

**CITY OF RENTON**

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT  
 REPORT TO THE HEARING EXAMINER  
**EXHIBITS**

<b>Project Name:</b> Valley Vue Short Plat		<b>Project Number:</b> LUA16-000272, SHPL-A, MOD	
<b>Date of Meeting</b> June 28, 2016	<b>Staff Contact</b> Clark H. Close Senior Planner	<b>Project Applicant</b> Rory Dees, 1040 W. Lk. Sammamish Prky SE, Bellevue, WA 98008	<b>Project Location</b> 3106 and 3112 Talbot Rd S, Renton WA 98055

**Exhibits:**

- Exhibit 1: Hearing Examiner Staff Recommendation (dated June 28, 2016)
- Exhibit 2: Neighborhood Map
- Exhibit 3: Winsper Division No. 1 Final Plat (Sheets 1 through 4)
- Exhibit 4: Valley Vue Civil Plan Cover Sheet
- Exhibit 5: Valley Vue Preliminary Short Plat Plan
- Exhibit 6: Topographic / Boundary Survey Map (Sheets 1 and 2)
- Exhibit 7: Grading and Drainage Plan and Profile
- Exhibit 8: Sanitary Sewer and Water Plan and Profile
- Exhibit 9: Tree Cutting and Land Clearing Plan
- Exhibit 10: Geotechnical Engineering Study prepared by Geotech Consultants, Inc. (dated May 27, 2014)
- Exhibit 11: Critical Areas Study prepared by Acre Environmental Consulting, LLC (dated September 4, 2013; revised dated November 23, 2015)
- Exhibit 12: Construction Mitigation Description
- Exhibit 13: Street Modification Request (dated November 5, 2015)
- Exhibit 14: Hearing Examiner Report for Valley Vue Preliminary Plat LUA14-001040, ECF, PP, MOD (dated July 14, 2015)
- Exhibit 15: Hearing Examiner Decision for Valley Vue Preliminary Plat (dated July 28, 2015)
- Exhibit 16: Public comment letter from Jerome Jaeb (dated April 15, 2016)
- Exhibit 17: Public comment letter from Bruce Troung, plus signatures (dated April 19, 2016)
- Exhibit 18: Public comment letter from Mary Klaas Schultz (dated April 26, 2016)
- Exhibit 19: Public comment letter from Virginia Klass to staff (dated April 26, 2016)
- Exhibit 20: Public comment letter from Virginia Klass to Chief Peterson (dated April 26, 2016)
- Exhibit 21: Staff's response letter to parties of record (dated April 27, 2016)
- Exhibit 22: Comment email from Renton Fire & Emergency Services (dated April 27, 2016)
- Exhibit 23: Renton Fire & Emergency Services Incident Report (alarm date July 29, 2015)
- Exhibit 24: Environmental "SEPA" Determination and ERC Mitigation Measures (publication date May 22, 2015)
- Exhibit 25: Environmental "SEPA" Addendum, ERC Mitigation Measures and Advisory Notes
- Exhibit 26: Advisory Notes to Applicant



# WINSPER DIVISION I

144792

A POR OF THE SW 1/4 OF SEC 29 AND THE SE 1/4 OF SEC 30, T 23 N, R 5E, W.M.  
KING COUNTY, WASHINGTON

## DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY. AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE, UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST KING COUNTY, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY KING COUNTY.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD KING COUNTY, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUBSURFACE WATER FLOW WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING KING COUNTY, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF KING COUNTY, ITS SUCCESSORS, OR ASSIGNS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS.  
CONNER DEVELOPMENT COMPANY, A WASHINGTON CORPORATION

BY: William M. Conner TITLE: PRESIDENT  
SEATTLE FIRST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION  
BY: [Signature] TITLE: Vice President

## ACKNOWLEDGEMENTS

STATE OF WASHINGTON )  
                                  ) SS  
COUNTY OF KING      )

ON THE 22nd DAY OF February, 1989, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED William M. Conner TO ME KNOWN TO BE President OF Conner Development Company, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT he is WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Belleme, Washington

STATE OF WASHINGTON )  
                                  ) SS  
COUNTY OF KING      )

ON THE 23 DAY OF February, 1989, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED Gary A. Knapp AND [Signature] TO ME KNOWN TO BE Vice President AND [Title] OF [Corporation], THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT he is WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Elizabeth A. Licker-Macdonald  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Redmond, Washington

## LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, AND THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 29;

THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, N 89°19'43" E, 118.00 FEET;

THENCE S 27°50'11" E, 117.85 FEET;

THENCE S 3°33'54" W, 32.69 FEET;

THENCE S 12°21'39" E, 31.99 FEET;

THENCE S 32°25'51" E, 25.26 FEET;

THENCE S 15°02'26" E, 54.84 FEET;

THENCE S 5°40'21" E, 157.25 FEET;

THENCE N 88°06'40" W, 50.00 FEET;

THENCE S 01°53'20" W, 100.04 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE SOUTHWESTERLY 92.55 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 949.49 FEET, THE RADIUS POINT OF WHICH BEARS S 01°20'37" W, THROUGH A CENTRAL ANGLE OF 05°35'05" TO A POINT OF A COMPOUND CURVE;

THENCE CONTINUING SOUTHWESTERLY, 49.01 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 394.00 FEET, THROUGH A CENTRAL ANGLE OF 07°07'39" TO A POINT;

THENCE S 11°22'07" E, 48.00 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE SOUTHWESTERLY 11.30 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 346.00 FEET, THE RADIUS POINT OF WHICH BEARS S 11°22'07" E, THROUGH A CENTRAL ANGLE OF 01°52'17" TO A POINT OF NON-TANGENCY;

THENCE S 1°53'20" W, 110.00 FEET TO THE SOUTHERLY LINE OF KING COUNTY SHORT PLAT NUMBER 577051 AS FILED UNDER RECORDING NUMBER 7902080736;

THENCE ALONG SAID SOUTHERLY LINE, S 88°42'44" W, 44.11 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 30;

THENCE ALONG SAID EAST LINE, S 1°55'52" W, 100.03 FEET TO THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30;

THENCE ALONG SAID SOUTH LINE, N 89°27'34" W, 431.63 FEET, MORE OR LESS, TO THE EASTERLY BOUNDARY OF THAT PROPERTY CONVEYED TO CHARLES E. WOOD AND DOROTHY MAR WOOD, HUSBAND AND WIFE, BY DEED RECORDED UNDER RECORDING NUMBER 721205016;

THENCE ALONG SAID EASTERLY BOUNDARY, N 03°36'45" W, 100.26 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30;

THENCE ALONG SAID SOUTH LINE, N 89°27'34" W, 436.44 FEET TO THE EASTERLY MARGIN OF 96TH AVENUE SOUTH (ALSO KNOWN AS KING COUNTY ROAD NO. 80 AND ALSO KNOWN AS TALBOT ROAD SOUTH) AND A POINT ON A NON-TANGENT CURVE;

THENCE ALONG SAID EASTERLY MARGIN, NORTHWESTERLY, 179.65 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 545.00 FEET, THE RADIUS POINT OF WHICH BEARS S 83°02'44" W, THROUGH A CENTRAL ANGLE OF 18°53'18" TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID EASTERLY MARGIN, N 25°40'23" W, 178.53 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30;

THENCE ALONG SAID NORTH LINE, S 89°31'57" E, 266.05 FEET TO THE WEST LINE OF THE EAST 750 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE ALONG SAID WEST LINE, N 1°55'52" E, 231.79 FEET TO THE SOUTH LINE OF THE NORTH 100 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;

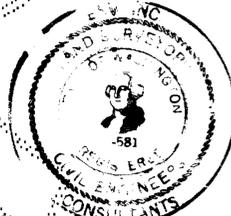
THENCE ALONG SAID SOUTH LINE, S 89°36'19" E, 750.27 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE ALONG SAID EAST LINE, N 1°55'52" E, 100.04 FEET TO THE POINT OF BEGINNING.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF WINSPER DIVISION I IS BASED UPON A SURVEY OF SECTION 29/30, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., THAT ALL COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT ALL MONUMENTS AND CORNERS AS SHOWN THEREON WILL BE SET CORRECTLY ON THE GROUND, AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

[Signature]  
R. SCOTT MACINTOSH, PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO 15661



	941 POWELL AVENUE S.W., SUITE 100 RENTON, WASHINGTON 98055 PHONE: [206] 228-5628	
	JOB NO. 258-05-882	DATE: JULY, 1988
	DRAWN: R. WARD	SHEET 1 OF 4

B.A.L.D. FILE NO. 1087-23

226-66

Exhibit 3

# WINSPER DIVISION I

144/98

A POR OF THE SW 1/4 OF SEC 29 AND THE SE 1/4 OF SEC 30, T 23 N, R 5E, W.M.  
KING COUNTY, WASHINGTON

## APPROVALS

PARKS, PLANNING AND RESOURCES DEPARTMENT

EXAMINED AND APPROVED THIS 9th DAY OF March 1989 A.D.

[Signature]  
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS Ac DAY OF March 1989 A.D.

[Signature]  
MANAGER, BUILDING AND LAND DEVELOPMENT DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 13 DAY OF MARCH 1989 A.D.

[Signature]  
KING COUNTY ASSESSOR

[Signature]  
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER \_\_\_\_\_

KING COUNTY COUNCIL

EXAMINED AND APPROVED THIS 13th DAY OF MARCH 1989 A.D.

[Signature]  
CHAIRMAN, KING COUNTY COUNCIL

ATTEST: [Signature]  
CLERK OF THE COUNCIL

## NOTES

- SET 1/2" REBAR AND CAP (ESM INC. L/S #15661) AT ALL REAR CORNERS. SET CONCRETE NAIL IN CURB AT THE SIDE LOT LINES PRODUCED TO AN INTERSECTION WITH THE CURB LINE.
- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET POWER, US WEST TELEPHONE CO., TCI CABLE TV AND FOR WASHINGTON NATURAL GAS CO. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET, PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, T.V. AND GAS SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, TELEPHONE OR CABLE T.V. SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.
- SUBJECT TO A 10 FOOT WIDE EASEMENT TO PUGET SOUND POWER AND LIGHT COMPANY FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM LYING 5 FEET ON EACH SIDE OF THE FACILITIES AS CONSTRUCTED PER RECORDING NUMBER 7801130836.
- SUBJECT TO CITY OF RENTON ORDINANCE NO. 3790 REGARDING ASSESSMENT FOR WATER SERVICE PER RECORDING NUMBER 8403260504.
- ALL TIES TO FENCES SHOWN AT 90° TO THE PROPERTY LINE.
- DRAINAGE EASEMENTS WITH OPEN CHANNELS SHALL BE MAINTAINED AS OPEN, GRASS LINED SWALES. IN NO CASE SHALL PIPING, FILLING OR OBSTRUCTING OF THE SWALE BE PERMITTED UNLESS WRITTEN APPROVAL IS GRANTED BY THE KING COUNTY DIVISIONS OF SURFACE WATER MANAGEMENT AND BUILDING AND LAND DEVELOPMENT DIVISION.

## NATIVE GROWTH PROTECTION EASEMENT

STRUCTURES, FILL AND OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS BEYOND 18 INCHES) ARE PROHIBITED BEYOND THE BUILDING SETBACK LINE, AND WITHIN 25 YEAR FLOOD PLAINS (IF APPLICABLE), AND WITHIN THE NATIVE GROWTH PROTECTION EASEMENT(S) AS SHOWN.

DEDICATION OF A NATIVE GROWTH PROTECTION EASEMENT (NGPE) CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE EASEMENT. THIS INTEREST INCLUDES THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, VISUAL AND AURAL BUFFERING, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE NGPE IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF LAND SUBJECT TO THE EASEMENT THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY KING COUNTY, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE EASEMENT. THE VEGETATION WITHIN THE EASEMENT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT EXPRESS PERMISSION FROM KING COUNTY, WHICH PERMISSION MUST BE OBTAINED IN WRITING FROM THE KING COUNTY BUILDING AND LAND DEVELOPMENT DIVISION OR ITS SUCCESSOR AGENCY.

BEFORE AND DURING THE COURSE OF ANY GRADING, BUILDING CONSTRUCTION, OR OTHER DEVELOPMENT ACTIVITY ON A LOT SUBJECT TO THE NATIVE GROWTH PROTECTION EASEMENT, THE COMMON BOUNDARY BETWEEN THE EASEMENT AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE FENCED OR OTHERWISE MARKED TO THE SATISFACTION OF KING COUNTY.

## FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 13 DAY OF March 1989 A.D.  
OFFICE OF FINANCE

[Signature]  
DIRECTOR OF FINANCE

[Signature]  
DEPUTY DIRECTOR OF FINANCE

## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS 14th DAY OF MAR 1989 A.D., AT 29 MINUTES PAST 3 P.M. AND RECORDED IN VOLUME 144 OF PLATS, PAGES 92-95 RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

[Signature]  
MANAGER

[Signature]  
SUPERINTENDENT OF RECORDS

## RESTRICTIONS

NO LOT OR PORTION OF A LOT IN THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT IN WHICH LOCATED.

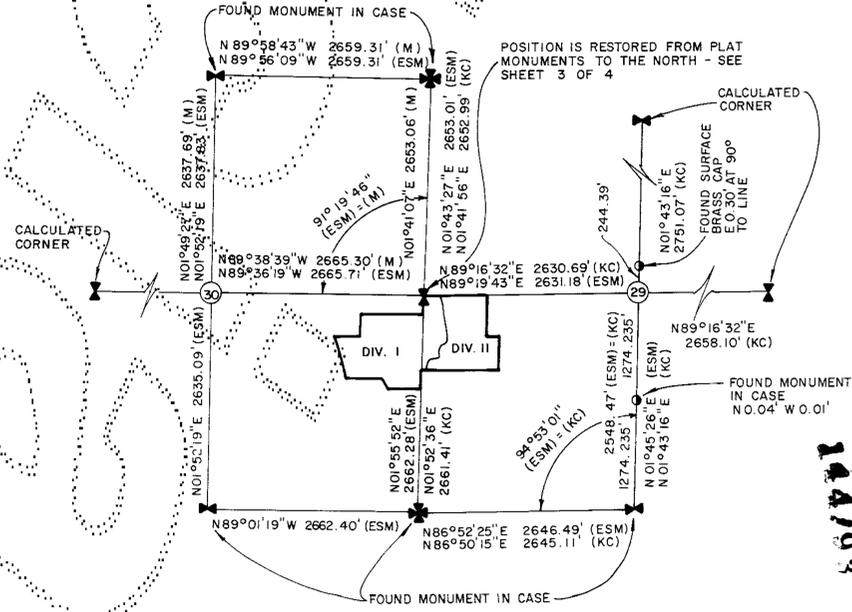
STRUCTURES, FILL, OR OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS) SHALL NOT BE PERMITTED BEYOND THE BUILDING SETBACK LINE OR WITHIN DRAINAGE EASEMENTS, ADDITIONALLY GRADING AND CONSTRUCTION OF FENCING SHALL NOT BE ALLOWED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT MAP UNLESS OTHERWISE APPROVED BY KING COUNTY BUILDING AND LAND DEVELOPMENT DIVISION.

ALL BUILDING DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE APPROVED PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS # P 1205 ON FILE WITH KING COUNTY BUILDING AND LAND DEVELOPMENT DIVISION (BALD). THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION FOR ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. INDIVIDUAL LOT INFILTRATION SYSTEMS, WHERE PERMITTED, SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT, AND SHALL COMPLY WITH SAID PLANS ON FILE WITH BALD, UNLESS OTHERWISE APPROVED BY ENGINEERING REVIEW, KING COUNTY BALD, OR ITS SUCCESSOR AGENCY.

## SECTION SUBDIVISION

NOT TO SCALE

BASIS OF BEARINGS : ASSUMED



**M**

941 POWELL AVENUE S.W., SUITE 100  
RENTON, WASHINGTON 98055  
PHONE: [206] 228-5628

JOB NO. 258-05-882	DATE: JULY 1988
DRAWN: R. WARD	SHEET 2 OF 4

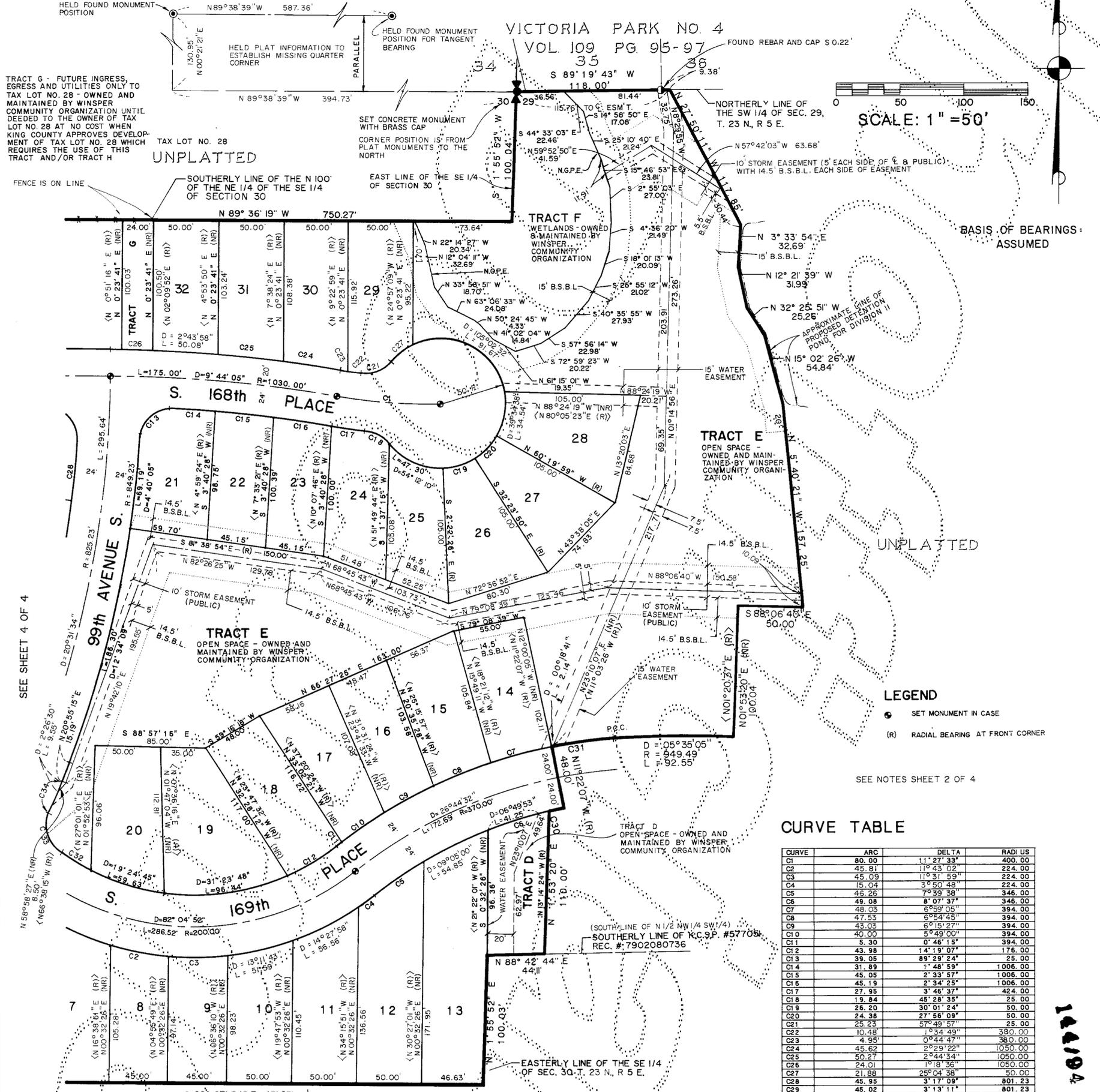
B.A.L.D. FILE NO. 1087-23

226-66A

# WINSPER DIVISION I

A POR. OF THE SW 1/4 SEC 29 AND THE SE 1/4 OF SEC 30, T. 23 N., R. 5E, W.M.  
KING COUNTY, WASHINGTON

144194 **n**



TRACT G - FUTURE INGRESS, EGRESS AND UTILITIES ONLY TO TAX LOT NO. 28 - OWNED AND MAINTAINED BY WINSPER COMMUNITY ORGANIZATION UNTIL DECIDED TO THE OWNER OF TAX LOT NO. 28 AT NO COST WHEN KING COUNTY APPROVES DEVELOPMENT OF TAX LOT NO. 28 WHICH REQUIRES THE USE OF THIS TRACT AND/OR TRACT H

