DISK IN MONUMENT CASE

15 SEPT. 2000, FOUND CONCRETE MON. V. BRASS DISK IN MONUMENT CASE

16 SEPT. 2000, FOUND CONCRETE MON. V. BRASS DISK IN MONUMENT CASE

17 SEPT. 2000, FOUND CONCRETE MON. V. BRASS DISK IN MONUMENT CASE

18 SEPT. 2000, FOUND CONCRETE MON. IN CASE N89-13-02V 0.30" OF CALC. PT

19 MARCH 2000, FOUND KING COUNTY REBAR & CAP 0.10" EAST AND 3/4" TP. 0.05 NORTH AND 0.10" EAST OF SAID REBAR

20 MARCH 2001, FOUND KING COUNTY REBAR & CAP

21 MARCH 2001, FOUND CONCRETE MONUMENT V. BRASS PIN 0.60" EAST & 0.10" NORTH

22 MARCH 2001, FOUND KING COUNTY REBAR & CAP 0.10" EAST

23 MARCH 2001, FOUND CONCRETE MON. V. 1 1/2" BRASS DISK IN MONUMENT CASE

REBAR N43-38-52V 0.82 TO CALCULATED PC

RENTON, ID 612
N 17176.16
E 13840.9630

NE 4TH ST
S 89°13'02" V
683.20 TO PC
1326.54
N 89°13'02" V
593.14
1320.80

LOT 1
4.7817 AC
LUM-01-096, SUPPL
LUM-07-105-PP
603.33'

NEW LOT X
PORTION OF LOT A
LUM-07-105-PP
603.33'

LOT B
LUM-07-105-PP
568.33'

LOT 2
LUM-07-105-PP
568.33'

LOT 3
LUM-07-105-PP
568.33'

LOT 4
LUM-07-105-PP
568.33'

LOT A
LUM-07-105-PP
568.33'

RENTON, ID 1582
N 18100.40
E 13807.4853

NE 4TH ST
S 89°13'02" V
683.20 TO PC
1326.54
N 89°13'02" V
593.14
1320.80

LOT 1
4.7817 AC
LUM-01-096, SUPPL
LUM-07-105-PP
603.33'

NEW LOT X
PORTION OF LOT A
LUM-07-105-PP
603.33'

LOT B
LUM-07-105-PP
568.33'

LOT 2
LUM-07-105-PP
568.33'

LOT 3
LUM-07-105-PP
568.33'

LOT 4
LUM-07-105-PP
568.33'

LOT A
LUM-07-105-PP
568.33'

RENTON, ID 1582
N 18100.40
E 13807.4853

NE 4TH ST
S 89°13'02" V
683.20 TO PC
1326.54
N 89°13'02" V
593.14
1320.80

LOT 1
4.7817 AC
LUM-01-096, SUPPL
LUM-07-105-PP
603.33'

NEW LOT X
PORTION OF LOT A
LUM-07-105-PP
603.33'

LOT B
LUM-07-105-PP
568.33'

LOT 2
LUM-07-105-PP
568.33'

LOT 3
LUM-07-105-PP
568.33'

LOT 4
LUM-07-105-PP
568.33'

LOT A
LUM-07-105-PP
568.33'

RENTON, ID 1582
N 18100.40
E 13807.4853

NE 4TH ST
S 89°13'02" V
683.20 TO PC
1326.54
N 89°13'02" V
593.14
1320.80

LOT 1
4.7817 AC
LUM-01-096, SUPPL
LUM-07-105-PP
603.33'

NEW LOT X
PORTION OF LOT A
LUM-07-105-PP
603.33'

LOT B
LUM-07-105-PP
568.33'

LOT 2
LUM-07-105-PP
568.33'

CITY OF RENTON
FILE NO. LUA-

RECORDING NO.

VOL./PAGE

SCALE: 1 INCH = 100 FT.



RENTON ID 612
1619
E 132226.10

WASHINGTON GRID NORTH
NORTH ZONE 4601

LIBERTY RIDGE PHASE 6
VOL 220 PAGE 46

LOT B
80.62 ACRES OR 349,184 sq. ft.
L3009 NE 4TH ST
LUA-07-115-FP
(0020)