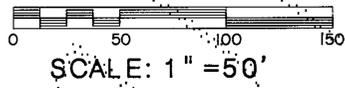
FENCE IS ON LINE

TAX LOT NO. 28 UNPLATTED

SET CONCRETE MONUMENT WITH BRASS CAP CORNER POSITION IS FROM PLAT MONUMENTS TO THE NORTH

VICTORIA PARK NO. 4 VOL. 109 PG. 95-97

FOUND REBAR AND CAP S.O.22



BASIS OF BEARINGS: ASSUMED

UNPLATTED

### LEGEND

- SET MONUMENT IN CASE
- (R) RADIAL BEARING AT FRONT CORNER

SEE NOTES SHEET 2 OF 4

### CURVE TABLE

CURVE	ARC	DELTA	RADIUS
C1	80.00	11° 27' 33"	400.00
C2	45.81	11° 43' 02"	224.00
C3	45.09	11° 31' 59"	224.00
C4	15.04	3° 50' 48"	224.00
C5	48.25	7° 39' 38"	346.00
C6	49.08	8° 07' 37"	346.00
C7	48.03	6° 59' 05"	394.00
C8	47.53	6° 54' 45"	394.00
C9	43.03	6° 15' 27"	394.00
C10	40.00	5° 49' 00"	394.00
C11	15.30	0° 46' 15"	394.00
C12	43.98	14° 19' 07"	176.00
C13	39.05	8° 29' 24"	25.00
C14	31.89	1° 48' 59"	1006.00
C15	45.05	2° 33' 57"	1006.00
C16	45.19	2° 34' 25"	1006.00
C17	27.95	3° 46' 37"	424.00
C18	19.84	4° 28' 35"	25.00
C19	26.20	30° 01' 24"	50.00
C20	24.38	27° 56' 09"	50.00
C21	25.23	57° 49' 57"	25.00
C22	10.48	1° 34' 49"	380.00
C23	4.95	0° 44' 47"	380.00
C24	45.82	2° 29' 22"	1050.00
C25	50.27	2° 44' 34"	1050.00
C26	24.01	1° 18' 36"	1050.00
C27	21.88	25° 04' 38"	50.00
C28	45.95	3° 17' 09"	801.23
C29	45.02	3° 13' 11"	801.23
C30	11.30	1° 52' 17"	346.00
C31	49.01	7° 07' 39"	394.00

CURVE	ARC	DELTA	RADIUS
C32	29.46	9° 35' 26"	176.00
C33	35.21	80° 41' 04"	25.00
C34	24.91	6° 22' 16"	224.00



941 POWELL AVENUE S.W., SUITE 100  
RENTON, WASHINGTON 98055  
PHONE: [206] 228-5628

JOB NO. 258-05-882 DATE: SEPTEMBER 1988  
DRAWN BY: J. NELSON SHEET 3 OF 4

B.A.L.D. FILE NO. 1087-23

226-66B

# WINSPER DIVISION I

A POR. OF THE SW 1/4 SEC 29 AND THE SE 1/4 OF SEC 30, T. 23 N., R. 5E, W.M.  
KING COUNTY, WASHINGTON

144/95 N

### LEGEND

● SET MONUMENT IN CASE

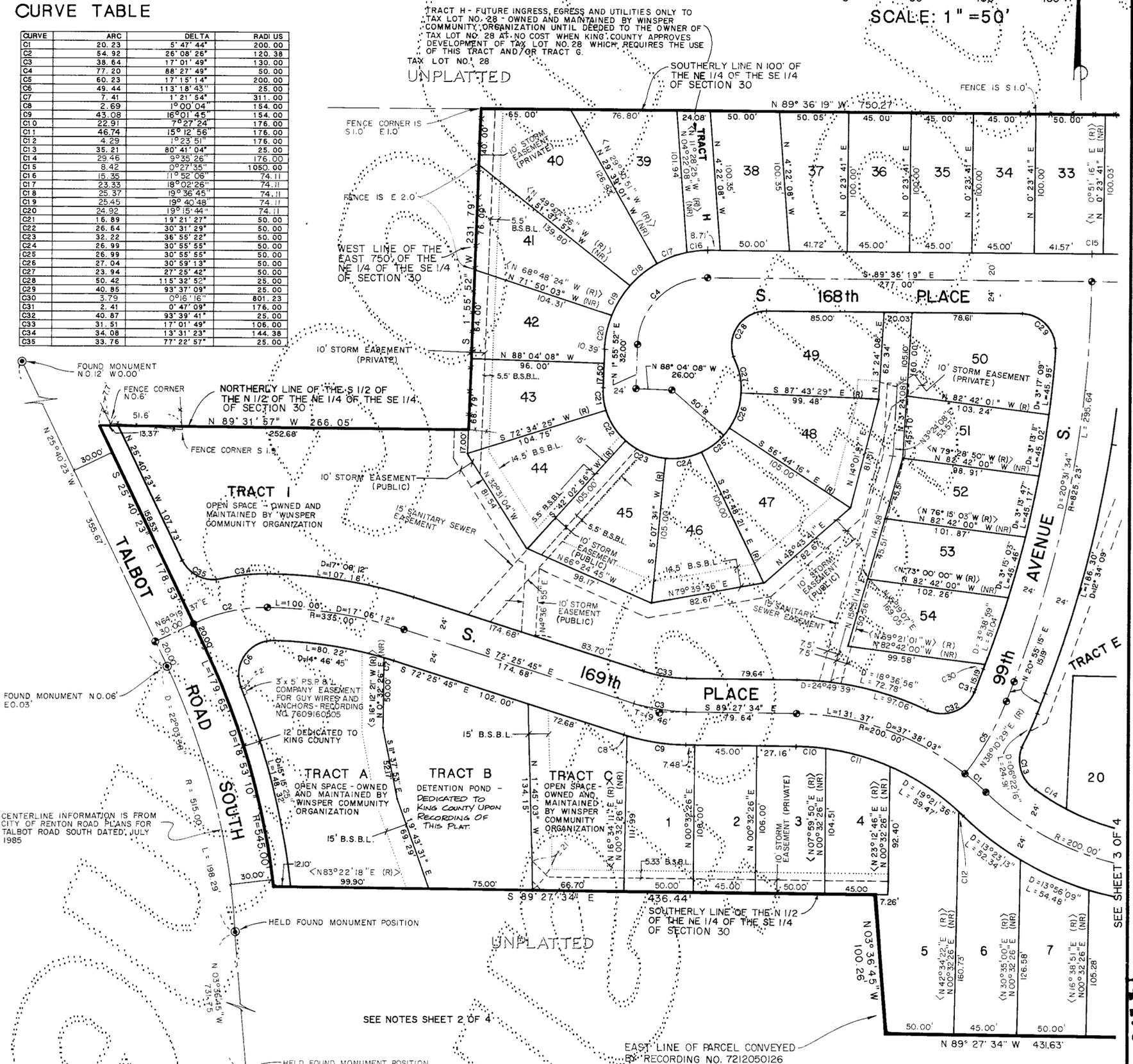
(R) RADIAL BEARING AT FRONT CORNER

BASIS OF BEARINGS:  
ASSUMED



### CURVE TABLE

CURVE	ARC	DELTA	RADIUS
C1	20.23	5° 47' 44"	200.00
C2	54.92	26° 08' 26"	129.38
C3	38.64	17° 01' 49"	130.00
C4	77.20	34° 27' 49"	50.00
C5	60.23	17° 15' 14"	200.00
C6	49.44	11° 18' 43"	25.00
C7	7.41	1° 21' 54"	311.00
C8	2.69	0° 00' 04"	154.00
C9	43.08	15° 01' 45"	154.00
C10	22.91	7° 27' 24"	176.00
C11	46.74	15° 12' 56"	176.00
C12	4.29	0° 23' 51"	176.00
C13	35.21	8° 41' 04"	25.00
C14	29.46	9° 35' 26"	176.00
C15	8.42	0° 27' 32"	1050.00
C16	15.35	1° 52' 06"	74.11
C17	23.33	18° 02' 26"	74.11
C18	25.37	19° 36' 45"	74.11
C19	25.45	19° 40' 48"	74.11
C20	24.92	19° 15' 44"	74.11
C21	16.89	11° 21' 27"	50.00
C22	26.64	30° 31' 29"	50.00
C23	32.22	36° 55' 22"	50.00
C24	26.99	30° 55' 55"	50.00
C25	26.99	30° 55' 55"	50.00
C26	27.04	30° 59' 19"	50.00
C27	23.94	27° 25' 42"	50.00
C28	50.42	115° 32' 52"	25.00
C29	40.85	93° 37' 09"	25.00
C30	3.79	0° 16' 16"	801.23
C31	2.41	0° 47' 09"	176.00
C32	40.87	93° 39' 41"	25.00
C33	31.51	17° 01' 49"	106.00
C34	34.08	13° 31' 29"	144.38
C35	33.76	77° 22' 57"	25.00



FOUND MONUMENT NO. 12 W 0.00'  
FENCE CORNER NO. 6'  
51.6'  
N 25° 40' 23" W 30.00'  
S 25° 40' 23" E 150.00'  
S 25° 40' 23" E 101.13'  
N 66° 09' 18" E 178.53'  
D = 200.00'  
L = 100.00'

FOUND MONUMENT NO. 06 E 0.03'  
N 66° 09' 18" E 178.53'  
D = 200.00'  
L = 100.00'

CENTERLINE INFORMATION IS FROM CITY OF RENTON ROAD PLANS FOR TALBOT ROAD SOUTH DATED, JULY 1985  
R = 515.00'  
L = 62.861'  
N 03° 36' 45" W 73.115'

### PRIVATELY OWNED OPEN SPACE TRACTS

TRACTS A, C, D, E, I, PERMANENT OPEN AREA: AS A REQUIREMENT FOR APPROVAL, THESE TRACTS ARE SET ASIDE AND RESERVED FOR PERMANENT OPEN SPACE AND RECREATIONAL USE FOR THE BENEFIT OF THE PRESENT AND FUTURE LOTS OF THIS SUBDIVISION AS AUTHORIZED BY ORDINANCE NO. 87-698. AS A CONDITION OF APPROVAL, THE UNDERSIGNED OWNERS OF INTEREST IN LAND HEREBY SUBDIVIDED DO GRANT AND CONVEY A PERPETUAL EASEMENT IN TRACTS A, C, D, E, I FOR USE AND BENEFIT OF ALL PRESENT AND FUTURE OWNERS OF THE LOTS OF THIS SUBDIVISION AUTHORIZED BY ORDINANCE NO. 87-698. EXCEPT AS SHOWN ON THE PLAT, NO BUILDING SHALL BE PLACED ON TRACTS A, C, D, E, I AND SUCH TRACTS SHALL NOT BE FURTHER SUBDIVIDED OR USED FOR FINANCIAL GAIN.

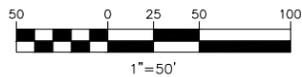
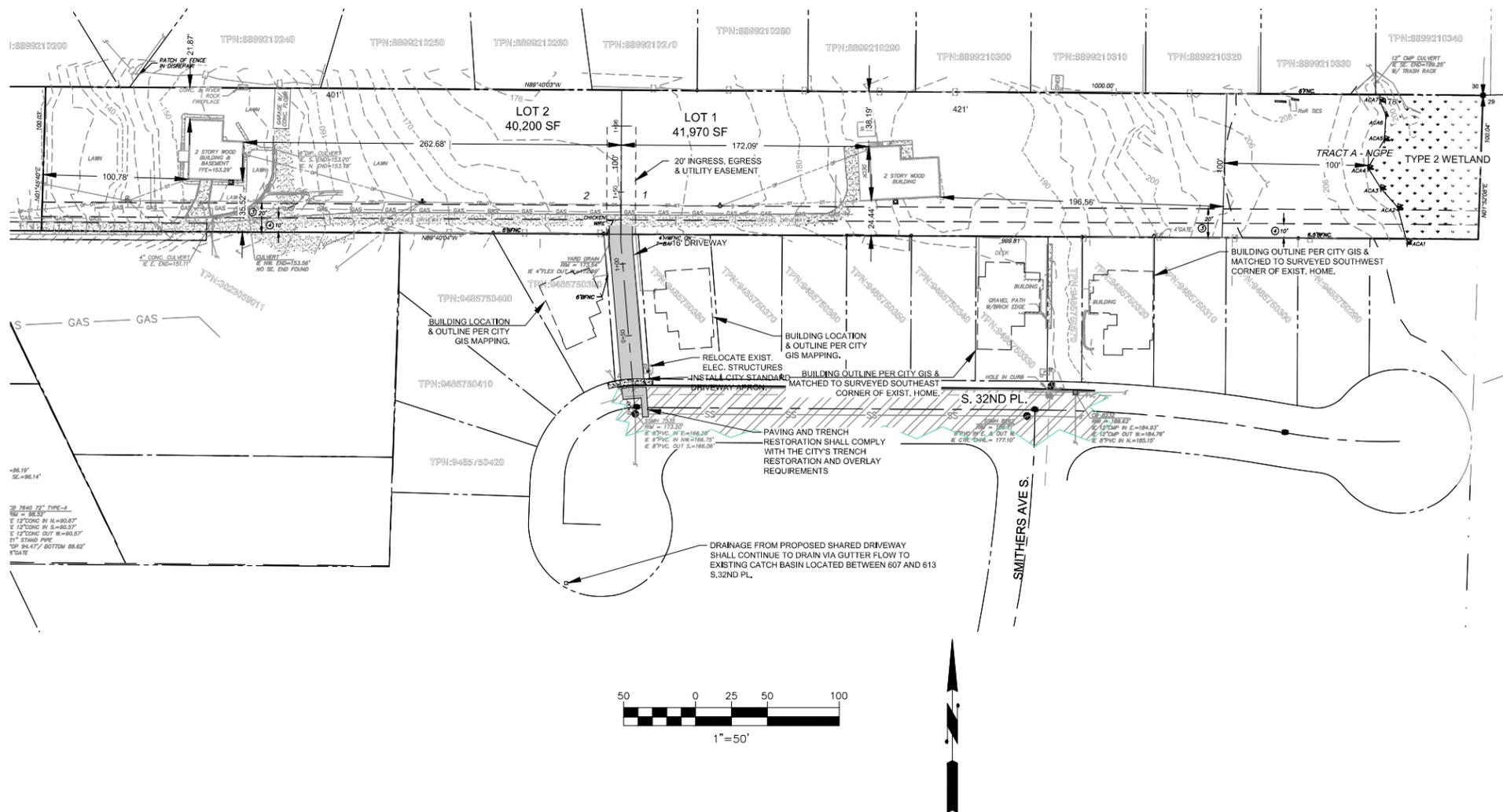
**941 POWELL AVENUE S.W., SUITE 100**  
**RENTON, WASHINGTON 98055**  
**PHONE: (206) 228-5628**

JOB NO. 258-05-882	DATE: SEPTEMBER 1988
DRAWN BY: J.NELSON	SHEET 4 OF 4

B.A.L.D. FILE NO. 1087-23

226-66C

144/95



LEGEND	
<b>PROPOSED STORM DRAINAGE</b>	
	STORM DRAIN PIPE
	ROOF AND FOOTING DRAIN
	BOUNDARY
	LOT LINE
	RIGHT-OF-WAY
	GUTTER, FLOW, & CURB LINE
	CENTER LINE
	EASEMENT
	BUILDING SETBACK LINE (BSBL)
	SWALE OR DITCH
	FENCE
	10' CONTOURS
	2' CONTOURS
	RETAINING WALL
	ROCKERY
	KEYSTONE WALL
	GUARDRAIL
	BARRICADE
	AREA TO BE CLEARED
	CLEARING LIMITS
	TW TOP OF WALL ELEVATION
	BW BOTTOM OF WALL ELEVATION
	(MEG) MATCH EXISTING GRADE
	FG FINISHED GRADE
	SAW CUT LINE
	CATCH BASIN, TYPE I WITH VANED GRATE
	CATCH BASIN, TYPE I WITH SOLID COVER
	CATCH BASIN, TYPE II WITH VANED GRATE
	CATCH BASIN, TYPE II WITH SOLID COVER
	CLEANOUT
	YARD DRAIN
	OVERFLOW STRUCTURE
	MAILBOX
	SIGN
	ASPHALT PAVEMENT
	EXISTING PAVEMENT
	GRAVEL
	RIPRAP
<b>PROPOSED SANITARY SEWER AND WATER</b>	
	SEWER MAIN
	SEWER FORCE MAIN
	SEWER SERVICE
	WATER MAIN
	WATER SERVICE
	TEE (FL)
	TEE (FLxMJ)
	1 1/4" BEND (MJ)
	2 1/2" BEND (MJ)
	45° BEND (MJ)
	90° BEND (MJ)
	REDUCER
	CONCRETE BLOCKING
	ADAPTOR (FLxMJ)
	CAP (MJ)
	SEWER MANHOLE
	CLEANOUT
	WATER METER
	FIRE HYDRANT
	AIR/VAC RELEASE VALVE
	BLOW OFF
	GATE VALVE (FLxMJ)
	GATE VALVE (FL)
	TAPPING TEE
<b>SYMBOL LEGEND</b>	
	SECTION CORNER
	QUARTER CORNER
	FOUND PK/MAG NAIL
	SET BENCHMARK
	FOUND MONUMENT IN CASE
	FOUND REBAR AND CAP AS NOTED
	POWER TRANSFORMER
	POWER VAULT
	POWER METER
	GUY ANCHOR
	STREET LIGHT
	GAS METER
	CABLE TV RISER
	TELECOMMUNICATIONS RISER
	POWER POLE W/ TRANSFORMER
	POWER POLE W/ UNDERGROUND CONDUIT
	ROCKERY
	SANITARY SEWER MANHOLE
	YARD DRAIN
	CULVERT
	WETLAND FLAG
	SIGN
	SINGLE YELLOW LINE
	FACE OF VERTICAL CURB
	BOARD FENCE
	VINYL BOARD FENCE
	HOGWIRE FENCE
<b>LINE LEGEND</b>	
	DITCH LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	OVERHEAD POWER LINE
	OVERHEAD TELECOMMUNICATIONS LINE
	OVERHEAD POWER AND TELECOMMUNICATIONS
	GAS LINE PER PSE ASBULTS
	CHAIN LINK FENCE LINE
	WOOD FENCE LINE
	WIRE FENCE LINE
	EXISTING RETAINING WALL
<b>HATCH LEGEND</b>	
	CONCRETE PAVING
	ASPHALT PAVING
	BUILDINGS
	WETLANDS
	GRAVEL SURFACE
<b>TREE LEGEND</b>	
	12" CEDAR
	12" FIR
	12" ALDER
	12" COTTONWOOD
	12" CHERRY
	12" DECIDUOUS
	12" MAPLE
	12" OREGON ASH
	SIGN
	STUMP



VICINITY MAP  
NO SCALE

**GENERAL INFORMATION:**

<b>DEVELOPER:</b>	RAD HOLDINGS, LLC 1040 WEST LAKE SAMMAMISH PARKWAY SE BELLEVUE, WASHINGTON 98008 PHONE: 206-715-4559 CONTACT: RORY DEES
<b>ENGINEER:</b>	LAND DEVELOPMENT ADVISORS, LLC 12865 SE 47TH PLACE BELLEVUE, WASHINGTON 98006 PHONE: 425-466-5203 CONTACT: JON W. NELSON, P.E.
<b>SURVEYOR:</b>	AXIS LAND SURVEYING 13005 NE 126TH PLACE KIRKLAND, WA 98034-7723 PHONE: 425-823-5700 CONTACT: MITCH EVANS, PLS 3023059028
<b>TAX PARCEL No.</b>	
<b>ZONING:</b>	R-8
<b>SITE AREA:</b>	2.29 ACRES
<b>LOTS PROPOSED:</b>	2
<b>DENSITY:</b>	0.96 DU'S/AC
<b>LOT AREAS:</b>	LOT 1: 41,970 SF; LOT 2: 40,200 SF
<b>TRACT A:</b>	17,824 SF
<b>DISTURBED AREA:</b>	0.07 ACRES (INCLUDES ON AND OFFSITE)
<b>APPROXIMATE EARTHWORK:</b>	30 CUBIC YARDS CUT
<b>FILL SOURCE:</b>	N/A
<b>DISPOSAL SOURCE:</b>	TO BE DETERMINED

**LEGAL DESCRIPTION**

THAT PORTION OF THE NORTH 100 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 30, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION WHICH IS NORTH 89°33'31" WEST 1000 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°52'12" WEST TO THE SOUTH LINE OF SAID NORTH 100 FEET AND THE TERMINUS OF SAID LINE;

TOGETHER WITH AN EASEMENT FOR ROADWAY OVER THE SOUTH 12 FEET OF THE NORTH 106 FEET OF THE WEST 275 FEET OF THAT PORTION OF SAID SUBDIVISION LYING EAST OF THE KENT-RENTION ROAD, COUNTY ROAD NO. 80; EXCEPT PORTION LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT.

**DATUM**  
NAVD '88

**SHEET INDEX:**

1	COVER SHEET
2	GRADING AND DRAINAGE PLAN AND PROFILE
3	SANITARY SEWER AND WATER PLAN AND PROFILE
4	TREE CUTTING/LAND CLEARING PLAN



BY: JON W. NELSON, P.E.  
PROJECT MANAGER: JWN  
DESIGNED: JWN  
CADD: JWN  
CHECKED: JWN  
DATE: JULY 2014  
FILE NAME: ASI\_RADX001

DATE: 12/14/14  
REVISION: 1  
NO. 1

COVER SHEET  
PRELIMINARY PLAT

RAD HOLDINGS, LLC  
**VALLEY VUE**  
3106/3112 TALBOT ROAD S.

WASHINGTON

CITY OF RENTON

**DA** Planning, Engineering, Project Management  
12865 SE 47th Place  
Bellevue, WA 98006  
425-466-5203

Land Development Advisors, LLC



STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER: **RADX-001**

SHEET NUMBER: 1 OF 4

Exhibit 4

# VALLEY VUE PRELIMINARY PLAT

**LEGAL DESCRIPTION**

THAT PORTION OF THE NORTH 100 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 30, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION WHICH IS NORTH 89°33'31" WEST 1,000 FEET FROM THE NORTHEAST CORNER THEREOF;  
THENCE SOUTH 1°52'12" WEST TO THE SOUTH LINE OF SAID NORTH 100 FEET AND THE TERMINUS OF SAID LINE;

TOGETHER WITH AN EASEMENT FOR ROADWAY OVER THE SOUTH 12 FEET OF THE NORTH 106 FEET OF THE WEST 275 FEET OF THAT PORTION OF SAID SUBDIVISION LYING EAST OF THE KENT-RENTON ROAD, COUNTY ROAD NO. 80;  
EXCEPT PORTION LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT.

**BASIS OF BEARINGS**

HELD NORTH 01°52'08" EAST BETWEEN EAST LINE OF THE SOUTHEAST SECTION CORNER OF SECTION 30, TOWNSHIP 23, RANGE 5 EAST.

WGS SURVEY DATA WAREHOUSE DESIGNATION: 3795  
CONCRETE MONUMENT WITH BRASS CAP (OBLITERATED).

WGS SURVEY DATA WAREHOUSE DESIGNATION: RENT1697  
MONUMENT IN CASE. (PER R2)

**REFERENCES**

- R1. CHICAGO TITLE STATUTORY WARRANTY DEED REF. # 1355466-4, REC. 20130621002265.
- R2. WINSPEAR DIVISION 1 PLAT RECORDED UNDER KING COUNTY RECORDING NUMBER 198903141032 VOL. 144/Pg. 92-94.
- R3. CHOW SHORT PLAT RECORDED UNDER KING COUNTY RECORDING NUMBER 20020520900001 VOL. 152/PGS. 125 - 125A.
- R4. CHOW RECORD OF SURVEY RECORDED UNDER KING COUNTY RECORDING NUMBER 199810209011 VOL. 125/Pg. 79.
- R5. VICTORIA PARK NO. 4 PLAT RECORDED UNDER KING COUNTY RECORDING NUMBER 197903160661 VOL. 109/Pg. 95-97.
- R6. RECORD OF SURVEY RECORDED UNDER KING COUNTY RECORDING NUMBER 9206239007 VOL. 87/Pg. 225.
- R7. BILL DUNN SHORT PLAT UNDER KING COUNTY REC. NUMBER 7908239009 VOL. 20/Pg. 09.

**NOTES**

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SYSTEM 1200 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON FIELD LOCATION OF THE SURFACE EVIDENCE OF EXISTING STRUCTURES. UNDERGROUND UTILITY LOCATION SERVICES WERE NOT PROVIDED FOR THIS TOPOGRAPHY SURVEY AND THE UNDERGROUND ROUTING OF REPORTED BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED WITH THE UTILITY PURVEYOR. ADDITIONAL UTILITY LOCATIONS AND UNDERGROUND UTILITY LOCATION PAINT MAPPING WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION.

**PROJECT/CONTACT INFORMATION**

DEVELOPER: RAD HOLDINGS, LLC  
6252 167TH AVE SE  
BELLEVUE, WASHINGTON 98006  
PHONE: (206) 715-4559  
CONTACT: RORY DEES

ENGINEER: LAND DEVELOPMENT ADVISORS, LLC  
12865 SE 47TH PLACE  
BELLEVUE, WASHINGTON 98006  
PHONE: (425) 466-5203  
CONTACT: JON W. NELSON, P.E.

SURVEYOR: AXIS LAND SURVEYING  
13005 NE 126TH PL  
KIRKLAND, WASHINGTON 98034-7723  
PHONE: (425) 823-5700  
CONTACT: MITCH EVANS, PLS

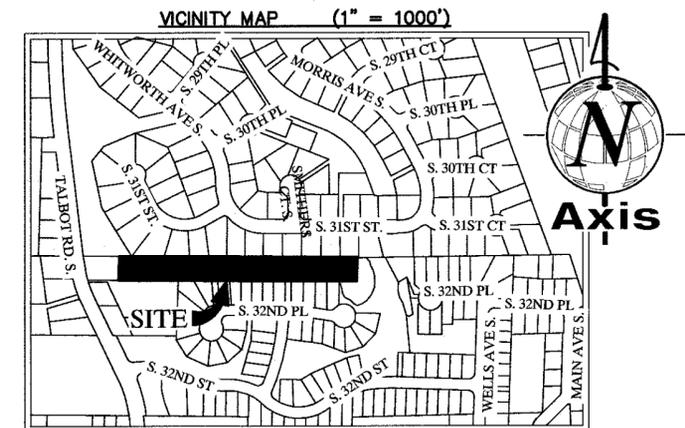
**SCHEDULE B**

LEGAL DESCRIPTION AND EASEMENTS SHOWN PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 0019652-06 DATED JULY 9, 2014 AT 8:00 A.M. THROUGH SUPPLEMENTAL NO. 1 DATED DECEMBER 11, 2015 AT 8:00 A.M..

- ① EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING ROADWAY PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 3669076. (PLOTTED)
- 2. EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 4244147 (NOT PLOTTABLE)(AS STAKED)
- 3. INTENTIONALLY DELETED
- 4. EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING AN ELECTRIC LINE AND ALL NECESSARY APPURTENANCES PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 9101040242. (NOT PLOTTABLE)(AS STAKED)
- ⑤ EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING GAS PIPELINE PER INSTRUMENT UNDER KING COUNTY RECORDING NUMBER 5669641. (PLOTTED)

**SITE DATA**

TOTAL AREA OF PROPOSED PLAT:	2.30 ACRES
TAX PARCEL NUMBER:	3023059028
ZONING:	R-8 RESIDENTIAL
TOTAL NUMBER OF PROPOSED LOTS:	2
LAND IN CRITICAL AREAS:	6,605 SQ. FT.
LAND IN CRITICAL AREA BUFFERS:	10,818 SQ. FT.
LAND IN PUBLICLY DEDICATED STREETS:	0 SQ. FT.
LAND IN PRIVATE ACCESS EASEMENT:	1,500 SQ. FT.
DENSITY PROPOSED & DENSITY PERMITTED BY CODE	
GROSS AREA OF PROPERTY:	99,994 SQ. FT.
(-) PUBLIC STREETS	-0 SQ. FT.
(-) PRIVATE ACCESS EASEMENTS	-1,500 SQ. FT.
(-) CRITICAL AREAS	-6605 SQ. FT.
NET AREA:	91,889 SQ. FT.
	2.11 ACRES
NUMBER OF DWELLINGS/LOTS PLANNED:	2 LOTS



NE 1/4, SE 1/4, SEC.30, TWP.23N., RGE.5E., W.M.  
CITY OF RENTON, KING COUNTY, WASHINGTON

REV#	DESCRIPTION OF REVISION	DATE	BY
#1			
#2			
#3			
#4			
#5			
#6			

VALLEY VUE  
CITY OF RENTON, WA.  
PRELIMINARY PLAT

RAD HOLDINGS, LLC  
6252 167TH AVE SE  
BELLEVUE, WA 98006

Exhibit  
5

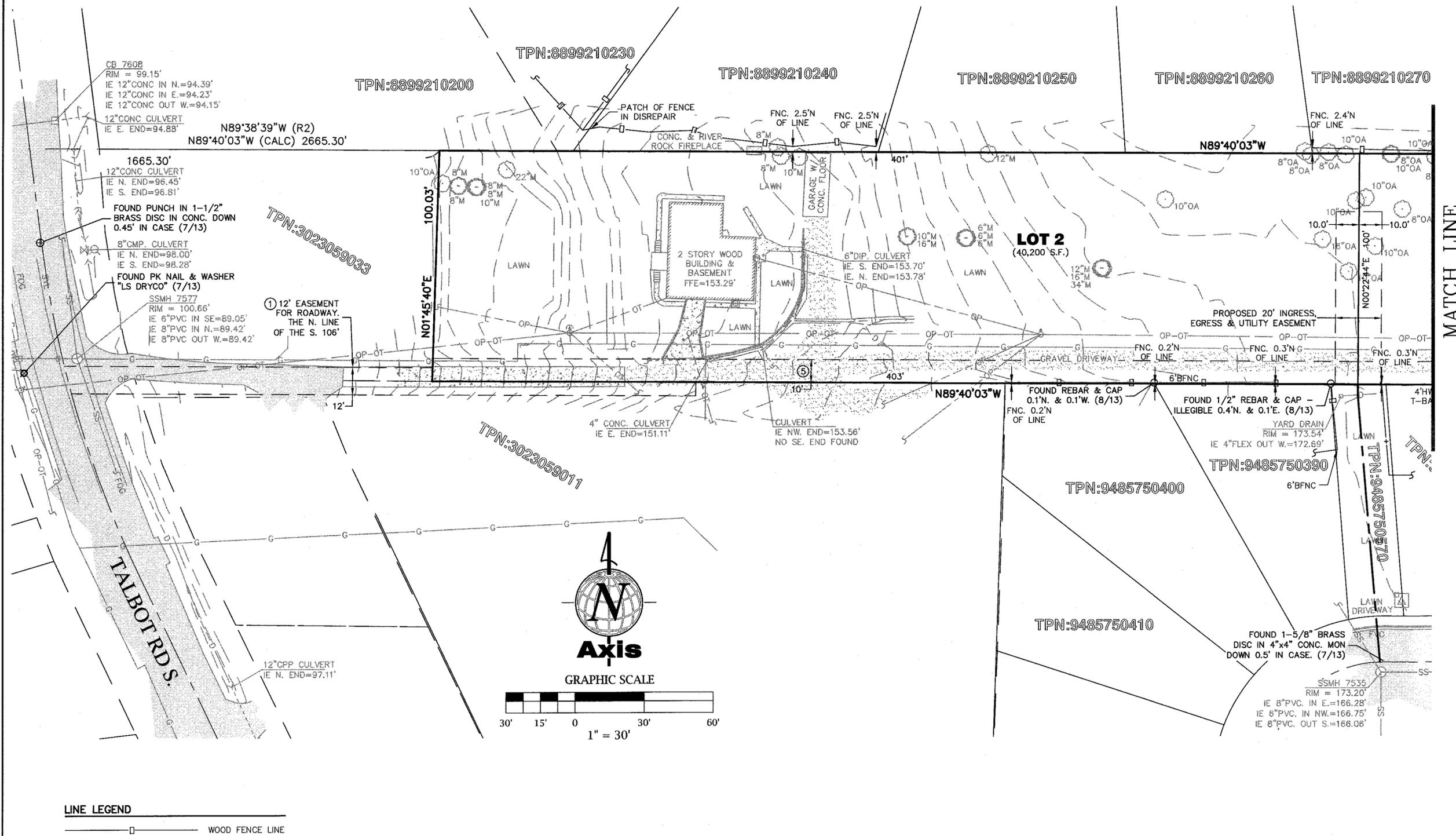


**Axis**  
Survey & Mapping

13005 NE 126th PL  
KIRKLAND, WA 98034  
TEL. 425.823-5700  
FAX 425.823-6700

www.axismap.com	
JOB NO.	DATE
13-138	12/22/15
DRAWN BY	CHECKED BY
ERM/JM	MTSE
SCALE	SHEET
N/A	1 OF 3

# VALLEY VUE PRELIMINARY PLAT



NE 1/4, SE 1/4, SEC.30, TWP.23N., RGE.5E., W.M.  
CITY OF RENTON, KING COUNTY, WASHINGTON

VALLEY VUE  
CITY OF RENTON, WA.  
PRELIMINARY PLAT

RAD HOLDINGS, LLC  
6252 167TH AVE SE  
BELLEVUE, WA 98006



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13005 NE 126th PL  
KIRKLAND, WA 98034  
TEL. 425.823-5700  
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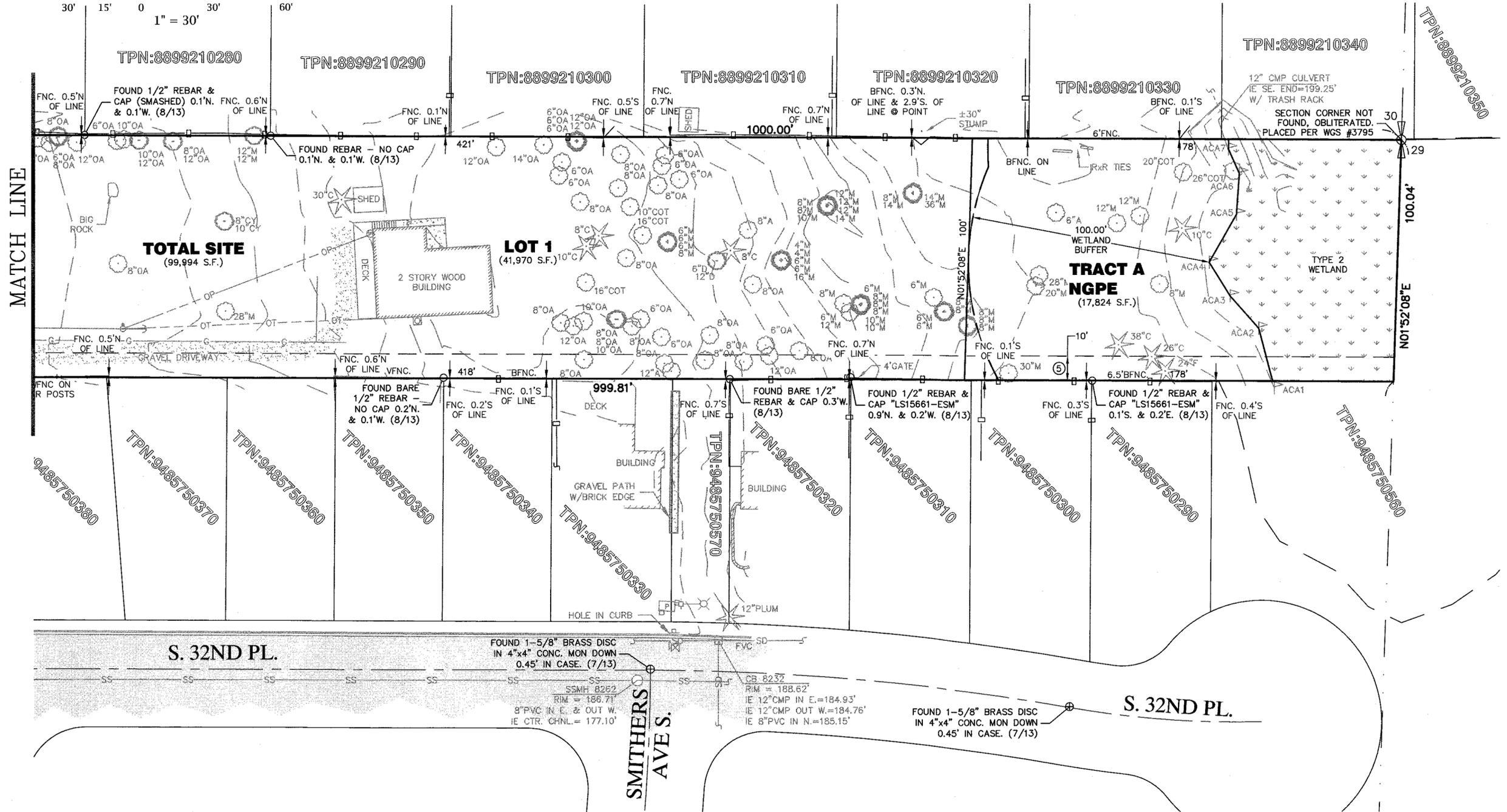
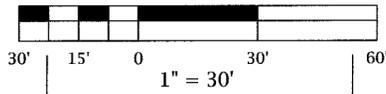
www.axismap.com