SEE SHEET 2
S 89°07'08" E 465.40'
SOUTH LINE OF NE 1/4 OF NW 1/4 SEC 16

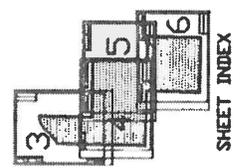
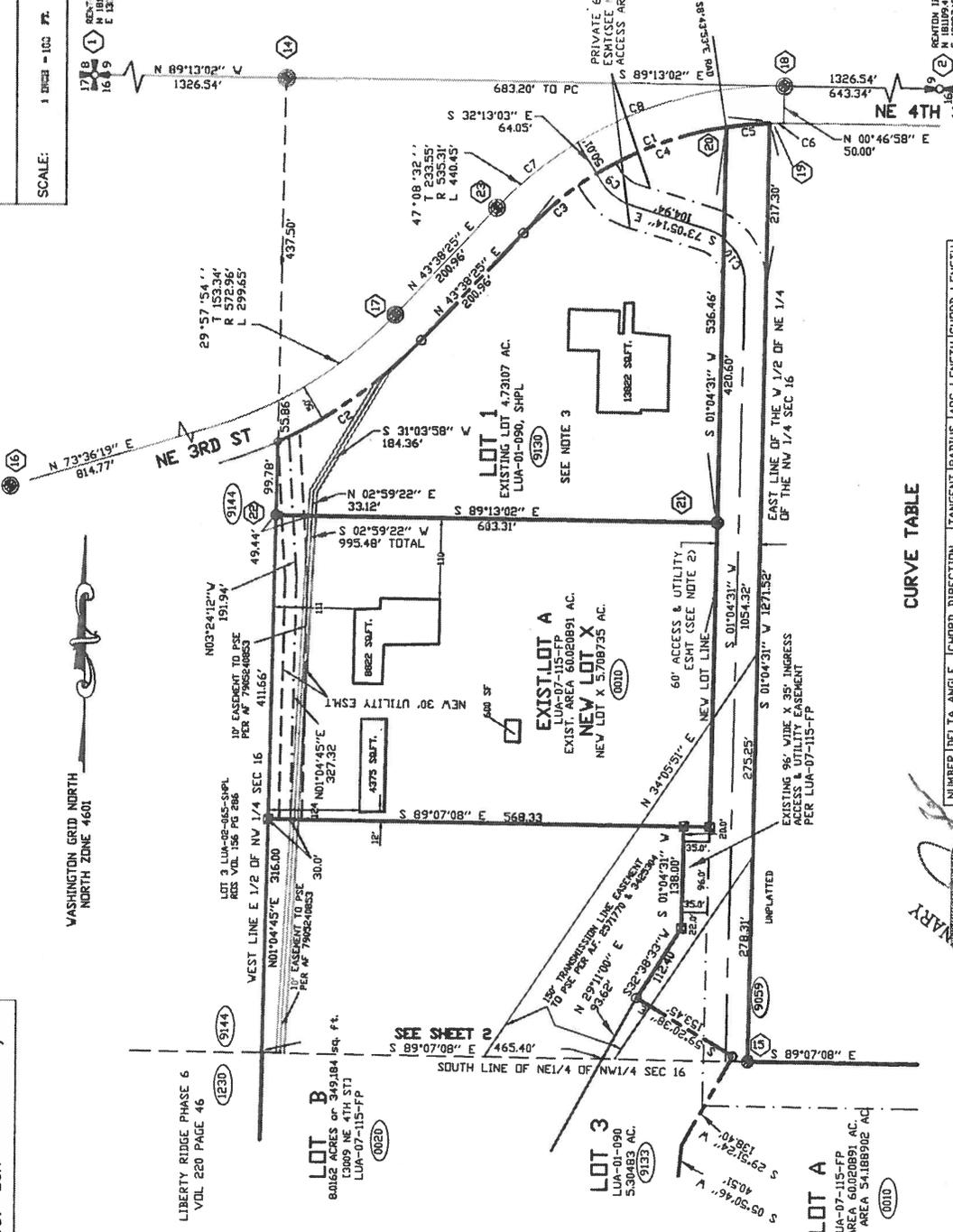
LOT 3
LUA-01-090
53,083 AC.
(2133)

LOT A
LUA-07-115-FP
EXIST. AREA 60,020,891 AC.
NEW LOT AREA 54,188,902 AC
(0010)

EXIST LOT A
LUA-01-090
EXIST. AREA 40,020,891 AC.
NEW LOT X
NEW LOT X 5,708,735 AC.
(0010)

LOT 1
EXISTING LOT 4.7307 AC.
LUA-01-090, SHPL
(9130)
SEE NOTE 3

29°57'54" T
153.34' R
542.96' L
E 272.85'



CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	44°45'31"	N 66°01'11" E	199.83	485.31	379.12	369.35
C2	22°08'05"	S 54°42'28" W	121.85	622.96	240.66	239.17
C3	15°18'31"	N 51°17'41" E	65.22	485.31	129.67	129.28
C4	22°19'11"	N 70°06'31" E	95.74	485.31	189.05	187.86
C5	07°07'50"	N 84°50'01" E	30.24	485.31	60.40	60.36
C6	02°23'01"	N 89°35'27" E	10.10	485.31	20.19	20.19
C7	15°11'58"	N 51°14'25" E	71.42	535.31	142.01	141.59
C8	31°56'34"	N 74°48'41" E	153.21	535.31	298.44	294.59
C9	40°52'11"	S 52°39'08" E	27.94	75.00	53.50	52.37
C10	74°09'45"	N 36°00'22" W	56.68	75.00	97.08	90.44



SHORT PLAT
OF LOT A CASSIDY COVE PLAT

KING COUNTY DEPT. OF TRANSPORTATION
ROAD SERVICES DIVISION - SURVEY UNIT
155 MONROE AVE. NE, RENTON, WA 98056
(206) 477-1773 FAX (206) 296-7719
JOB NO. 02067 1039906

CITY OF RENTON LAND RECORD NO.

CITY OF RENTON
FILE NO. LUA-

20' SANITARY SEWER TO CITY OF RENTON PER AF8310180895

SOUTH LINE SW 1/4 OF NE 1/4 SEC 16 S 89°01'14" E 478.33'

EXIST. LOT A
LUA-07-115-PP
EXIST. AREA 60080891 AC.
NEW LOT A 3408892 AC.

R-10 ZONING

UNPLATTED

281.24'

S 07°53'08" W 196.40'

S 47°28'46" E 453.82'

IL 99 ZONING

160.93'

S 89°01'14" E 335.93'

UNPLATTED

S 01°04'17" W 495.00'

LOT 7
LUA-01-090, SHPL
14,9912 AC.
(9139)

UNPLATTED

S 89°01'14" E 848.25'

LOT 6
LUA-01-090, SHPL
9,64029 AC.
(9138)

UNPLATTED

S 89°01'14" E 673.35'

LOT 5
LUA-01-090, SHPL
12,7246 AC.
(9137)

UNPLATTED

N 01°04'10" E 823.19'

LOT 4
713.33'

UNPLATTED

60' ACCESS & UTILITY ESMT TO THE CITY OF RENTON PER AF 809600591 AND 881007024

LOT 3
UNPLATTED

UNPLATTED

UNPLATTED

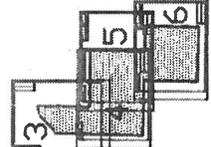
UNPLATTED

UNPLATTED

RECORDING NO.