JOB NO.	DATE
13-138	12/22/15
DRAWN BY	CHECKED BY
ERM/JM	MTSE
SCALE	SHEET
1"=30'	2 OF 3

# VALLEY VUE PRELIMINARY PLAT



GRAPHIC SCALE



NE 1/4, SE 1/4, SEC.30, TWP.23N., RGE.5E., W.M.  
CITY OF RENTON, KING COUNTY, WASHINGTON

VALLEY VUE  
CITY OF RENTON, WA.  
PRELIMINARY PLAT

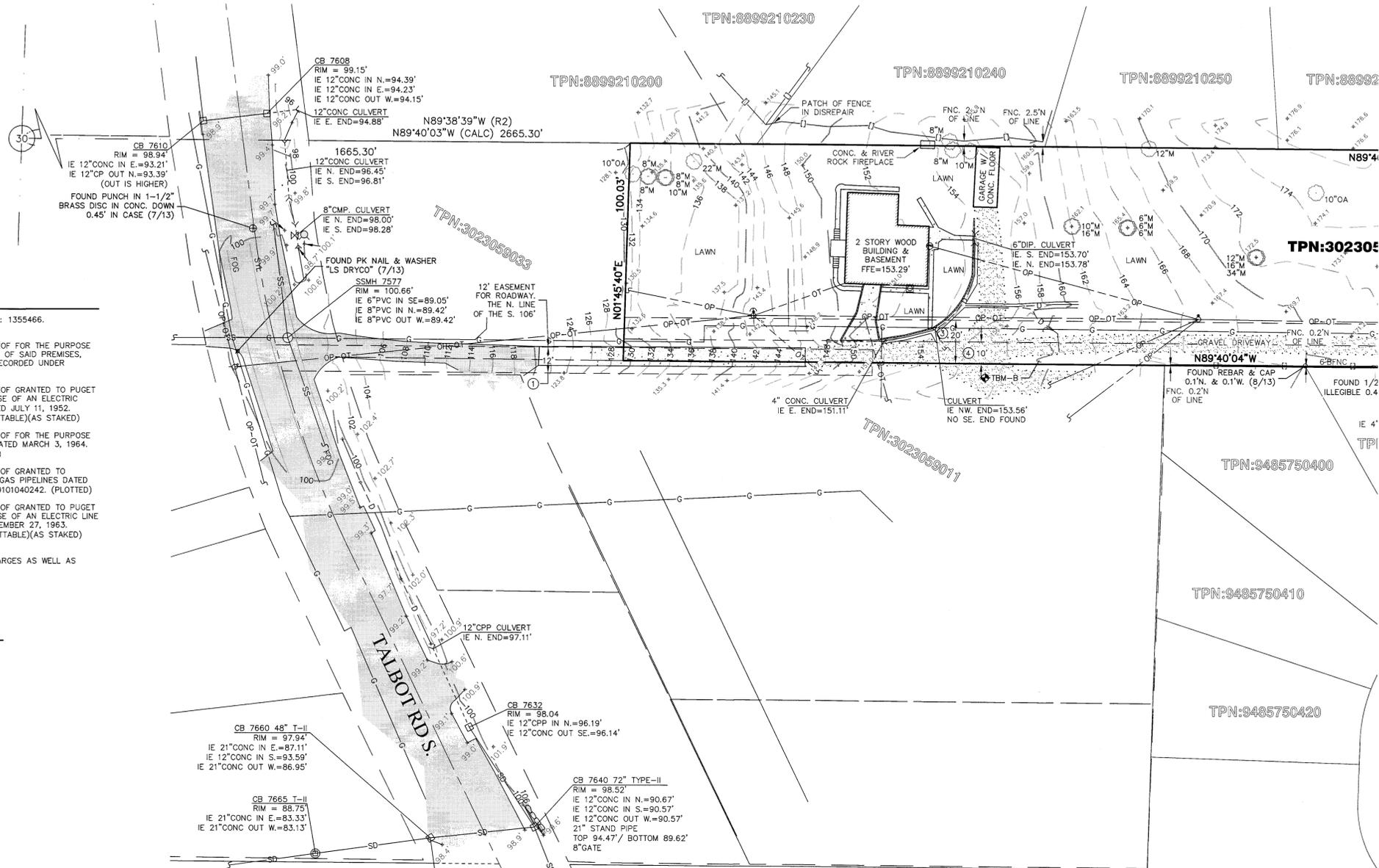
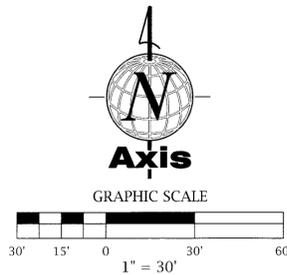
RAD HOLDINGS, LLC  
6252 167TH AVE SE  
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13005 NE 126th PL  
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TEL. 425.823-5700  
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www.axismap.com	
JOB NO.	DATE
13-138	12/22/15
DRAWN BY	CHECKED BY
ERM/JM	MTSE
SCALE	SHEET
1"=30'	3 OF 3

# TOPOGRAPHIC / BOUNDARY SURVEY



### LEGAL DESCRIPTION

THAT PORTION OF THE NORTH 100 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 30, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION WHICH IS NORTH 89°33'31\"/>

TOGETHER WITH AN EASEMENT FOR ROADWAY OVER THE SOUTH 12 FEET OF THE NORTH 106 FEET OF THE WEST 275 FEET OF THAT PORTION OF SAID SUBDIVISION LYING EAST OF THE KENT-RENTON ROAD, COUNTY ROAD NO. 80, EXCEPT PORTION LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT.

### DATUM/BASIS OF BEARINGS

HELD NORTH 01°52'08\"/>

WGS SURVEY DATA WAREHOUSE DESIGNATION: 3795  
CONCRETE MONUMENT WITH BRASS CAP (OBLITERATED).

WGS SURVEY DATA WAREHOUSE DESIGNATION: RENT1697  
MONUMENT IN CASE. (PER R2)

**ORIGINATING BENCHMARK**  
WGS SURVEY DATA WAREHOUSE DESIGNATION: RENT1697  
A BRASS DISC IN FLUSH WITH THE STREET SET IN CONCRETE, LOCATED NEAR THE INTERSECTION OF S. 27TH PL. AND TALBOT ROAD S.

**VERTICAL DATUM:** NAVD '88  
**ELEVATION:** 104.61'

### TEMPORARY BENCHMARK:

**TBM-A:** SET REBAR & CAP ±14.7' NORTHEASTERLY OF YARD DRAIN AND ±9.0' NORTH OF HOGWIRE FENCE.  
**ELEVATION:** 174.04'

**TBM-B:** SET REBAR & CAP ±4.6' NORTH OF GRAVEL DRIVEWAY AND ±60.6' WESTERLY OF BOARD FENCE.  
**ELEVATION:** 160.18'

### REFERENCES

- R1. CHICAGO TITLE STATUTORY WARRANTY DEED REF. # 1355466-4, RECORDED 20130621002265.
- R2. WINSPEAR DIVISION 1 PLAT RECORDED UNDER KING COUNTY RECORDING NUMBER 198903141032 VOL. 144/Pg. 92-94.
- R3. CHOW SHORT PLAT RECORDED UNDER KING COUNTY RECORDING NUMBER 20020520900001 VOL. 152/PGS. 125 - 125A.
- R4. CHOW RECORD OF SURVEY RECORDED UNDER KING COUNTY RECORDING NUMBER 199810209011 VOL. 125/Pg. 79.
- R5. VICTORIA PARK NO. 4 PLAT RECORDED UNDER KING COUNTY RECORDING NUMBER 197903160661 VOL. 109/Pg. 95-97.
- R6. RECORD OF SURVEY RECORDED UNDER KING COUNTY RECORDING NUMBER 9206239007 VOL. 87/Pg. 225.
- R7. BILL DUNN SHORT PLAT UNDER KING COUNTY RECORDING NUMBER 7908239009 VOL. 20/Pg. 09.

### NOTES

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SYSTEM 1200 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON FIELD LOCATION OF THE SURFACE EVIDENCE OF EXISTING STRUCTURES, UNDERGROUND UTILITY LOCATION SERVICES WERE NOT PROVIDED FOR THIS TOPOGRAPHY SURVEY AND THE UNDERGROUND ROUTING OF REPORTED BURIED UTILITIES HAS NOT BEEN VERIFIED OR CONFIRMED WITH THE UTILITY PURVEYOR. ADDITIONAL UTILITY LOCATIONS AND UNDERGROUND UTILITY LOCATION PAINT MAPPING WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION.

### SCHEDULE B

PER CHICAGO TITLE COMPANY TITLE REFERENCE NUMBER: 1355466. DATED JUNE 21, 2013 AT 4:08 PM.

- 1 EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF A ROADWAY AFFECTING THE SOUTHERLY 6 FEET OF SAID PREMISES, AND OTHER PROPERTY, DATED MARCH 22, 1947. RECORDED UNDER RECORDING #3669076. (PLOTTED)
- 2 EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUGET SOUND POWER & LIGHT COMPANY FOR THE PURPOSE OF AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM, DATED JULY 11, 1952. RECORDED UNDER RECORDING #424147 (NOT PLOTTABLE)(AS STAKED)
- 3 EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF A ROADWAY AFFECTING THE SOUTH 20 FEET, DATED MARCH 3, 1964. RECORDED UNDER RECORDING #5705702. (PLOTTED)
- 4 EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO WASHINGTON NATURAL GAS FOR THE PURPOSE OF GAS PIPELINES DATED JANUARY 4, 1991. RECORDED UNDER RECORDING #9101040242. (PLOTTED)
- 5 EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUGET SOUND POWER & LIGHT COMPANY FOR THE PURPOSE OF AN ELECTRIC LINE AND ALL NECESSARY APPURTENANCES, DATED NOVEMBER 27, 1963. RECORDED UNDER RECORDING #5669641. (NOT PLOTTABLE)(AS STAKED)

6-9. PERTAINS TO GENERAL TAXES, SPECIAL TAXES, CHARGES AS WELL AS TERMS AND CONDITIONS.

### SYMBOL LEGEND

- SECTION CORNER
- QUARTER CORNER
- FOUND PK/MAG NAIL
- SET BENCHMARK
- FOUND MONUMENT IN CASE
- FOUND REBAR AND CAP AS NOTED
- POWER TRANSFORMER
- POWER VAULT
- POWER METER
- GUY ANCHOR
- STREET LIGHT
- GAS METER
- CABLE TV RISER
- TELECOMMUNICATIONS RISER
- POWER POLE W/ TRANSFORMER
- POWER POLE W/ UNDERGROUND CONDUIT
- ROCKERY
- SANITARY SEWER MANHOLE
- YARD DRAIN
- CULVERT
- WETLAND FLAG
- SIGN
- SINGLE YELLOW LINE
- FACE OF VERTICAL CURVE
- BOARD FENCE
- VINYL BOARD FENCE
- HOGWIRE FENCE

### LINE LEGEND

- DITCH LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVERHEAD POWER LINE
- OVERHEAD TELECOMMUNICATIONS LINE
- OVERHEAD POWER AND TELECOMMUNICATIONS GAS LINE PER PSE ASSULTS
- CHAIN LINK FENCE LINE
- WOOD FENCE LINE
- WIRE FENCE LINE
- EXISTING RETAINING WALL

### HATCH LEGEND

- CONCRETE PAVING
- ASPHALT PAVING
- BUILDINGS
- WETLANDS
- GRAVEL SURFACE

### TREE LEGEND

- 12\"/>

REV#	DESCRIPTION OF REVISION	DATE	BY
#1	ADDITIONAL TOPOGRAPHY -- ON TALBOT S. (STORM DRAINAGE)	11/26/13	ERM
#2	UPDATED TO 2 SHEET 22"x34"	7/23/14	JM
#3			
#4			
#5			
#6			
#7			



**SURVEY**  
FOR  
**TPN : 3023059028**

Exhibit  
6

**RORY DEES**  
**RAD HOLDINGS, LLC**  
  
6252 167TH AVE. SE.  
BELLEVUE, WA 98006



www.axismap.com	
JOB NO.	DATE
13-138	8/28/13
DRAWN BY	CHECKED BY
ERM	MTSE
SCALE	SHEET
1" = 30'	1 OF 2

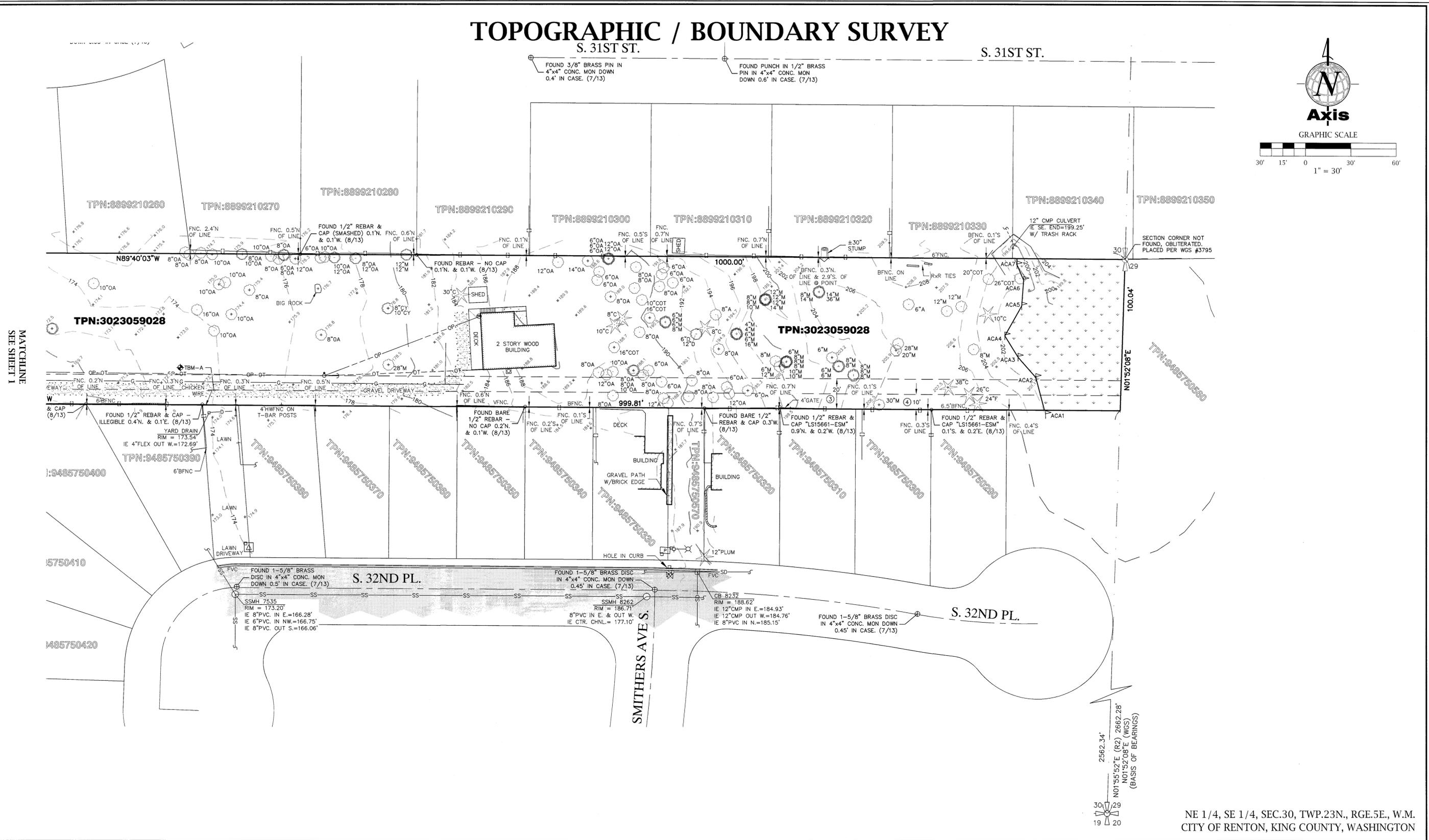
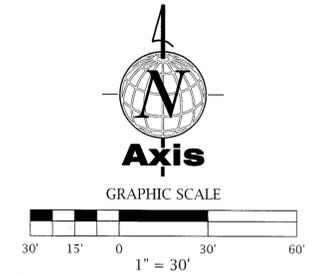
NE 1/4, SE 1/4, SEC.30, TWP.23N., RGE.5E., W.M.  
CITY OF RENTON, KING COUNTY, WASHINGTON

MATCHLINE  
SEE SHEET 2

# TOPOGRAPHIC / BOUNDARY SURVEY

S. 31ST ST.

S. 31ST ST.



MATCHLINE  
SEE SHEET 1

2562.34'  
N01°55'52"E (R2) 2662.28'  
N01°52'08"E (WGS)  
(BASIS OF BEARINGS)

NE 1/4, SE 1/4, SEC.30, TWP.23N., RGE.5E., W.M.  
CITY OF RENTON, KING COUNTY, WASHINGTON

REV#	DESCRIPTION OF REVISION	DATE	BY
#1	ADDITIONAL TOPOGRAPHY -- ON TALBOT S. (STORM DRAINAGE)	11/26/13	ERM
#2	UPDATED TO 2 SHEET 22"x34"	7/23/14	JM
#3			
#4			
#5			
#6			
#7			



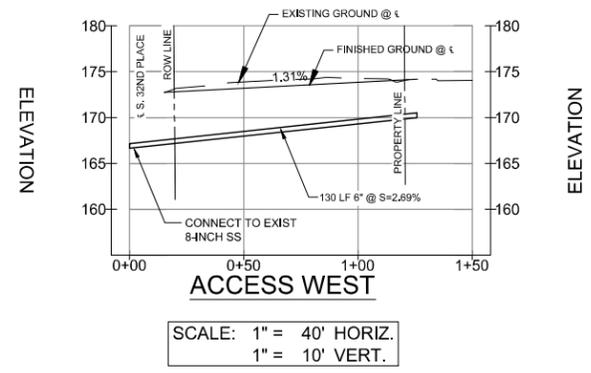
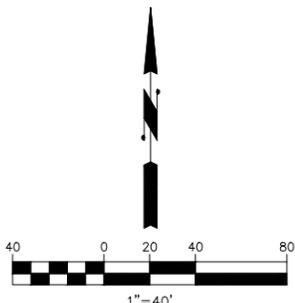
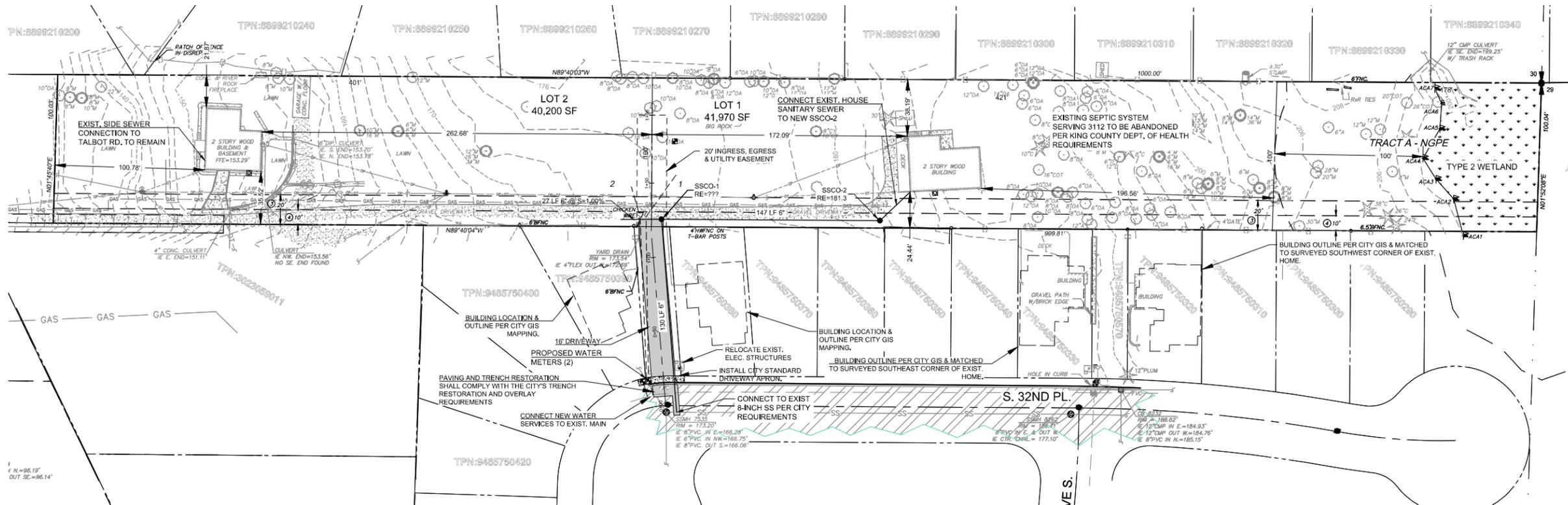
SURVEY  
FOR  
**TPN : 3023059028**

**RORY DEES  
RAD HOLDINGS, LLC**  
  
6252 167TH AVE. SE.  
BELLEVUE, WA 98006

13005 NE 126th PL  
KIRKLAND, WA 98034  
TEL 425.823-5700  
FAX 425.823-6700

www.axismap.com	
JOB NO. 13-138	DATE 8/28/13
DRAWN BY ERM	CHECKED BY MTSE
SCALE 1" = 30'	SHEET 2 OF 2





BY	CK	JWN	JWN	JWN
DATE	REVISION	ACCORD BLDG FOOTPRINTS		
8/27/14	1	2 LOT PROPOSAL		
12/26/15	2	LOT PROPOSAL		
DESIGN GROUP	JON W. NELSON, P.E.			
PROJECT MANAGER	JWN	DESIGNED	JWN	CADD
	JWN	CHECKED	JWN	DATE
				JULY, 2014
				FILE NAME
				ASL_RAD001

SANITARY SEWER AND WATER PLAN AND PROFILE  
 PRELIMINARY PLAT

**RAD HOLDINGS, LLC**  
**VALLEY VUE**  
 3106/3112 TALBOT ROAD S.

CITY OF RENTON  
 WASHINGTON

**DA** Planning, Engineering, Project Management  
 Land Development Advisors, LLC  
 12865 SE 47th Place  
 Bellevue, WA 98006  
 425-466-5203



STAMP NOT VALID  
 UNLESS SIGNED AND DATED

JOB NUMBER **RADX-001**

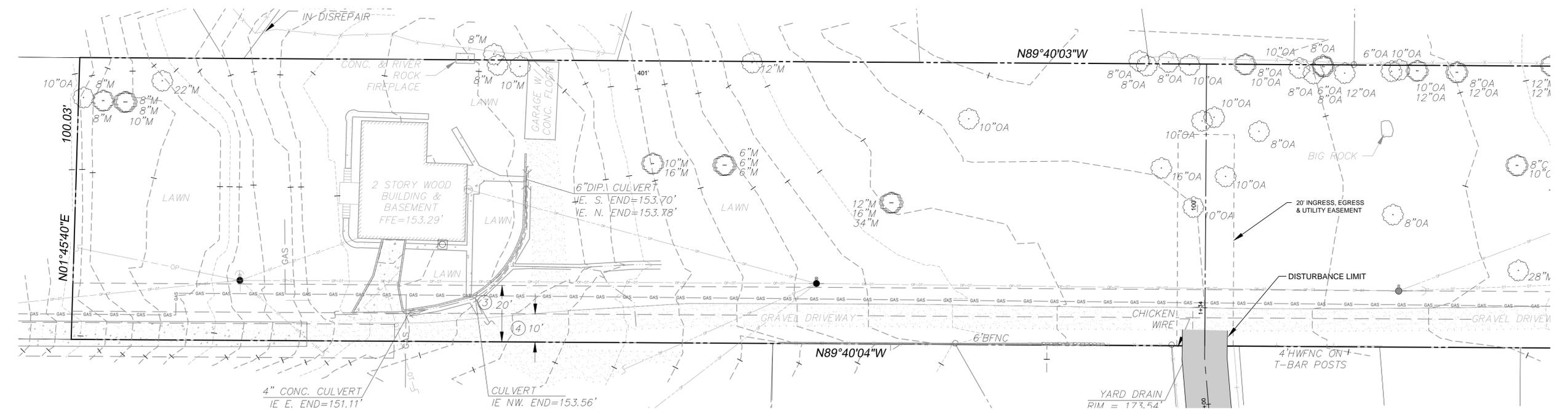
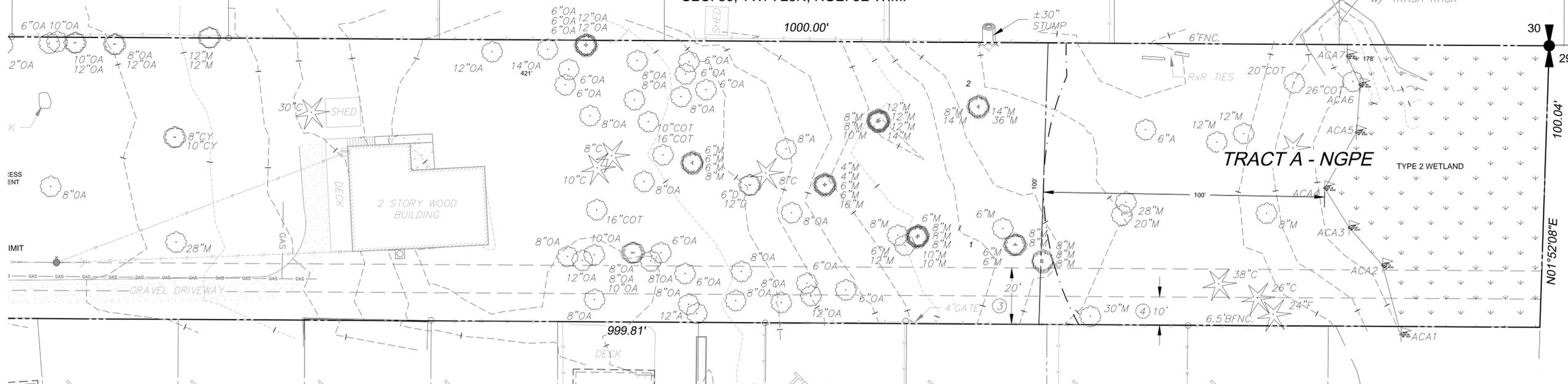
SHEET NUMBER **3** OF **4**

Exhibit  
 8

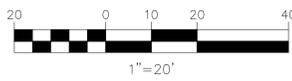


C:\Users\Admin\Documents\Development\Architect\Drawings\RAD001.dwg --SSB\DDO-- Plot# 3/25/2015 10:44:57 AM By: Admin (6/1/14)

SEC. 30, TWP. 23N, RGE. 5E W.M.



NO TREE CUTTING IS PROPOSED AS PART OF THIS DEVELOPEMENT



BY	CK	
DATE	REVISION	
NO.		

DESIGN GROUP	JON W. NELSON, P.E.
PROJECT MANAGER	JWN
DESIGNED	JWN
CADD	JWN
CHECKED	JWN
DATE	NOVEMBER, 2015
FILE NAME	TRE1_RADX001

TREE CUTTING/LAND CLEARING PLAN  
PRELIMINARY PLAT

RAD HOLDINGS, LLC  
**VALLEY VUE**  
3106/3112 TALBOT ROAD S.  
WASHINGTON  
CITY OF RENTON

**DA** Planning, Engineering, Project Management  
Land Development Advisors, LLC  
12865 SE 47th Place  
Bellevue, WA 98006  
425-466-5203



STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER **RADX-001**

SHEET NUMBER **4 OF 4**

Call 2 Working Days Before You Dig  
**1-800-424-5555**  
Utilities Underground Location Center  
(ID, MT, ND, OR, WA)

CAUTION: LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION.

SURVEY NOTE: EXISTING SURVEY FEATURES, BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, LAND DEVELOPMENT ADVISORS, LLC CANNOT ENSURE THE ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.



May 27, 2014

JN 14177

RAD Holdings, LLC  
1040 West Lake Sammamish Parkway Southeast  
Bellevue, Washington 98008

Attention: Rory Dees

*via email: rorydees@hotmail.com*

Subject: **Transmittal Letter – Geotechnical Engineering Study**  
Proposed Residential Development  
3112 Talbot Road South  
Renton, Washington

Dear Mr. Dees:

We are pleased to present this geotechnical engineering report for the residential development to be constructed in Renton. The scope of our services consisted of exploring site surface and subsurface conditions, and then developing this report to provide recommendations for general earthwork and design criteria for foundations, retaining walls, and pavements. This work was authorized by your acceptance of our proposal, P-8823, dated September 6, 2013.

The attached report contains a discussion of the study and our recommendations. Please contact us if there are any questions regarding this report, or for further assistance during the design and construction phases of this project.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.

  
Thor Christensen, P.E.  
Senior Engineer

TRC/MRM: at





**CRITICAL AREAS STUDY FOR**

**RAD Holdings, LLC – 3112 Talbot Road**

*Tax Parcel No. 302305-9028*

*Acre Project #13039*

Prepared By:

Acre Environmental Consulting, LLC.  
17715 28<sup>th</sup> Ave. NE  
Lake Forest Park, WA 98155  
(206) 450-7746

For:

RAD Holdings, LLC  
Attn. Rory Dees  
6252 167<sup>th</sup> Avenue SE  
Bellevue, WA 98006

September 4, 2013  
Revision #1: November 23, 2015

**Proposed plat:** Valley View

**APN:** 3023059028

**Requesting:** Submittal for Short-plat Subdivision

**Construction Mitigation Description:**

*Proposed construction dates:* TBA

*Hours of operation:* M-F 7 AM to 6 PM, Saturday 9 AM to 5 PM, Sunday no work

*Proposed hauling/transportation routes:* On the west end of the property: when accessible Talbot Road South to Benson Drive S. Otherwise, out the access easements located along S. 32 Place to Smithers Ave S to S 32 Street to Talbot Road S to Benson Drive S.

*Measures to control dust:* Creating a section of quarry spall rock path for trucks to clear tires, tire brushing, and water washing.

Special hours of operation: Not anticipated to be needed

*Preliminary Traffic Control Plan:* waived

Rory Dees  
Managing Member  
RAD Holdings LLC  
1040 West Lake Sammamish Pkwy SE  
Bellevue, WA 98008  
206 715-4559

November 5, 2015

Clark Close  
Associate Planner  
1055 South Grady Way  
Renton, WA 98057

RE: Modification request for 3112 Talbot Road S. or Valley Vue Plat

Dear Mr. Close,

**Status:**

Currently we are proposing a two-lot short plat subdivision for the properties addressed at 3112 and 3106 Talbot Road S., Renton APN 12-000280. The subject parcel is currently improved with two houses (3106 and 3112 Talbot Road S) that access off of Talbot Road S. Under the proposed Valley Vue short plat, additional access would be provided to the newly created lots over two recorded easements shown on the adjacent Winspur subdivision map. The easements clearly state their purposes as to provide access, egress, and utility easement for the parcel no. 28, which is cited by number. These easements will allow access the proposed two lots along two private roads, and would be dedicated to the subject parcel when this short plat is approved; moreover, the creation of these two lots would create a conforming design for the two existing house improvements. Furthermore, the steeper grade and 12 feet wide access off of Talbot Road is not remotely feasible within the constraints of Renton's Codes.

As a point of information, these easements are 24 feet wide and were created in King County, and annexed into Renton, irrespective of the Renton codes. Of the two easements at this time, the easement to the west in Tract H will be improved for access to the proposed two lots. The lot creation will provide frontage onto the access easement and not a right-of-way S. 32<sup>nd</sup> Place.

**Modification:**

When the Winspur subdivision was created in King County, the code provided for sidewalk improvements only along one side--the south side of the S. 32<sup>nd</sup> Place. Subsequently, the subdivision was annexed into the City of Renton. Current Renton code states Sidewalk improvements are required for both sides of a right-of-way. I am requesting a modification to right-of-way frontage condition requirement of a sidewalk improvement where the private access road accessing these two lots contacts the right-of-way on S. 32<sup>nd</sup> Place. This requirement would be adding a sidewalk improvement on a side of the right-of-way that is not already improved with supporting or connecting sidewalk. Therefore, approval of a modification of not requiring a sidewalk on the north side of the right-of-way given the existing King County neighborhood pedestrian movement design would be in conformity with the intent and purpose of the Renton Code.

The current configuration with one side of the right-of-way improved with a sidewalk provides for safe pedestrian movement and is consistent with the neighborhood expectations and safe use. Moreover, the current pedestrian sidewalk design substantially implements the policy direction and objectives of the Comprehensive Plan Land Use and the Community Design Elements. The proposed modification maintains an improvement condition that is consistent and complimentary with the annexed neighborhood subdivision. Property owners in the neighborhood would find a short sidewalk improvement across the 24 foot access from S 32<sup>nd</sup> Place onto the private access easement unusual, inconsistent, and awkwardly out-of-place. Ultimately, this would be a detriment to the neighborhood as

the sidewalk and curb cut would start and stop in the 24 feet easement space and not be connected to any other sidewalk improvement. The purpose of the code was to provide a recognized safe travel area for pedestrian movement, which the existing design does satisfy. The current single-side sidewalk is recognized as the pedestrian side of the right-of-way and satisfies the intent and purposes of the Code.

Improvement of the access easements may require construction of retaining walls and likely rebuilding or/and enhance the existing fencing and landscaping. I would be open to looking at elevating the fencing height or other possible concerns the neighbors might have in addressing the construction issues surrounding this (these) access road(s).

Thank you for your consideration of this modification. I will also be forwarding this to you as an email.

Yours,

Rory Dees

**REPORT TO THE HEARING EXAMINER**

  
**Entire Document  
Available Upon  
Request**

**A. SUMMARY AND PURPOSE OF REQUEST**

<b>HEARING DATE:</b>	July 14, 2015
<b>Project Name:</b>	Valley Vue Preliminary Plat
<b>Owner/Applicant:</b>	Rory Dees, Rad Holdings, LLC, 1040 W. Lake Sammamish PKWY SE, Bellevue, WA 98008
<b>Contact:</b>	Jon Nelson, Land Development Advisors, LLC, 12865 SE 47th PL, Bellevue, WA 98006
<b>File Number:</b>	LUA14-001040, ECF, PP, MOD
<b>Project Manager:</b>	Clark H. Close, Associate Planner
<b>Project Summary:</b>	<p>The applicant is requesting SEPA Environmental Review, Preliminary Plat approval, and Street Modification for a 9-lot subdivision. The 2.3-acre site is located within the Residential-8 dwelling units per net acre (du/ac) zoning classification. There are two single family residences (3106 and 3112 Talbot Road South) located on this parcel that gain access to the site from Talbot Road South. The single family house located at 3106 would remain and be incorporated into the subdivision as Lot 9, while the house located at 3112 is on a septic system and would be demolished. Together the nine (9) residential lots (8 new + the remaining single family house) would result in a density of 4.23 du/ac. Residential lot sizes range from 4,502 sf to 18,169 sf with an average lot size of 7,954 sf. In addition to the 9 residential lots, four (4) tracts are proposed for access roads, sensitive areas, and stormwater detention. The eight (8) new residential lots would be served from Winsper Division No. 1 Subdivision (Tract G and Tract H) via two dedicated ingress/egress easement areas of 24 feet in width through the development on S 32nd Place. There are 142 significant trees on the site and the applicant is proposing to retain 27 original trees. A detention vault in the westerly portion of the site is proposed within Tract D which would discharge into the existing conveyance system on the east side of Talbot Road. No impacts to critical areas onsite are proposed.</p>
<b>Project Location:</b>	3106 and 3112 Talbot Road S, Renton, WA 98055 (APN 302305-9028)
<b>Site Area:</b>	99,994 SF (2.3 acres)



Project Location Map



PORV

RECEIVED

APR 20 2016

CITY OF RENTON  
PLANNING DIVISION

To: Mayor Dennis Law  
and the Department of Community Economic Development

Planning Division  
1055 South Grady Way  
Renton, Wash. 98055  
April 15, 2016

cc: Clark H. Close, 425-430-7289



Project No. PRE15- 000691

Project Name: Valley View Short Plat

The Residents of Winsper Division 1 affected by this Project are against this Preliminary Proposal and the conflicting information in the City

Application Documents. There are several inconsistencies making it impossible to know the intent.

However, he cannot meet the required codes for Private Driveway, Shared Driveway, Private Road, or Limited Residential Access.

**Eight (8) Renton City Codes are not being complied with.**

- 1. The Easements located in Winsper Division 1 are only 24 feet wide,  
City Code 4-6-060 J.2, requires the width of the Easements be 26 feet**
- 2. City Code RMC 4-6-0601 requires the Shared Driveway be no more than 200 feet in length  
The actual length required to reach the nearest house is 285 feet.**
- 3. The Public Information Sign for the Plat reads Valley Vue Plat  
not Valley View Plat. Also no handouts are available.**
- 4. The Pre-Application Comments for Valley View Short Plat PRE15-000691  
Under Environmental review is referring to LUA 14- 001040, ECT,PP,Mod  
Valley Vue Plat  
  
Not Valley View Short Plat.**
- 5. Renton Code requires one lot must Abut a Public-Right-Way with at  
least fifty(50) linear feet of property.  
  
No lots are abutting a Public-Right-Way**

**6. Driveways shall not be closer than five (5) feet to any property line  
This will limit the Shared Driveway width to 14 feet.**

**7. Dees is proposing the side of his property next to Winsper Division 1  
Be the Public-Right-Way. This would require a full width road.**

**If this is the case the access thru Tract H, easement, would not be necessary.**

**8. 40% Right-of- Way to meet the code will limit the Driveway width to nine (9) feet**

**Jerome R. Jaeb**

**April 19, 2016**  
**1055 South Grady Way**  
**Renton, Wash. 98055**

**RECEIVED**

APR 22 2016

**MAYOR'S OFFICE**

**To: Mayor Dennis Law**

**Project No. PRE15- 000691**

**Project Name: Valley View Short Plat**

**The project plan calls for using the west easement in  
Winsper Div 1**

**I am rejecting this Project because it does not meet a number  
of the Standard Codes adopted by the City of Renton for using  
Easements as well as other related issues.**

**See attached pages.**

A handwritten signature in black ink, appearing to read "Bruce Truong", with a long, sweeping horizontal line extending to the right.