VOL./PAGE

SCALE: 1 INCH = 100 FT.



SHEET INDEX

SOUTH LINE SW 1/4 OF NE 1/4 SEC 16 S 89°01'14" E 613.34'

NE 1/4 SEC 16 848.34' TOTAL

UNPLATTED

WASHINGTON GRID NORTH NORTH ZONE 4601



9/2/15

SHORT PLAT
OF LOT A CASSIDY COVE PLAT
KING COUNTY I.D.T. RENTON FACILITY
KING COUNTY DEPARTMENT OF TRANSPORTATION
ROADS SERVICES DIVISION - SURVEY UNIT
155 HORRICE AVE. NE, RENTON WA 98056
20634477-1773 FAX 2066296-7719
JOB NO. 02667 1039906

CITY OF RENTON LAND RECORDED NO.

S 01°04'17" W 1318.06'

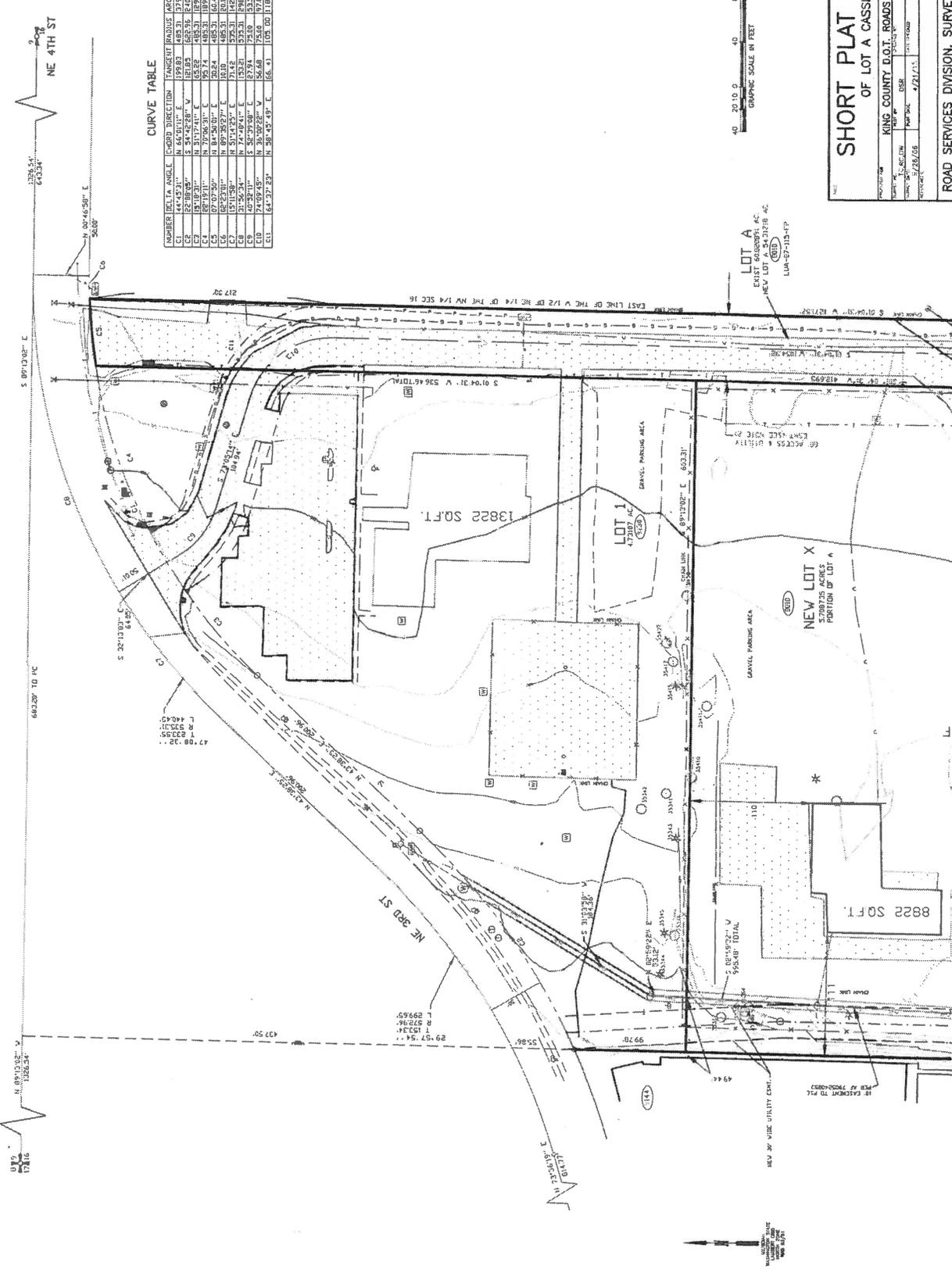
SOUTH LINE OF THE NW 1/4 OF SE 1/4 SEC 16 673.38'

WEST 653.33' OF SE 1/4 SEC 16

N 89°00'54" W 1326.71'

N 01°04'10" E 1318.19'

N 01°04'17" E 1318.06'