**Bruce Truong**

## Valley View Petition



We the undersigned residents of Winsper Community object to the Valley View proposal going forward and request a Public Hearing to voice our concerns. The access tract to the parcel from our Community has not changed since the previous "Valley Vue" proposal was denied in July 2015 by the Hearing Examiner finding that;

*"Since the private access tracts proposed by the applicant do not meet the city code and the noncompliance does not qualify for a modification, the subdivision must be denied."*

The new Valley View proposal clearly does not meet a number of the Renton Codes for a Shared Driveway, Private Driveway or a Limited Residential Access .

4-6-060

### J. SHARED DRIVEWAY STANDARDS:

1. **When Permitted: Shared driveways may be allowed for access to four (4) or fewer residential lots, provided:** a. At least one of the four (4) lots abuts a public right-of-way with at least fifty (50) linear feet of property; and

e. **The shared driveway is no more than two hundred feet (200') in length; and** (the access from 32<sup>nd</sup> Place, across tract H and to the back house would be at least 286 ft long according to the King County Parcel map)

f. **The shared driveway poses no safety risk and provides sufficient access for emergency vehicles and personnel;** (statements from the City and the Hearing Examiner have already stated that the tract is insufficient to provide adequate spacing and presents a safety risk to adjacent neighbors at 618 and 624)

### Driveway standards: (all others)

4-4-080 I b ii. **Driveway width (aggregate width if more than one driveway exists) shall not exceed forty percent (40%) of the street frontage. (Ord. 3988, 4-28-1986)**

iii. **Driveways shall not be closer than five feet (5') to any property line (except as allowed under subsection I7 of this Section, Joint Use Driveways).**

Name

Address

Phone Number

Name	Address	Phone Number
<del>Maxwell Kelly</del>	610 S 32nd Pl	206-790-4550
<del>Dyanna Lee</del>	618 S 32nd Pl	206-790-4550
Jerrine R Jacob	701 S. 32ND PL	425-436-5352
Cherie D. Lytle	607 S. 32nd Pl.	425-227-5150
<del>David Lytle</del>	619 S. 32nd Pl	425 227-9953
<del>David S</del>	601 S. 32nd Pl	425 227-9953
<del>David S</del>	4370 32nd Pl	425-797-6249
<del>David S</del>	648 S 32nd Pl	425-449-9539
Walter Lee	652 S. 32nd	425-228-7829
Mitchell Lee	700 S 32nd PL	425-226-5480
Steven C Thompson	706 S 32ND PL	425 9411044
JESS TORRES	739 S. 32ND PL	425-226-5297
Hisami Haglund	727 S. 32nd Pl.	425-228-6058
Dill M	715 S 32nd Pl.	509-280-2520
NONA BRAUN	606 S. 32nd Pl.	425-277-0403
PHUONG-NGUYEN	642 S 32nd PL	(206) 661-3970
Stanley E. Mitchell	3107 Smithers Ave S	425-496-7950
SHARON WICKS	3121 SMITHERS AV SO	425 988 3580
Carl J. Kiminki	703 5th 32nd St	425 277 5707
BRUCE TRUONG	3101 SMITHERS AVE S.	206 259 9965
Jenn McLaughlin	612 S 32ND PL	206 734 5278
A. Lynn Collette	902 S. 32nd Pl	425-228-5389
PKHWA LEE	902 S. 32ND PL	425. 228. 5389

Name

Address

Phone Number

Name	Address	Phone Number
<del>Michael Kelly</del> <sup>School 78</sup>	<del>610 S 32nd Ave</del>	<del>206-790-4550</del>
<del>Virginia Lee</del> <sup>P. 1150</sup>	<del>618 S 32nd Place</del>	<del>206-790-4550</del>
<del>Jessie A. Jacob</del>	<del>701 S. 32ND PLACE</del>	<del>425-430-5352</del>
<del>Cherie D. Garcia</del> <sup>Yorita</sup>	<del>607 S. 32nd Pl.</del> <sup>Thao mom</sup>	<del>425-227-5150</del>
<del>David H. Hays</del>	<del>619 S. 32nd PL</del>	<del>425 227-9953</del>
<del>Hays S</del>	<del>601 S. 32nd PL</del> <sup>Tukola</sup>	<del>425 227-9955</del>
<del>Amy</del> <sup>10375? 4375</sup>	<del>4375 32nd PL</del>	<del>425-797-6249</del>
<del>Walter</del>	<del>648 S 32nd Pl</del>	<del>425-449-9539</del>
<del>Walter</del>	<del>652 S. 32nd</del>	<del>425-228-7829</del>
<del>Michelle</del>	<del>700 S 32nd PL</del>	<del>425-226-5480</del>
<del>Steven A. Thompson</del>	<del>706 S 32ND PL</del>	<del>425 9411044</del>
<del>JESS TOMAS</del>	<del>739 S. 32ND PL</del>	<del>425-226-5297</del>
<del>Hisami Haglund</del>	<del>727 S. 32nd Pl.</del>	<del>425-228-6056</del>
<del>Dill M</del> <sup>Dylan Moline</sup>	<del>715 S 32nd Pl.</del>	<del>509-280-2520</del>
<del>NONA BRAUN</del>	<del>606 S. 32nd Pl.</del>	<del>425-277-0403</del>
<del>PHUONG-NGUYEN</del>	<del>642 S 32nd PL</del>	<del>(206) 661-3970</del>
<del>Stanley E. Mitchell</del>	<del>3107 Smithers Ave S</del>	<del>425-496-7950</del>
<del>SHARON WICKS</del>	<del>3121 SMITHERS AV Sd</del>	<del>425 9883580</del>
<del>Earl J. Kiminki</del>	<del>705 5th 32nd st</del>	<del>425 277 5707</del>
<del>BRUCE TRUONG</del>	<del>3101 SMITHERS AVE S.</del>	<del>206 259 9965</del>
<del>Jenn McLaughlin</del>	<del>612 S 32ND PL</del>	<del>206 734 5278</del>
<del>Angela White</del>	<del>902 S. 32nd Pl</del>	<del>425-228-5389</del>
<del>PKHAN LEE</del>	<del>902 S. 32ND PL</del>	<del>425. 228. 5389</del>

ATTN: Clark H. Close  
Department of Community & Economic Development  
1055 South Grady Way  
Renton WA 98055

April 26, 2016

Dear Mr. Close,

I have numerous concerns regarding the Valley Vue Short Plat proposal (LUA16--000272). My first concern was that short-plat proposals do not require a public hearing. This parcel was subject to substantial community input during the previous proposal and hearing process (LUA14-001040) in July 2015. I was relieved when you notified me that the Administrator agreed that a public hearing is warranted and transferred the decision of this proposal to the Hearing Examiner, because any access to the parcel from the Winsper Community would require variances to the standard codes. However, since we have not received a notice of hearing and the 14 day comment period has started, I feel compelled to get my concerns on record.

The previous proposal was denied by the Hearing Examiner finding that: "...the denial is due to private access roads proposed by the applicant that fail to meet city code or qualify for code modifications." It was also noted that "the adjoining homes next to the access tract are located only five feet from the property lines of the access tracts and there is no room within the access tracts for any shoulder or other space to accommodate any vehicular course corrections." The access tract H has not changed, and the conditions that warranted a denial are still relevant. The current proposal does not address maintenance of access easement, nor does it meet Code Standards for private driveway, shared driveway, private road, or limited residential access. Additionally, Mr. Dees is requesting a variance suggesting that "*The lot creation will provide frontage onto the access easement and not a right-of-way S. 32nd Place*". My driveway flairs within one foot of the property line, and the house is angled towards the proposed shared driveway, that would have vehicle traffic passing within a few feet of my front door and living room bay window. This is a detriment to personal wellbeing. I ask that no discretionary modifications/variances be granted as any modification is at the expense of the Winsper Community. This request would allow for the easement to be a public road without following codes, in addition it would give the Dees parcel a Right Of Way (ROW) frontage for future higher development consideration. In essence, it would allow him to develop "through the back door, that which he would have never been allowed through the front". Higher development density would impact the safety, privacy, and enjoyment of the bordering Winsper neighbors. I ask that no discretionary modifications/variances be granted for this project as they are clearly at the expense of the surrounding neighbors.

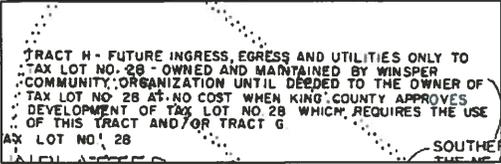
With regards to the comment period for the DNS-M, and the proposed mitigation measure for this proposal; I strongly oppose the use the 2014 Geotechnical report being used for this purpose. The 2014 report and recommendations are not relevant to the LUA-16-000272 proposal, as they were derived for the LUA-14-001040 proposal which was substantially different in content. This report clearly states that the recommendations are based on 8 residential lots, storm water detention pond, grading, and retaining walls. None of these elements are part of the LUA-16-000272 plan. The 2014 report also states that if the scope of the project changes, modifications to recommendations and conclusions may be warranted. I also object to this document being used because it does nothing to address the safety concerns voiced by neighbors and articulated in the Hearing Examiner report. There was a Geological Risk waiver signed by Dees, but no public information as to why this was required.

The project narrative suggests that the wetland area to the east will be placed in a tract for inclusion with the adjacent protect area tract located in Winsper. I doubt that the Winsper HOA is onboard with this concept. The Winsper Community paid a great deal of money to fence the wetland to protect against liability, and has no desire to increase liability with additional wetlands.

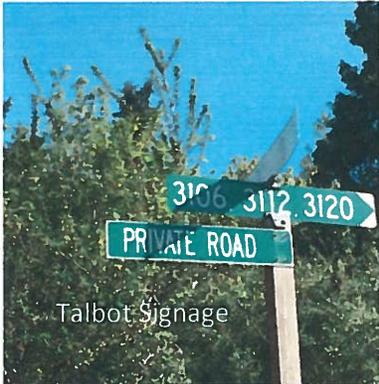
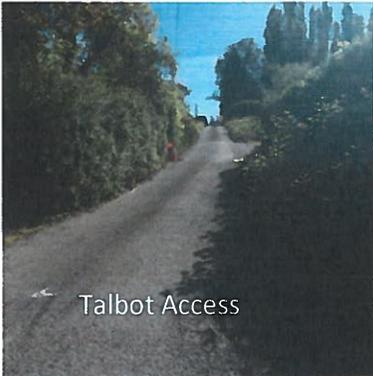
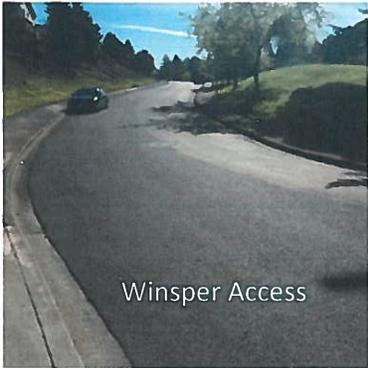
Exhibit  
18

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CITY OF RENTON  
PLANNING DIVISION

In addition, The Winsper Division Plat map, clearly states the intended condition required to grant the Winsper access tracts (see graphic). King County will not be approving development for this, as Renton is the hearing body. In addition, the proposal is for a lot split, with the existing houses remaining. No new development is being proposed, and the existing houses do not need ingress/egress from the Winsper Tract H as they are still being served off the private road from Talbot that has served them for 50 years. This road is paved, labeled "private road" with the house numbers, and is the same slope as that leading into the Winsper neighborhood. This proposal does not meet the requirements to have the easements granted by the Winsper Community.



In closing, I would like to emphasize that the existing private road from Talbot is the same slope as that in the Winsper Community and has been the access to this parcel for 50 years. It is already paved to lot 28 and has a street sign saying "Private Road 3106, 3112 and 3120". Talbot Rd. S is classified by the City as a collector arterial and should be improved for public safety. This is the most direct emergency access to this parcel. Emergency access through Winsper would require navigation of four additional tight turns, though a high density neighborhood where kids play in the street, to travel down a non-conforming driveway without the required width or setbacks, and sandwiched between two houses. It's a recipe for disaster!



Sincerely,

  
Mary Klaas Schultz  
618 S 32<sup>nd</sup> Place  
Renton WA 98055

cc:  
Denis Law, Renton Mayor  
Jay Covington, Chief Administrative Officer  
Charles Vincent, Director, Department of Community and Economic Development (CED)  
Jennifer Henning, Director, CED, Planning Division  
Vanessa Dolbee, Manager, CED, Planning Division

ATTN: Clark H. Close  
Department of Community & Economic Development  
1055 South Grady Way  
Renton WA 98055

April 26, 2016

Dear Mr. Close,

The new Dees proposal "Valley Vue" still falls seriously short of meeting multiple Renton Municipal Codes. I am appalled that Mr. Dees would again introduce a plan that clearly is not even close to what is required by law in terms of spacing and safety. I assume that since the City of Renton recently placed a huge amount of resources and care into the overhaul of essentially all of the Renton Municipal codes, and did this with intent and the vision of future development, that the City is highly vested in wanting to uphold these new codes.



As you can see from the picture, because of the location of my house on the cul-de-sac, my front yard is only a sliver of property! The first person to underestimate the turn or try to maneuver to miss hitting a pedestrian is likely to run me over in my yard or barrel right into my living room! The Hearing Examiner clearly stated when denying the first proposal that "the adjoining homes next to the access tract are located only five feet from the property lines of the access tracts and there is no room within the access tracts for any shoulder or other space to accommodate any vehicular course corrections." This was one of the major contentions for complete denial of the plan. The spacing issues have not

changed! This access does not meet code for a shared or private driveway.

Code clearly states that: "Shared driveways may be allowed for access to four (4) or fewer residential lots, provided: a. At least one of the four (4) lots abuts a public right-of-way with at least fifty (50) linear feet of property; The proposed plan does not meet either of these conditions.

4-4-080 states that:

- ii. Driveway width (aggregate width if more than one driveway exists) shall not exceed forty percent (40%) of the street frontage. (Ord. 3988, 4-28-1986) In this case 9 ft.
- iii. Driveways shall not be closer than five feet (5') to any property line (a 16 ft. driveway on a 24 ft easement does not allow for proper spacing)

Additionally an access from 32<sup>nd</sup> Place to the back house would be in excess of the 200ft maximum limit adopted for fire safety. An access to the front house would be longer than 300 ft.

The April 20, 2016 "Notice of Application and Proposed Determination of Non-Significance-Mitigated" references the Geotech report from May 2014. This report is based the previous 9 lot proposal, which included plans for a storm water detention pond, as well as specific drainage recommendations and grading. The current proposal is considerably different; therefore the Geotech report is outdated and not applicable.

I understand that the Talbot access is not ideal, but it is the same slope as Winsper and has served as access for this parcel for 50 years. It is already paved to the Dees property line and has a street sign saying "Private Road 3106, 3112 and 3120". Talbot Rd. S is classified by the City as a collector arterial and should be the preferred access option. Since none of the potential access points meet new criteria for private or shared driveway, the existing access route should be maintained, and improved. One person already died when the fire department had access issues to this property just a couple of months ago. It is outrageous to propose an emergency access that is even more dangerous by introducing four additional tight turns, non-conforming driveway (in width, setbacks, length), though a high density neighborhood where kids play in the street!

The Winsper Community strongly opposes the request to modify the frontage requirement. Codes are "Laws" to be adhered to, not merely "Suggestions". Please, no variances or modifications to the Codes which were carefully put in place to insure the safety and privacy of the citizens of Renton.

I anticipate that if the City decides to proceed with this plan, this will present a dangerous situation for myself and family, and will negatively impact my home. I would request to work closely with the City to insure that appropriate conditions are put in place to help militate against my losses.

With great concern,

A handwritten signature in black ink, appearing to read "Virginia Klaas". The signature is fluid and cursive, written in a dark ink on a white background.

Virginia Klaas MD

cc: Charles Vincent, Director, Department of Community and Economic Development (CED)

ATTN: Mark Peterson  
Department of Community & Economic Development  
1055 South Grady Way  
Renton WA 98055

April 26, 2016

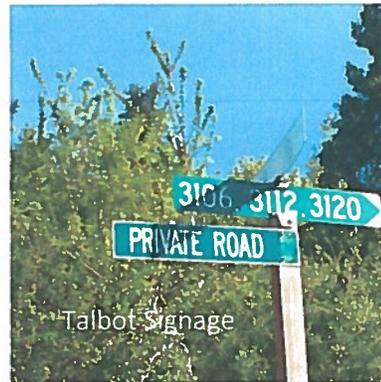
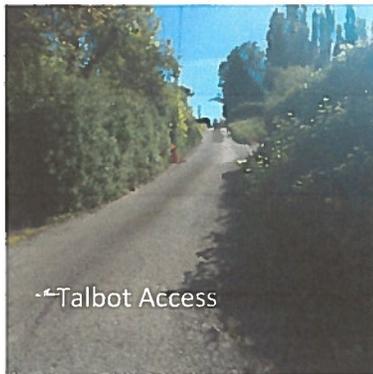
Fire Chief Peterson,

I am writing to you regarding project being proposed behind my house in the Winsper development (Valley Vue project LUA16-00272). I am concerned with the access to the proposed lots, as they do not meet standard codes, and this increases the risk for neighboring properties. The proposal is to put a shared driveway in a 24 foot easement off of S. 32<sup>nd</sup> Place that is sandwiched between two 2-story homes (see point in graphic below). The driveway would be only 16 feet wide, as retaining walls and gutters are required for this sloping lot. I used the King County Parcel Viewer measure tool, to calculate the distance to the homes from S.32<sup>nd</sup> Place. The front house is 388 feet, and the back is 290 feet. I do not see a proposed turn-around. It appears, that Corey Thomas signed off on a 20 foot approved roadway, but that is not what the modified plan calls for.



The previous proposal (LUA14-001040) was denied by the Hearing Examiner "... due to private access roads proposed by the applicant that fail to meet city code or qualify for code modifications." It was also noted that "the adjoining homes next to the access tract are located only five feet from the property lines of the access tracts and there is no room within the access tracts for any shoulder or other space to accommodate any vehicular course corrections." The access tract H has not changed, and the conditions that warranted a denial are still relevant. My driveway flairs within one foot of the property line, and the house is angled towards the proposed shared driveway

that would run the length of my entire eastern property line, and would have vehicle traffic passing within a few feet of my front door and living room bay window, this is a detriment to personal wellbeing.

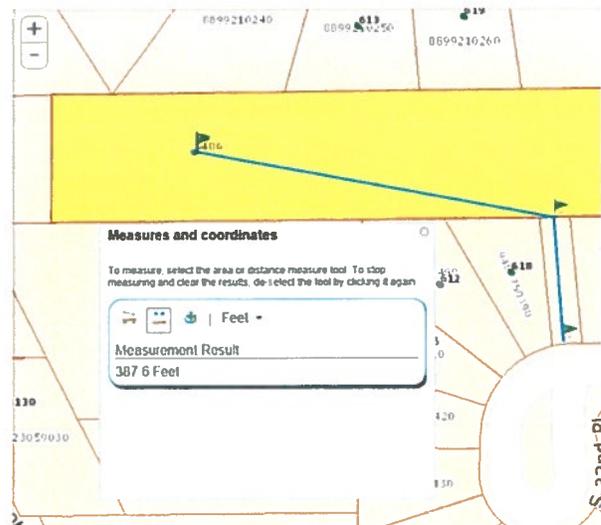
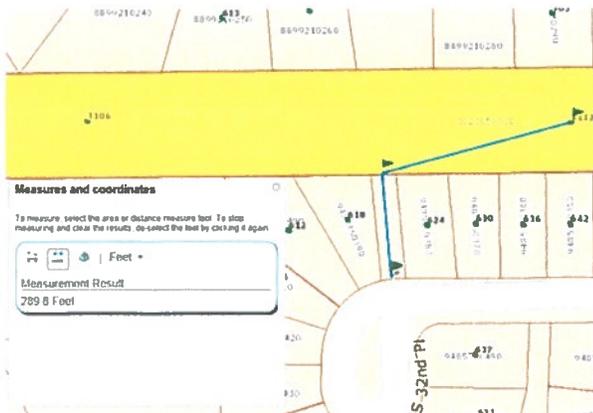


In closing, I would like to point out that the existing private road from Talbot is the same slope as that in the Winsper Community and has been the access to this parcel for 50 years. It is already paved to lot 28 and has a street sign saying "Private Road 3106, 3112 and 3120". Talbot Rd. S is classified by the City as a collector arterial and should be improved for public safety and is the most direct emergency access to this parcel. I measured the distances for each of these access routes using the King County Parcel Viewer measurement tool. The existing private road access to this parcel (highlighted in red) is 274 feet to 3106 Talbot, and 739 feet to 3112 Talbot. The fire access through Winsper (highlighted in purple) is 1,702 feet to 3106 Talbot and 1,575 feet to 3112 Talbot. The access off of Talbot is much more direct for first responders. Emergency access through Winsper would require navigation of four additional tight turns, though a high density neighborhood where kids play in the street, to travel down a non-conforming driveway without the required width or setbacks, and sandwiched between two houses. It's a recipe for disaster!

Thank you for your time and consideration,

Virginia Klaas MD  
618 S 32nd Place  
Renton, Wa. 98055

**From Kings County Parcel Viewer:**





April 28, 2016

Bruce Truong  
3101 Smithers Ave S  
Renton, WA 98055

**RE: VALLEY VUE SHORT PLAT COMMENTS  
LUA16-000272, SHPL-A, MOD**

Dear Mr. Truong:

Thank you for your comments related to the Valley Vue Short Plat; dated April 19, 2016 wherein you raised concerns regarding the proposed project. Your letter will be added to the public record for consideration by the reviewing official when making a decision on the project. By providing public comments, you have automatically been added to our interested parties list (party of record). As a party of record, you will receive copies of reports, communication, and future notifications about the subject project.

The procedures regulating short subdivisions actions are an administrative review followed by an administrative decision. However, due to the public response received, the Administrator has elected to refer the action to the Hearing Examiner for a public hearing and decision.

To address your concerns related to shared driveways and driveway standards, as it relates to access and location, the applicant will be required to demonstrate compliance with the City's development regulations as well as Washington State's Environmental Policy (SEPA) which include requirements for mitigation for impacts caused by the development. The City will provide analysis of the proposal in three upcoming documents: The Environmental Review Committee Report (Addendum), the Staff Recommendation to the Hearing Examiner and the Hearing Examiner Decision (Final Decision). Your comment letters will be considered by staff when preparing their recommendation to the Environmental Review Committee and the Hearing Examiner. Furthermore, you will have an additional opportunity to influence the project decision at the public hearing, scheduled for June 28, 2016 at 11:00 am.

Thank you for your interest in this project and if you have any further questions please feel free to contact the Current Planning Project Manager, Clark Close, Senior Planner, at 425-430-7289.

Sincerely,

A handwritten signature in black ink that reads "C. E. Vincent". The signature is written in a cursive style with a large, prominent initial "V".

C. E. "Chip" Vincent  
CED Administrator

cc: Jennifer Henning, Planning Director  
Vanessa Dolbee, Current Planning Manager  
Clark Close, Senior Planner

## Clark Close

---

**From:** Corey W Thomas  
**Sent:** Wednesday, April 27, 2016 10:47 AM  
**To:** Clark Close  
**Subject:** Valley Vue Short Plat - 3106 Talbot Rd S  
**Attachments:** Scan from Fire-Admin-1.pdf

Clark,

Attached above is the fire report for the above mentioned location for the incident occurring on July 29, 2015. Highlighted within the report are the challenges associated with the access to this property. Long, narrow, steep unpaved private access roadway without any fire apparatus turnarounds. No fire hydrants within code required distances, making our response times delayed and having a very large use of fire department resources in order to properly combat the fire and provide medical assistance to occupants and firefighters.

In order to properly serve future and existing homes on this site and meet fire code requirements, water availability and fire apparatus access shall be improved. One new fire hydrant shall be installed within the code required distance of 300-feet from the hydrant to the existing homes. The proposed 16-foot wide paved access road from South 32<sup>nd</sup> Place is a slight compromise from the code required minimum of 20-feet, but will still suffice for the proposed 2 lot short plat and greatly improve access to this property that now is only accessible from a very long, steep and narrow driveway that only now measures approximately 8 to 10-feet in width. The 16-foot road width variance is approved as the road is only approximately 100-feet long and lessens the impacts to the neighboring homes. This new access road will also improve fire safety to all the neighboring existing homes as it will improve response time and greatly improve the department's ability to keep future fires from spreading.

**Corey Thomas**  
Fire Plans Reviewer/Inspector III



**City of Renton Fire & Emergency Services Department**  
**COMMUNITY RISK REDUCTION**

Phone: 425-430-7024 Fax: 425-430-7022  
Email: [cthomas@rentonwa.gov](mailto:cthomas@rentonwa.gov)

1055 South Grady Way  
Renton, WA 98057-3232

*Professionalism • Integrity • Leadership • Accountability • Respect*

Exhibit  
22

Renton Fire & Emergency Services  
 1055 S GRADY WAY  
 Renton, WA 98057  
 425 430 7000

Incident Report  
 2015-1508552 -000

Printed: 04/27/2016 08:16:51  
 Number of Pages: 16

Basic		
Alarm Date and Time	13:32:29	Wednesday, July 29, 2015
Arrival Time	13:38:44	
Controlled Time	14:43:27	
Last Unit Cleared Time	17:49:55	
Response Time	0:06:15	
Priority Response	Yes	
Completed	Yes	
Reviewed	Yes	
Fire Department Station	13	
Shift	C	
Incident Type	111 - Building fire	
Aid Given or Received	51 - Mutual Aid and Automatic Aid Received	
Alarms	1	
Action Taken 1	32 - Provide basic life support (BLS)	
Action Taken 2	11 - Extinguish	
Action Taken 3	34 - Transport person	
Casualties	Yes	
EMS Provided	Yes	
Apparatus - Suppression	19	
Apparatus - EMS	1	
Personnel - Suppression Personnel	38	
Personnel - EMS Personnel	2	
Property Loss	\$20,000.00	
Contents Loss	\$8,000.00	
Property Value	\$20,000.00	
Contents Value	\$8,000.00	
Fire Service Injuries	3	
Detector Alerted occupants	U	
Hazardous Material Released	N - None	
Property Use	419 - 1 or 2 family dwelling	
Location Type	Address	
Address	3106 TALBOT RD S	
City, State Zip	Renton, WA 98056	
District	RF1070E	
Directions	47.45,-122.21	
Latitude	0047.451878	
Longitude	-0122.21098	

Situation	
Incident Delay	1 - Within standard
Critical Incident	Yes
Team Mobilized	No
Circumstance 1	W - Working Incident

Additional Mutual Aid Agencies	
Aid Department	Kent FD

Renton Fire & Emergency Services  
 1055 S GRADY WAY  
 Renton, WA 98057  
 425 430 7000

Incident Report  
 2015-1508552 -000

Printed: 04/27/2016 08:16:51  
 Number of Pages: 16

<b>Additional Mutual Aid Agencies</b>	
Aid Department	Skyway FD (KCFD #20)
Aid Department	Tukwila FD

<b>Fire</b>	
Structure Type	1 - Enclosed building
Number of Residential	1
Number of Buildings Involved	1
Area of Origin	86 - Exterior, exposed surface
Heat Source	UU - Undetermined
Item First Ignited	12 - Exterior wall covering or finish
Type of Material	64 - Plywood
Cause of Ignition	U - Cause undetermined after investigation
Contribution To Ignition 1	UU - Undetermined
Human Factors	None
Suppression Factor 1	NNN - None
Mobile Equipment Involved	N - None
Equipment Type	NNN - None

<b>Structure</b>	
Status	2 - In normal use
Floor of Origin	1
Stories Above Grade	1
Stories Below Grade	1
Building Length	27
Building Width	48
Total Square Feet	1296
Fire Spread	4 - Confined to building of origin
Item Contributing To Spread	12 - Exterior wall covering or finish
Type of Material Contributing To	41 - Plastic
Detector Presence	3
AES Presence	3

<b>Arson</b>	
Case Status	2 - Investigation closed
Availability of Material First Ignited	2 - Available at scene
Extent of Fire Involvement on Arrival	3 - Flame and smoke showing
Property Ownership	1 - Private

<b>Narratives</b>	
Narrative Name	I-132
Narrative Type	Arson
Narrative Date	09:13:57 Tuesday, August 18, 2015
Author	RF0950 - Donnerstag, Eric
Author Rank	FI
Author Assignment	3
Text	Inspector 120 (Ted Hickey) and I responded to the address listed above within

Narratives

approximately twenty minutes of receiving the page for a fire investigator. Upon arriving I saw no flames from the structure, fire personnel were searching for any possible extension of fire into the attic.

I then found the occupants of the home. On scene and inside home at the time of the fire were: Clyde Powell, and Roy Powell.

Mr. Clyde Powell stated: He was in the bathroom taking an afternoon bath, when he heard his wife (Rosemary Powell) yelling that there was a fire on the back porch. Prior to her announcement he had no knowledge of a fire. After hearing his wife's call for help, he got out of the tub, ran to the back porch area, grabbed a garden hose and attempted to extinguish the fire.

Mr. Roy Powell (Mr. Clyde Powell's adult son) stated: He was resting in his room and heard a "pop". Then he heard his mother (Rosemary Powell) yelling that there was a fire on the back porch. He then got up, grabbed a fire extinguisher to attempt to extinguish the fire. The fire extinguisher was used until emptied, so he then searched for a second extinguisher, but wasn't able to find it. At this point his father was outside using the garden hose to attack the fire.

While all this activity was happening Mr. Clyde Powell stated the following regarding his wife, Rosemary Powell. He witnessed her (while he was attacking the fire with the hose) run out of the house, talking on a cell phone and then she tripped over the garden hose and fell to the ground. He and his son (Roy Powell) went to aid her. Clyde then rolled her over to her back and noticed her tongue moving in an unusual pattern. Around this time the first in fire crew arrived and began attacking the fire and rendering aid to Mrs. Powell.

Once the rear of the home was safe to approach and all fire suppression activities were concluded, Inspector 120 and I began our scene investigation. We first noticed very significant burn damage on the exterior of the home directly below the electrical meter box. Upon closer examination of this area, we discovered a wooden planter box with very severe fire damage to one of its corners. It was at this point I then walked back over to the area where both Roy and Clyde were standing. I asked if either one of them were smokers. Clyde said he wasn't a smoker and Roy stated he was a smoker. My questioning then led to where do you smoke and what do you do with the cigarette butts. Roy said he only smokes in his room. He mentioned that he sometimes used the planter box and the hanging planter boxes to dispose of the butts, but he hasn't in a while due to the dry conditions of the current weather pattern.

Based upon the burn patterns observed and documented the fire had started in the planter box on the ground or from a hanging planter located approximately 6 feet above the planter box on the ground. To rule any other area of origin and or cause out we continued to examine the fire debris and burn patterns. We found the remains of an outdoor decorative lighting cable attached to an orange extension cord. The prongs of this cord were exposed and several feet could be seen tucked behind the weather head. The prongs were approximately 5 feet from the an adapter in which the cord would be plugged into.

**Narratives**

The adapter was completely empty and showed no signs of a cable being plugged into it during the fire. The condition of this adapter as found is documented. This cable was mostly burned away, only the copper wire was remaining. I then spoke to Roy again and he stated the cable was not plugged in and it was only plugged in during the Christmas holiday. The cable and lighting was still attached to the roof line due to no one taking it down. We found the outlet in which Roy stated the cable would be plugged into and this too had nothing plugged into it. This outlet adapter is the type that someone would insert into a household screw in lighting fixture. An outdoor lighting fixture was found mounted to the roof line with a broken bulb in on socket and an outlet adapter into the other socket. This light fixture received severe damage from the fire. Also we noticed that none of the electrical breakers appeared to have "tripped". To rule out the possibility of the fire starting from within the home and then spreading to the outside. We opened the wall (between the kitchen and a storage room) which had fire damage. Upon opening the wall, we found the burn patterns to be consistent with originating from the outside of the home. We ruled out the possibility of the fire starting due to electrical causes. The decorative lighting cable and extension was the only electrical source in the area. Our focus then was to the planter boxes. Both hanging and on the ground. We then began digging and sifting through the debris. These actions were done in the pursuit of finding a cigarette butt. Our search for a cigarette butt turned up nothing of any resemblance to a cigarette butt.

It is the opinion of this investigator that this fire is undetermined. Due to the heavily damaged planter boxes located on the outside of the home and the burn patterns in this area leads me to believe this is the area of origin. The statement made by Roy Powell, and the very dry conditions, leads me to believe the fire was caused by a cigarette butt being placed into one of the the planter. However I was unable to find a cigarette butt amongst the fire debris. I am estimating the premise loss to be \$20,000 and the content loss to be \$8,000. No fire fighters were injured during any of the suppression activities. However Rosemary Powell subsequently passed away after falling down during the time of the fire. The King County Medical Examiner's report can be found as apart of the report. The Medical Examiner's report states the cause of Mrs. Powell's death is due to Smoke Inhalation and that she died at Harborview Medical. This investigation is closed.

**Apparatus - M5**

Apparatus ID	M5
Apparatus Dispatch Date and Time	13:35:57 Wednesday, July 29, 2015
En route to scene date and time	13:38:28 Wednesday, July 29, 2015
Apparatus Clear Date and Time	13:37:28 Wednesday, July 29, 2015
Apparatus priority response	Yes
Apparatus cancelled after dispatch	Yes
Number of People	2

Renton Fire & Emergency Services  
 1055 S GRADY WAY  
 Renton, WA 98057  
 425 430 7000

Incident Report  
 2015-1508552 -000

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<b>Apparatus - M5</b>	
Apparatus Use	1
Apparatus Action Taken 1	93 - Cancelled enroute
Apparatus Type	76 - ALS unit

<b>Apparatus - B13</b>	
Apparatus ID	B13
Response Time	0:06:15
Apparatus Dispatch Date and Time	13:32:29 Wednesday, July 29, 2015
En route to scene date and time	13:34:16 Wednesday, July 29, 2015
Apparatus Arrival Date and Time	13:38:44 Wednesday, July 29, 2015
Apparatus Clear Date and Time	16:12:28 Wednesday, July 29, 2015
Apparatus priority response	Yes
Number of People	1
Apparatus Use	1
Apparatus Action Taken 1	81 - Incident command
Apparatus Type	91 - Mobile command post
Personnel 1	RF0152 - Soucy, Craig A Position: CAPT

<b>Apparatus - L11</b>	
Apparatus ID	L11
Response Time	0:06:50
Apparatus Dispatch Date and Time	13:32:29 Wednesday, July 29, 2015
En route to scene date and time	13:34:10 Wednesday, July 29, 2015
Apparatus Arrival Date and Time	13:39:19 Wednesday, July 29, 2015
Apparatus Clear Date and Time	17:49:55 Wednesday, July 29, 2015
Apparatus priority response	Yes
Number of People	3
Apparatus Use	1
Apparatus Action Taken 1	11 - Extinguish
Apparatus Type	12 - Truck or aerial
Personnel 1	RF0136 - Mendenhall, Shawn Position: CAPT
Personnel 2	RF0240 - Olney, Justin T Position: FF
Personnel 3	RF0260 - Townsend, Tanner N Position: FF

<b>Apparatus - E11</b>	
Apparatus ID	E11
Response Time	0:07:15
Apparatus Dispatch Date and Time	13:32:29 Wednesday, July 29, 2015
En route to scene date and time	13:34:45 Wednesday, July 29, 2015
Apparatus Arrival Date and Time	13:39:44 Wednesday, July 29, 2015
Apparatus Clear Date and Time	16:55:38 Wednesday, July 29, 2015
Apparatus priority response	Yes

Renton Fire & Emergency Services  
 1055 S GRADY WAY  
 Renton, WA 98057  
 425 430 7000

Incident Report  
 2015-1508552 -000

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<b>Apparatus - E11</b>	
Number of People	3
Apparatus Use	1
Apparatus Action Taken 1	11 - Extinguish
Apparatus Type	11 - Engine
Personnel 1	RF0204 - Ziegler, Nick F Position: LT
Personnel 2	RF0221 - Nagle, Shane M Position: FF
Personnel 3	RF0269 - Persons, Therese M Position: FF

<b>Apparatus - MSO1</b>	
Apparatus ID	MSO1
Response Time	0:04:07
Apparatus Dispatch Date and Time	13:36:53 Wednesday, July 29, 2015
En route to scene date and time	13:36:53 Wednesday, July 29, 2015
Apparatus Arrival Date and Time	13:41:00 Wednesday, July 29, 2015
Apparatus Clear Date and Time	15:38:36 Wednesday, July 29, 2015
Apparatus priority response	Yes
Number of People	1
Apparatus Use	1
Apparatus Action Taken 1	73 - Provide manpower
Apparatus Type	76 - ALS unit

<b>Apparatus - A17</b>	
Apparatus ID	A17
Response Time	0:09:16
Apparatus Dispatch Date and Time	13:32:29 Wednesday, July 29, 2015
En route to scene date and time	13:34:33 Wednesday, July 29, 2015
Apparatus Arrival Date and Time	13:41:45 Wednesday, July 29, 2015
Apparatus Clear Date and Time	16:25:03 Wednesday, July 29, 2015
Apparatus priority response	Yes
Number of People	2
Apparatus Use	1
Apparatus Action Taken 1	11 - Extinguish
Apparatus Type	75 - BLS unit
Personnel 1	RF0188 - Hand, Douglas C Position: FF
Personnel 2	RF0226 - Cox, Justin N Position: FF

<b>Apparatus - E14</b>	
Apparatus ID	E14
Response Time	0:09:20
Apparatus Dispatch Date and Time	13:32:29 Wednesday, July 29, 2015
En route to scene date and time	13:34:43 Wednesday, July 29, 2015

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<b>Apparatus - E14</b>		
Apparatus Arrival Date and Time	13:41:49	Wednesday, July 29, 2015
Apparatus Clear Date and Time	15:43:24	Wednesday, July 29, 2015
Apparatus priority response	Yes	
Number of People	3	
Apparatus Use	1	
Apparatus Action Taken 1	21 - Search	
Apparatus Action Taken 2	11 - Extinguish	
Apparatus Action Taken 3	12 - Salvage & overhaul	
Apparatus Type	11 - Engine	
Personnel 1	RF0127 - Sheffer, Randy Position: FF	
Personnel 2	RF0150 - Bailey, Mark Position: FF	
Personnel 3	RF0178 - Alexander, Daniel E Position: LT	