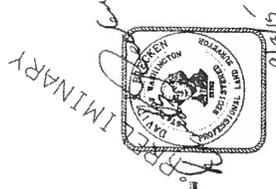
CURVE TABLE

NUMBER	DELTA ANGLE	CORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	44°45'31"	E	129.83	483.31	274.12	469.53
C2	22°18'29"	V	181.83	583.36	246.66	239.17
C3	22°18'29"	V	181.83	583.36	246.66	239.17
C4	88°19'11"	E	92.74	483.31	189.05	187.86
C5	07°07'50"	E	282.24	483.31	65.48	65.26
C6	10°15'00"	E	31.19	483.31	19.00	19.19
C7	10°15'00"	E	31.19	483.31	19.00	19.19
C8	21°56'34"	E	153.21	253.31	298.44	294.59
C9	20°32'11"	S	352.99	87.91	72.00	82.77
C10	44°45'31"	E	129.83	483.31	274.12	469.53
C11	44°45'31"	E	129.83	483.31	274.12	469.53



SHORT PLAT SITE MAP
OF LOT A CASSIDY COVE

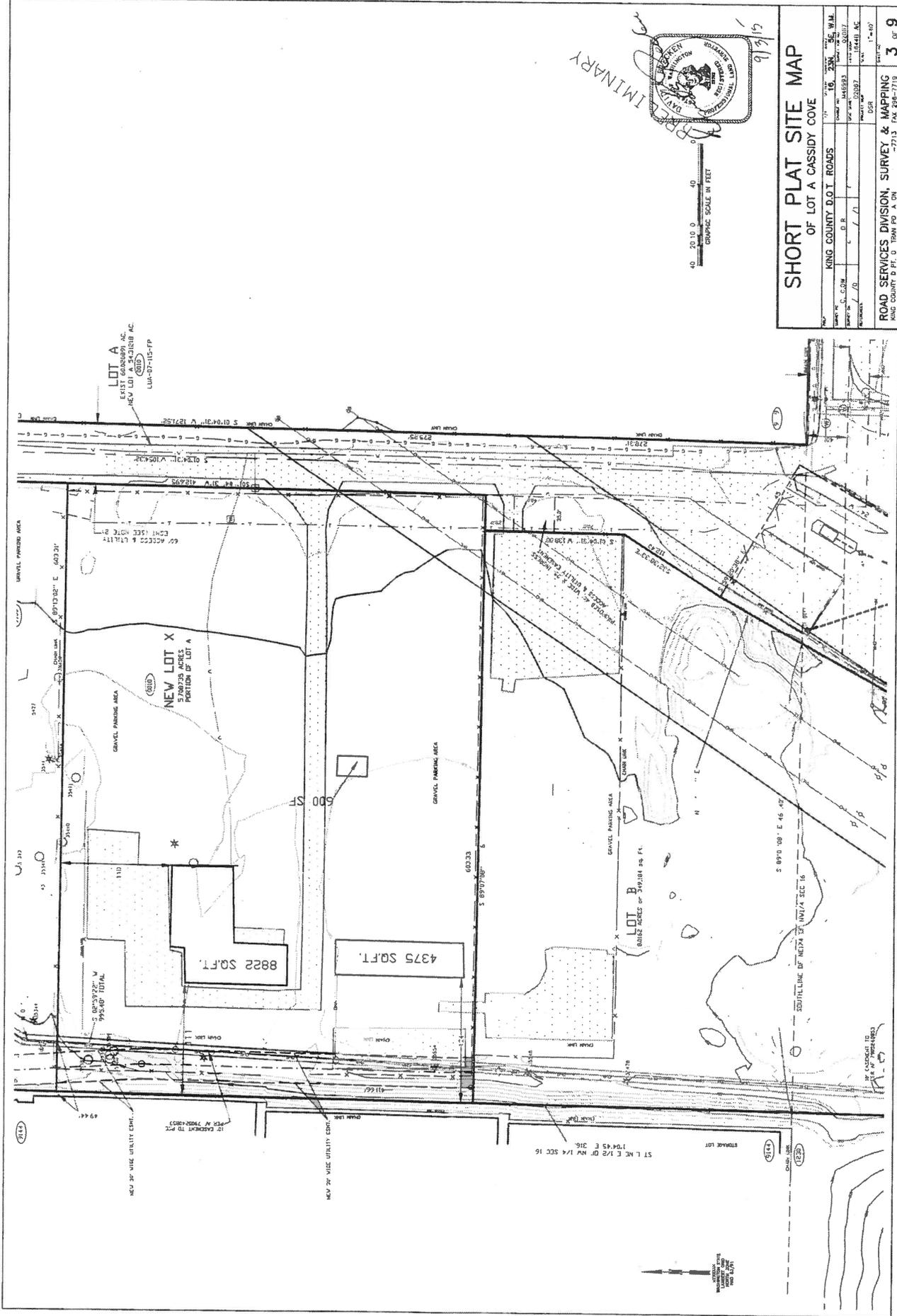
PROJECT NO. _____ DATE _____
 KING COUNTY D.O.T. ROADS
 COUNTY ENGINEER _____
 PROJECT LOCATION _____
 SHEET NO. _____ OF _____
 ROAD SERVICES DIVISION, SURVEY & MAPPING
 KING COUNTY DEPT. OF TRANSPORTATION TEL: 206-771-3173 FAX: 206-771-3175



SHORT PLAT SITE MAP
OF LOT A CASSIDY COVE

PROJECT NO.	16	DATE	09/07
OWNER	KING COUNTY D.O.T. ROADS		
DATE OF SURVEY	09/07	SCALE	1" = 40'
PROJECT	ROAD SERVICES DIVISION, SURVEY & MAPPING		
PROJECT NO.	16	DATE	09/07
OWNER	KING COUNTY D.O.T. ROADS		
DATE OF SURVEY	09/07	SCALE	1" = 40'
PROJECT	ROAD SERVICES DIVISION, SURVEY & MAPPING		

ROAD SERVICES DIVISION, SURVEY & MAPPING
KING COUNTY D.O.T. ROADS, P.O. BOX 288-718
TACOMA, WA 98402



LOT A
EXIST GRASSY AC.
NEW LOT A 5.4308 AC.
LUB-07-10-TP

NEW LOT X
5.780735 ACRES
PORTION OF LOT A

LOT B
0.8182 ACRES OR 346.88 SQ. FT.

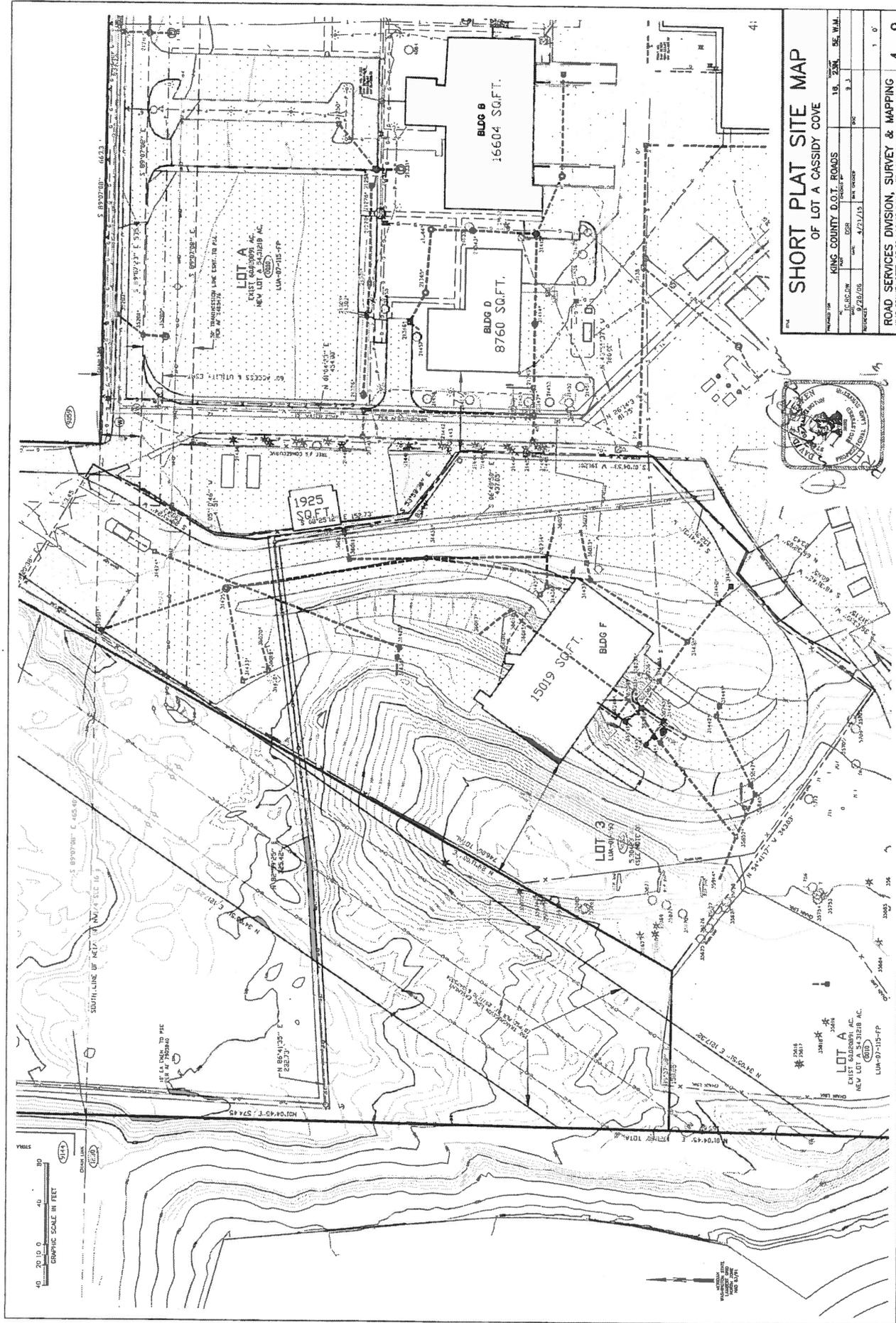
NEW 30" WIDE UTILITY CONC.
15' EASEMENT TO P.C.
PER M 7000-10073

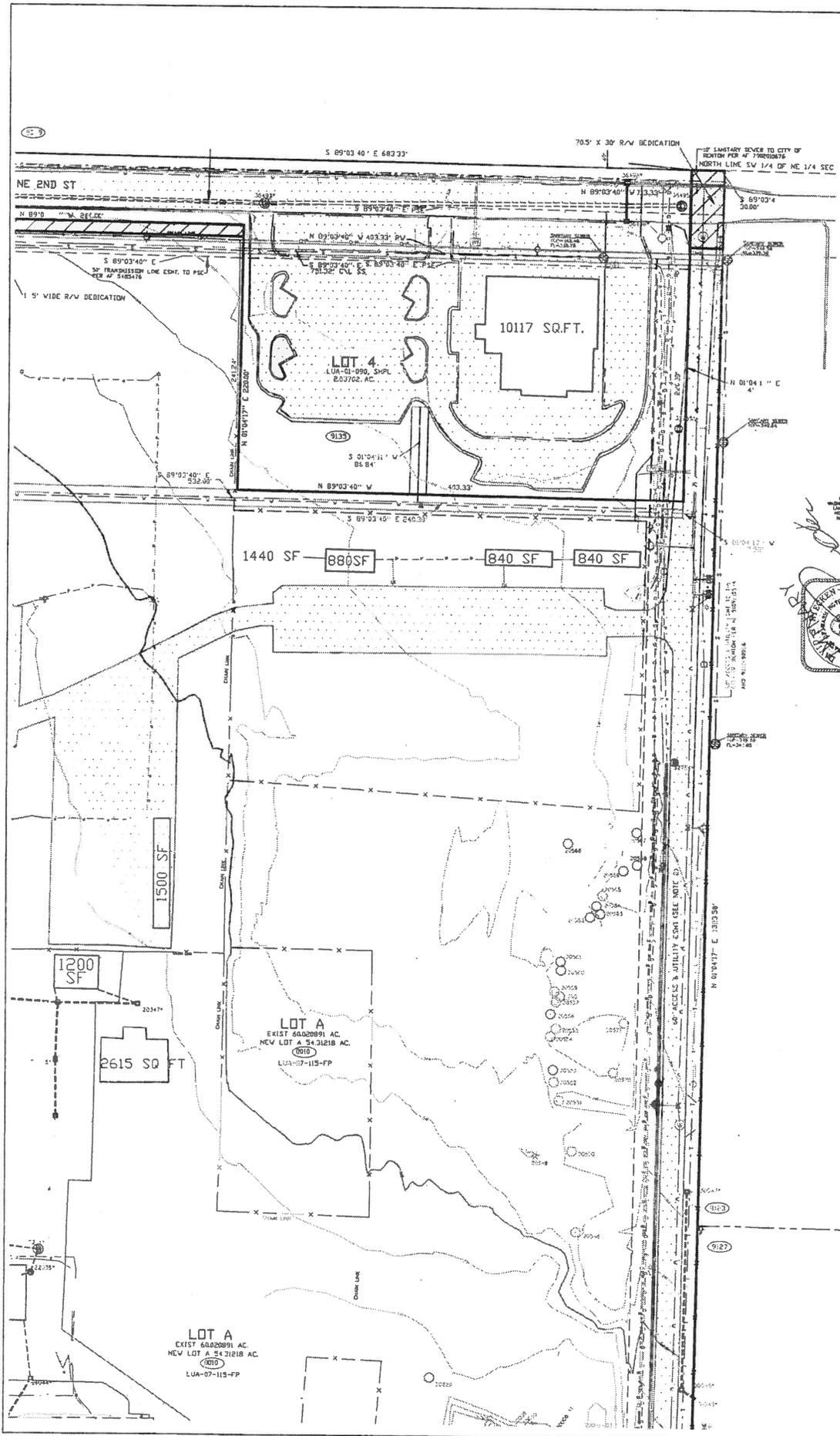
NEW 30" WIDE UTILITY CONC.

ST L.H.E. 1/2 OF NW 1/4 SEC 16
170445 E 316.

SUBDIVISION OF NE 1/4 OF NW 1/4 SEC 16

BY CONTRACT TO
KING COUNTY D.O.T. ROADS





**GEOTECHNICAL ENGINEERING STUDY
KING COUNTY RENTON FACILITIES SHORT PLAT
PROJECT NO. M46988
OCTOBER 2006**

Prepared By:



**King County
Department of Transportation

Engineering Services Section
Materials Laboratory
155 Monroe Avenue NE, Bldg. D
Renton, WA 98056-4199**

**Entire Document
Available Upon Request**

EXHIBIT 5



King County

Road Services Division

Materials Laboratory

Department of Transportation

RSD-TR-0100

155 Monroe Avenue Northeast, Building D

Renton, WA 98056-4199

www.metrokc.gov/roads

August 10, 2015

TO: Dave Riecken, Senior Engineer, Drainage, Survey, Utility and Materials,
Engineering Services Section, King County Department of Transportation

VIA: Alan D. Corwin, Materials Engineer, Drainage, Survey, Utility and Materials,
Engineering Services Section, King County Department of Transportation

FM: Timothy R. Hyden, Engineer III, Drainage, Survey, Utility and Materials,
Engineering Services Section, King County Department of Transportation

RE: **King County Renton Facilities Short Plat
October 2006 Geotechnical Engineering Study**

A new lot line is being established for an approximate 5.7 acre piece of property designated as "New Lot X" on the attached Figure 1. The purpose of establishing the new lot line is to enable King County to transfer property from the Department of Transportation to the Department of Natural Resources and Parks.

Once a new lot line has been established and the transfer has been made, site development plans include the installation of approximately 60 lineal feet of sidewalk and planting of two new trees along the west side of the property. We performed a reconnaissance of the subject property to identify whether any work has been performed that would substantially change geotechnical site conditions as detailed by the October 2006 Geotechnical Engineering Study referenced above.

Based on this reconnaissance, there is no evidence significant construction has occurred in the vicinity of the planned sidewalk construction that would result in a substantial change to geotechnical site conditions.

We trust this letter addresses your current needs for establishment of a new lot line. Should you have questions or desire additional information, please call at your convenience.



Alan D. Corwin, P.E.
King County Materials Engineer

EXHIBIT 6

ADMINISTRATIVE STREET MODIFICATION

RECOMMENDED FOR APPROVAL **DENIAL**

EVALUATION FORM & RECOMMENDATION

PROJECT NAME: Short Plat of Lot A, Cassidy Cove Plat
PROJECT NUMBER: LUA15-000676, SHPL-A, MOD
PROJECT MANAGER: Clark Close, Senior Planner
APPLICANT: Steve Rizika
King County
500-4th Ave, Room 830
Seattle, WA 98104
ZONING CLASSIFICATION: Light Industrial (IL) and Resource Conservation (RC)
PROJECT LOCATION: 3005 NE 4th Street, Renton, WA 98056

SUMMARY OF REQUEST:

Pursuant to RMC 4-9-250 the applicant has requested an Administrative Modification from RMC 4-6-060 Street Standards for an exemption from the typical required street frontage improvements along NE 2nd St to retain the existing sidewalks, road improvements and landscaping. Whenever there is a practical difficulty involved in carrying out the provisions of this Title IV, the applicant may request a modification of the standards, provided the Criteria for modification is satisfied.

Per RMC 4-6-060 Street Standards, the proposed project would be required to provide half-street improvements within 45 feet of right-of-way (ROW) along the applicants street frontage of NE 2nd Street, including 20.5 feet of paving from centerline, 0.5-foot wide curb, an 8-foot planter strip, and an 8-foot sidewalk. In addition to half-street improvements, the applicant would be required to provide a 21 feet half-street ROW width dedication (subject to a final survey) along the south side of NE 2nd Street and a 30 by 80 square foot area of ROW dedication at the east terminus of NE 2nd St (subject to a final survey).

BACKGROUND:

The applicant is requesting Administrative Short Plat approval of a 2-lot short plat and a street modification to create a second lot from the existing 60.02-acre King County parcel located at 3005 NE 4th St (APN 143400-0010) and is zoned Light Industrial (IL). The short plat would create a second lot about 5.7-acres in size to be able to transfer property from King County Department of Transportation to the King County Department of Natural Resources and Parks. The proposed new lot is rectangular in shape and would be located just south of the old King County Public Health Center. There are no frontage improvements, changes in access or

building development proposed as part of the short plat. The applicant has requested a fee in-lieu on NE 4th Street and a street modification for frontage improvements on NE 2nd Street.

EXHIBITS:

Exhibit 1: Site Plan

ANALYSIS OF REQUEST:

The Section 4-6-060Q.1 allows the Administrator to grant modifications provided the modifications meet the following criteria (pursuant to RMC 4-9-250D.2):

Criteria	Criteria Met
<p><i>a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives;</i></p> <p><u>Staff Comment:</u> The Community Design Element has applicable policies listed under a separate section labeled Streets, Sidewalks and Streetscapes. These policies address walkable neighborhoods, safety and shared uses. Two specific policies support the decision to modify the street standards in order to extend the existing sidewalk at a width of six feet and eliminate the need for the landscape requirement between the curb and the sidewalk. These policies are Policy CD-102 and Policy CD-103 which state that the goal is to promote new development with “walkable places,” “support grid and flexible grid street and pathway patterns,” and “are visually attractive, safe, and healthy environments.” The requested street modification is consistent with these policy guidelines.</p>	<p>X</p>
<p><i>b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment;</i></p> <p><u>Staff Comment:</u> The modified street improvements will meet the objectives of a safe walkable environment. The improvements provide for a planting strip of sufficient size for landscaping between the curb and sidewalk. The five foot side sidewalk at this location meets the needs of the limited number of residents and/or employees relying on this sidewalk for access to the City of Renton Maintenance Shops and the King County Department of Natural Resources and Parks Property.</p>	<p>X</p>

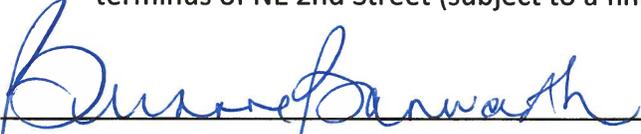
<p>c. <i>Will not be injurious to other property(ies) in the vicinity;</i> <u>Staff Comment:</u> The existing improvements meet the standards for safe vehicular and pedestrian use.</p>	<p>X</p>
<p>d. <i>Conform to the intent and purpose of the Code;</i> <u>Staff Comment:</u> This modification provides a safe pedestrian route with sufficient width for this area.</p>	<p>X</p>
<p>e. <i>Can be shown to be justified and required for the use and situation intended; and</i> <u>Staff Comment:</u> The revised street standards provide a safe design for vehicles and pedestrians. Maintaining a consistent appearance along the street frontage will be beneficial to the subject property and surrounding property owners.</p>	<p>X</p>
<p>f. <i>Will not create adverse impacts to other property(ies) in the vicinity.</i> <u>Staff Comment:</u> There are no identified adverse impacts from this modification of sidewalk width and planting strip width for this area.</p>	<p>X</p>

STAFF RECOMMENDATION

The proposal satisfies 6 of the 6 criteria listed in RMC 4-9-250D.2 for the requested modification if all conditions of approval are met. Therefore, Short Plat of Lot A, Cassidy Cove Plat, street modification to leave the existing improvements along NE 2nd Street as is, Project No. LUA15-000630, MOD is **recommended for approval** subject to the following conditions:

CONDITIONS:

1. Twenty-one feet (21') of right-of-way dedication is required along the south side of NE 2nd Street (subject to a final survey).
2. A 30-foot by 80-foot (30' x 80') area of right-of-way dedication is required at the east terminus of NE 2nd Street (subject to a final survey).



Brianne Bannwarth, Development Engineering Manager

11/5/15

Date

This recommendation for approval of this modification will become part of the Staff's project report to the Hearing Examiner.

If you have any further questions regarding this decision, feel free to contact the project manager, Clark Close, at 425.430.7289 or cclose@rentonwa.gov.

ADVISORY NOTES TO APPLICANT

LUA15-000676



Application Date: September 17, 2015
Name: Short Plat of Lot A Cassidy Cove Plat

Site Address: 3005 NE 4TH St
RENTON, WA 98056

PLAN - Planning Review - Land Use

Version 1 |

Community Services Review Comments

Contact: Leslie Betlach | 425-430-6619 | LBetlach@rentonwa.gov

Recommendations: 1. There are no impacts to parks.

Engineering Review Comments

Contact: Vicki Grover | 425-430-7291 | vgrover@rentonwa.gov

I have reviewed the application for Short Plat of Lot A Cassidy Cove Plat located at 3005 NE 4th Street and I have the following comments:

GENERAL

There are no utility improvements required for the creation of the new lot. When a development of the site is proposed, civil plans for water, sewer, and storm water will be required at site plan submittal. It is recommended the applicant request a new pre application meeting when a site plan is being considered.

A Geotechnical Engineering Study dated October 2006 and prepared by King County Department of Transportation was submitted (without a PE stamp) with the short plat application. This document is satisfactory for the land use process of short platting but when future development is proposed for the site, a current geotechnical analysis will be required.

The Plat Map shall include the 30 ft. wide utility easement recorded in 2008 and 2002.

TRANSPORTATION/STREET

1. Existing right of way width along NE 2nd Street fronting the site is approximately 75 feet. NE 2nd Street is classified as a Collector, 3 lanes would require a right of way width of 96 ft. The ROW dedication along NE 2nd Street to the west shall be 21 ft. in width (also matches the property in between the two locations along 2nd Street that the KC property abuts) and the area to the east along NE 2nd Street shall be 30 ft. by 82 ft. again exact area to be determined by survey. To meet RMC, the required improvement standards are as follows: 20.5 ft. wide pavement from the centerline of the road, an 8 foot planting strip behind the 0.5 ft. curb and gutter, an 8 foot sidewalk, for a half street right of way dedication of approximately 21 ft. The applicant will need to submit an application to the City requesting a modification of the street frontage improvements as outlined in City code 4 9 250C5d. The applicant shall confirm (via survey) if the centerline of the existing roadway and the centerline of the existing right of way width coincide or what the horizontal difference there is between the two. This will determine the exact amount of right of way dedication required to comply with the City's complete streets standards. Please revise the street dedication drawing, the deed of dedication and REETA forms.

2. The existing Right Of Way (ROW) along NE 4th Street is approximately 100 ft. in width. NE 4th Street is classified as a Principal Arterial. Per RMC for 5 lanes required ROW is 103 ft. ROW dedication of 1.5 ft. is required. Payment of \$12,120.00 was received by the City on September 17, 2015 for fee in lieu of the frontage improvements along NE 4th Street.

Technical Services Comments

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

Recommendations: Technical Services Review; October 2, 2015

I have reviewed the above referenced preliminary short plat submittal and have the following comments:

Information needed for final short plat approval includes the following:

Update the Sheet 1 Section Breakdown and also all Sheet Indexes to reflect only Lot A as the subject parcel.

Update the Short Plat to reflect Lot A as subject parcel by dark lines and shading back the other lines to clearly define the Short Plat Boundaries. This is displayed clearly on the Plat Site Map provided and not as clearly on the Preliminary Short Plat.

Note the City of Renton land use action number and land record number, LUA15 000676 and LND 20 0623, respectively, on the final short plat submittal. The type size used for the land record number should be smaller than that used for the land use action number.

The dedication of right of way for short subdivisions requires a separate Deed of Dedication; provide a space to the recording number of same on the short plat. The Deed of Dedication document includes both a legal description exhibit and a map exhibit of the dedicated parcel. The legal description exhibit should be prepared, stamped, dated and signed by the applicant's surveyor. The surveyor should also prepare the map exhibit. The dedication process requires an updated Plat Certificate dated within 45 days of approval of said dedication. Talk to the Project Manager if there are questions or further information is needed.

PLAN - Planning Review - Land Use

Version 1 |

Technical Services Comments

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Provide short plat and lot closure calculations.

Indicate what has been, or is to be, set at the corners of the proposed lots. The preliminary map provided indicates the same corner monumentation as shown on the previous plat recorded under Recording No. 20080221001385.

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

The city will provide addresses for the proposed lots as soon as possible. Note said addresses on the final short plat drawing.

Do note encroachments, if any.

Do include a "LEGEND" block for the short plat drawing, detailing any symbols used thereon. The current "LEGEND" does not include line types.

The City of Renton Administrator, Public Works Department, is the only city official who signs the final short plat. Provide an appropriate approval block and signature line. Pertinent King County approval blocks also need to be noted on the drawing.

All vested owner(s) of the subject final short plat need to sign the final short plat drawing. Include notary blocks as needed.

Include a declaration block on the drawing, titled "OWNERS' DECLARATION" not "CERTIFICATION" or other.

Note that if there are easements, restrictive covenants or agreements to others (City of Renton, etc.) as part of this subdivision, they can be recorded concurrently with the final short plat. The final short plat drawing and the associated document(s) are to be given to the Project Manager as a package. The recording number(s) for the associated document(s) are to be referenced on the final short plat drawing.

Provide spaces for the recording numbers thereof.