<b>Apparatus - E17</b>		
Apparatus ID	E17	
Response Time	0:10:17	
Apparatus Dispatch Date and Time	13:32:29	Wednesday, July 29, 2015
En route to scene date and time	13:34:29	Wednesday, July 29, 2015
Apparatus Arrival Date and Time	13:42:46	Wednesday, July 29, 2015
Apparatus Clear Date and Time	16:12:13	Wednesday, July 29, 2015
Apparatus priority response	Yes	
Number of People	4	
Apparatus Use	1	
Apparatus Action Taken 1	92 - Standby	
Apparatus Type	11 - Engine	
Personnel 1	RF0186 - Jackson, Kraig Position: FF	
Personnel 2	RF0200 - Adams, Keith P Position: FF	
Personnel 3	RF0214 - Bloomquist, Brian J Position: FF	
Personnel 4	RF0229 - Harter, Scott T Position: FF	

<b>Apparatus - E12</b>		
Apparatus ID	E12	
Response Time	0:13:01	
Apparatus Dispatch Date and Time	13:32:29	Wednesday, July 29, 2015
En route to scene date and time	13:35:24	Wednesday, July 29, 2015
Apparatus Arrival Date and Time	13:45:30	Wednesday, July 29, 2015
Apparatus Clear Date and Time	16:05:40	Wednesday, July 29, 2015
Apparatus priority response	Yes	
Number of People	2	

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<b>Apparatus - E12</b>	
Apparatus Use	1
Apparatus Action Taken 1	11 - Extinguish
Apparatus Action Taken 2	21 - Search
Apparatus Type	11 - Engine
Personnel 1	RF0217 - Downing, Joshua Position: FF
Personnel 2	RF0231 - Phipps, Shawn C Position: FF

<b>Apparatus - M7</b>	
Apparatus ID	M7
Response Time	0:10:05
Apparatus Dispatch Date and Time	13:36:12 Wednesday, July 29, 2015
En route to scene date and time	13:37:22 Wednesday, July 29, 2015
Apparatus Arrival Date and Time	13:46:17 Wednesday, July 29, 2015
Apparatus Clear Date and Time	15:38:38 Wednesday, July 29, 2015
Apparatus priority response	Yes
Number of People	2
Apparatus Use	1
Apparatus Action Taken 1	73 - Provide manpower
Apparatus Type	76 - ALS unit

<b>Apparatus - B12</b>	
Apparatus ID	B12
Response Time	0:17:58
Apparatus Dispatch Date and Time	13:32:29 Wednesday, July 29, 2015
En route to scene date and time	13:33:51 Wednesday, July 29, 2015
Apparatus Arrival Date and Time	13:50:27 Wednesday, July 29, 2015
Apparatus Clear Date and Time	17:07:29 Wednesday, July 29, 2015
Apparatus priority response	Yes
Number of People	1
Apparatus Use	1
Apparatus Action Taken 1	81 - Incident command
Apparatus Type	91 - Mobile command post
Personnel 1	RF0116 - Gunsolus, Roy M Position: BC

<b>Apparatus - CH12</b>	
Apparatus ID	CH12
Response Time	0:03:40
Apparatus Dispatch Date and Time	13:48:06 Wednesday, July 29, 2015
En route to scene date and time	13:48:06 Wednesday, July 29, 2015
Apparatus Arrival Date and Time	13:51:46 Wednesday, July 29, 2015
Apparatus Clear Date and Time	15:53:01 Wednesday, July 29, 2015
Apparatus priority response	Yes
Number of People	1

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<b>Apparatus - CH12</b>	
Apparatus Use	1
Apparatus Action Taken 1	83 - Provide information to public or media
Apparatus Type	92 - Chief officer car
Personnel 1	RF0203 - Wallgren, Erik Position: DC

<b>Apparatus - I132</b>	
Apparatus ID	I132
Response Time	0:14:59
Apparatus Dispatch Date and Time	13:46:45 Wednesday, July 29, 2015
En route to scene date and time	13:46:45 Wednesday, July 29, 2015
Apparatus Arrival Date and Time	14:01:44 Wednesday, July 29, 2015
Apparatus Clear Date and Time	17:31:40 Wednesday, July 29, 2015
Apparatus priority response	Yes
Number of People	1
Apparatus Use	1
Apparatus Action Taken 1	86 - Investigate
Apparatus Type	00 - Other apparatus/resource
Personnel 1	RF0950 - Donnerstag, Eric Position: FI

<b>Apparatus - A13</b>	
Apparatus ID	A13
Response Time	0:02:42
Apparatus Dispatch Date and Time	14:03:21 Wednesday, July 29, 2015
En route to scene date and time	14:04:01 Wednesday, July 29, 2015
Apparatus Arrival Date and Time	14:06:03 Wednesday, July 29, 2015
En route to facility date and time	15:23:13 Wednesday, July 29, 2015
Arrive facility date and time	15:23:17 Wednesday, July 29, 2015
Apparatus Clear Date and Time	15:34:47 Wednesday, July 29, 2015
Apparatus priority response	Yes
Number of People	2
Apparatus Use	2
Apparatus Action Taken 1	32 - Provide basic life support (BLS)
Apparatus Type	75 - BLS unit
Personnel 1	RF0238 - Martin, Sahl Position: FF
Personnel 2	RF0259 - Batts, Curtis A Position: FF

<b>Apparatus - B76</b>	
Apparatus ID	B76
Response Time	0:06:26
Apparatus Dispatch Date and Time	14:03:21 Wednesday, July 29, 2015
En route to scene date and time	14:04:02 Wednesday, July 29, 2015
Apparatus Arrival Date and Time	14:09:47 Wednesday, July 29, 2015

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<b>Apparatus - B76</b>		
Apparatus Clear Date and Time	14:48:52	Wednesday, July 29, 2015
Apparatus priority response	Yes	
Number of People	1	
Apparatus Use	1	
Apparatus Action Taken 1	81 - Incident command	
Apparatus Type	91 - Mobile command post	

<b>Apparatus - RHAB1</b>		
Apparatus ID	RHAB1	
Response Time	0:28:33	
Apparatus Dispatch Date and Time	13:42:08	Wednesday, July 29, 2015
En route to scene date and time	13:46:04	Wednesday, July 29, 2015
Apparatus Arrival Date and Time	14:10:41	Wednesday, July 29, 2015
Apparatus Clear Date and Time	15:30:48	Wednesday, July 29, 2015
Apparatus priority response	Yes	
Number of People	1	
Apparatus Use	1	
Apparatus Action Taken 1	73 - Provide manpower	
Apparatus Type	60 - Support apparatus, other	

<b>Apparatus - E22</b>		
Apparatus ID	E22	
Response Time	0:08:24	
Apparatus Dispatch Date and Time	14:03:21	Wednesday, July 29, 2015
En route to scene date and time	14:06:09	Wednesday, July 29, 2015
Apparatus Arrival Date and Time	14:11:45	Wednesday, July 29, 2015
Apparatus Clear Date and Time	14:28:28	Wednesday, July 29, 2015
Apparatus priority response	Yes	
Number of People	3	
Apparatus Use	1	
Apparatus Action Taken 1	92 - Standby	
Apparatus Type	11 - Engine	

<b>Apparatus - I120</b>		
Apparatus ID	I120	
Apparatus Dispatch Date and Time	14:12:43	Wednesday, July 29, 2015
En route to scene date and time	14:12:43	Wednesday, July 29, 2015
Apparatus Arrival Date and Time	14:12:43	Wednesday, July 29, 2015
Apparatus Clear Date and Time	17:31:40	Wednesday, July 29, 2015
Apparatus priority response	Yes	
Number of People	1	
Apparatus Use	1	
Apparatus Action Taken 1	86 - Investigate	
Apparatus Type	00 - Other apparatus/resource	
Personnel 1	RF0924 - Hickey, Ted	
	Position: FI	

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<b>Apparatus - E77</b>	
Apparatus ID	E77
Response Time	0:10:00
Apparatus Dispatch Date and Time	14:03:21 Wednesday, July 29, 2015
En route to scene date and time	14:06:18 Wednesday, July 29, 2015
Apparatus Arrival Date and Time	14:13:21 Wednesday, July 29, 2015
Apparatus Clear Date and Time	14:48:44 Wednesday, July 29, 2015
Apparatus priority response	Yes
Number of People	3
Apparatus Use	1
Apparatus Action Taken 1	92 - Standby
Apparatus Type	11 - Engine

<b>Apparatus - E16</b>	
Apparatus ID	E16
Response Time	0:15:30
Apparatus Dispatch Date and Time	14:03:21 Wednesday, July 29, 2015
En route to scene date and time	14:05:49 Wednesday, July 29, 2015
Apparatus Arrival Date and Time	14:18:51 Wednesday, July 29, 2015
Apparatus Clear Date and Time	14:24:09 Wednesday, July 29, 2015
Apparatus priority response	Yes
Number of People	3
Apparatus Use	1
Apparatus Action Taken 1	92 - Standby
Apparatus Type	11 - Engine
Personnel 1	RF0107 - Harsh, Gary A Position: LT
Personnel 2	RF0210 - Clinton, William (Ken) M Position: FF
Personnel 3	RF0213 - Pedersen, Carl J Position: FF

<b>Narratives</b>	
Narrative Name	E16
Narrative Type	Incident
Narrative Date	15:12:15 Wednesday, July 29, 2015
Author	RF0107 - Harsh, Gary A
Author Rank	LT
Author Assignment	1
Narrative Text	E16 was dispatched on a second alarm.

On arrival as E16 was walking to staging when all second alarm units were released.

Narrative Name	E16 RTIS
Narrative Type	A17 Incident

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Narratives	
Narrative Date	20:46:11 Wednesday, July 29, 2015
Author	RF0188 - Hand, Douglas C
Author Rank	FF
Author Assignment	1
Narrative Text	On arrival (Level 1 staging), A-17 was tasked with assisting with pt care. A-17 loaded our gurney and traversed the steep driveway. Found MSO, M-5 and E11 performing pt care at the C side of the involved structure. Pt was already intubated. A-17 assisted with rescue breathing, care and packaging for transport. Ultimately, A-17 crew split with one member assisting M-5 to HarborView and another returning to the fire scene.
Narrative Name	E14
Narrative Type	Incident
Narrative Date	21:00:14 Wednesday, July 29, 2015
Author	RF0178 - Alexander, Daniel E
Author Rank	LT
Author Assignment	1
Narrative Text	E14 responded with units to a residential fire. Upon going level 1 we were assigned to supply water to E11 who was already at the house. We took the hydrant on Talbot and laid forward up the long driveway to E11. We were then assigned to take a hand line off of E11 and do fire attack, primary search, and check for extension on floor one. We found a small amount of fire in the Charlie wall and put water on it. Nothing found on primary search. We recycled and were then assigned to do a secondary search of floor one and the basement.
Narrative Name	E12
Narrative Type	Incident
Narrative Date	21:27:40 Wednesday, July 29, 2015
Author	RF0217 - Downing, Joshua
Author Rank	FF
Author Assignment	1
Narrative Text	Upon level 1 staging, E12 was assigned ondeck side charlie initially and then reported to Division Delta. E12 overhauled the attic from the exterior and interior of side charlie by the electrical meter, kitchen, and entry door. E12 then went to rehab, picked up hose and returned in service.
Narrative Name	A13
Narrative Type	Incident
Narrative Date	21:42:48 Wednesday, July 29, 2015
Author	RF0238 - Martin, Sahl
Author Rank	FF
Author Assignment	1
Narrative Text	On arrival, A13 Level 1 staging. A13 assigned PT care and reported to the scene. 2 civilians refusing treatment and/or evaluation. A13 reassigned on-deck side Delta, reporting to L11 officer. A13 assigned roof ventilation and completed task. A13 recycled then assigned to assist investigators with exterior mop-up. A13 completed assignment and was assigned to rehab. After clearing rehab, A13 assigned to transport 3 firefighter casualties to VMC ER. After transport completed, A13 returned to service.
Narrative Name	L11
Narrative Type	Incident

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**Narratives**

Narrative Date	21:49:01 Wednesday, July 29, 2015
Author	RF0136 - Mendenhall, Shawn
Author Rank	CAPT
Author Assignment	1
Narrative Text	L11 arrived on scene and was assigned fire attack thru side C, I informed command that we were bring a residential ladder package up the steep 400-500 yard driveway and we would be awhile. Upon arriving at the house I requested from command to let L11 ladder the gable end and extinguish the attic fire from Delta side, permission was granted and we went to work. I then informed command that I needed one additional company to open up the wall and ceiling on the Charlie side where the fire originated. E12 was assigned to me and comand made me "Delta Command". L11 contiuned the attack on the Delta side gable end while E12 opened up the Ceiling/wall assemblies on Charlie side and extinguished the fire in the wall and ceiling area. , E11 performed a Primary search on the walkout basement and E12 performed the same on the first floor with nothing found and this was relayed to command. Both units were sent to rehab and E14 was assigned to perform secondary search on the basement and the first floor and declared an "All Clear" and that was reported to command as well along with a tapped fire. All units assigned to Delta were assigned to rehab, A13 and E77 were then assigned to me and they performed overhaul for complete extinguishment I was then relived by B76 and rejoined my crew in rehab. I was snet to the hospital along with my tailboard firefighter for minor smoke inhalation and the hospital returned us to work after approx. 90 minutes.

Narrative Name	E11
Narrative Type	Incident
Narrative Date	21:51:35 Wednesday, July 29, 2015
Author	RF0204 - Ziegler, Nick F
Author Rank	LT
Author Assignment	1
Narrative Text	E11 was the first arriving Engine company and found a small 1 story house with smoke showing from the eves and 1 patient laying in the front yard. E11's crew was assigned medical aid for the patient while the officer completed a 360 confirming we had no other occupants in the house. A17 arrived and took over patient care with medics while E11 was assigned fire control primary search of the basement. E11 completed that task and was reassigned to rehab until the close of the incident.

Narrative Name	E17
Narrative Type	Incident
Narrative Date	22:18:56 Wednesday, July 29, 2015
Author	RF0200 - Adams, Keith P
Author Rank	LT
Author Assignment	1
Narrative Text	On arrival (Level 1 staging), E-17 was tasked to to pull a line from E11 and establish "Standby" in the driveway. E17 completed a 360 and established "Standby". While "Standby" E17 assisted with patient care, helped deploy hose lines, deliver tools, and provide drinking water to companies. Once the patient left the scene E17 received FF Cox from A17 and made a 5 person crew. Later E17 was tasked with securing utilities. E17 turned the gas off and placed red danger tape on the ground under the power line to the residence, then tied in with each arriving

**Narratives**

crew advising them to watch out for the wires overhead.  
Later E17 was told to report to Rehab. During the vitals check FF Bloomquist was found to have a high CO level and was transported to VMC, see associated ESO report.  
After rehab E17 was tasked with rolling and reloading hose onto E11.  
After completing that task, E17 returned in service, (taking A17 O/S due to manpower back to quarters) to relieve E77 who had done a move up.

Narrative Name

B13

Narrative Type

Incident

Narrative Date

23:48:26 Wednesday, July 29, 2015

Author

RF0152 - Soucy, Craig A

Author Rank

CAPT

Author Assignment

1

Narrative Text

B12, B13, E11, E14, E17, E12, L11, A17 were dispatched to a residential fire at 3106 Talbot Rd S. RP called stating house was full of smoke and line disconnected. Neighbor called saying resident is outside of house and collapsed, unconscious and not breathing. They started CPR. B13 requested a second medic unit. The caller was trying to move the patient away from the house on fire.

(13:39:44) E11 was first on scene off of Talbot road uphill 200 yards on a single lane dirt driveway. E11 short report: small, one story house, smoke showing from eaves, pt collapsed, doing a 360 and Pt care. E11 had fire in the attic with a walk out basement on side delta and CPR in the front yard. MSO1 assisting with CPR. A17 was assigned to assist E11 with CPR and bring their stretcher.

(13:40:23) B13 and B12 arrived on scene. B13 established Talbot command on side Charlie of the structure past the structure. B12 did a 360 and was command aid and safety officer. Offensive strategy and the alpha side of the structure was the Talbot RD side.

(13:42:10) E14 was assigned to secure a water supply off Talbot road to E11.

(13:42:38) L11 was assigned to 1 ¾ off of E11 Fire attack on side Charlie.

(13:43:59) E17 assigned to standby team side Charlie.

(13:44:35) Command declares Offensive strategy

(13:46:10) MSO 1 got patient resuscitated A17 assisted

(13:47:10) L11 repositioning line to gable end of attic for fire attack.

(13:48:29) E14 take 1 ¾ to side Charlie for fire attack, primary search, and check for extension floor 1.

(13:51:16) E11 take 1 ¾ to side Charlie to basement for fire attack, primary search and check for extension.

Narratives

(13:54:53) E14 reports Primary search of floor 1 complete nothing found, high heat good amount of smoke, with fire on side C.

(13:58:12) M5 transported 1 patient to Harborview Medical Center.

(13:58:47) Talbot road closed need PD for assistance.

(14:02:12) Second alarm requested, park on Talbot Rd, one block south of driveway first in officer to establish level 2 staging.

(14:06:18) A13 patient eval on other 2 occupants.

(14:09:28) Primary Search complete nothing found

(14:10:41) Rehab 1 and M7 working on getting rehab supplies up the driveway to rehab on delta side.

(14:11:46) Tapped fire

(14:12:52) Started cycling crews into rehab

(14:16:48) Secondary search of floor 1 complete nothing found.

(14:22:58) Secondary search complete All Clear

(14:31:31) PSE cut power to building

(14:35:02) MSO 1 reported to command post that we had three firefighters that were exposed to smoke and had high CO levels. A discussion followed and it was decided that they needed to be transported because of exposures.

(14:39:45) Loss Stopped.

(14:48:44) A13 transports 3 firefighters to valley medical for high levels of Co during rehab monitoring.

(15:14:47) E11 did air monitoring until occupancy was clear.

(16:12:28) Command terminated

(17:07:29) All three firefighters are cleared for return to duty by Valley ER.

In speaking in renters they could not give us the name of the owners of the residence. We tried to find any contacts in the residence and looked on the internet, with no success. The inspectors were going to research the ownership of the house. We assisted the renters in

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**Narratives**

getting so personnel items they needed.

The three firefighters were exposed to smoke when walking up the only access to the fire from Talbot RD (this access was up the 200 yard driveway/steep hill) with all of their PPE and equipment on in 85 degrees. Right as they were approaching the fire scene the smoke shifted direction and prior to anyone having their SCBA's on they were exposed by inhaling smoke.

Primary Search: 14:09:28  
Tapped Fire: 14:11:46  
Secondary Search: 14:22:58  
Loss Stopped: 14:39:45

A working incident and second alarm were called for this incident. The working incident gave us the outside resources we needed to assist us during the incident. Renton PD was used for traffic control and PSE was used to secure power to the building. MSO 1 and M7 established a rehab area. Crews went through both Rehab and gross decon before leaving the incident. All the rehab forms can be found in the Zoll report for this incident.

Once the investigation was complete the property was boarded up by a company that the investigators contacted. The cause of the fire is undetermined at this time.

End of Report

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

PROJECT NUMBER: LUA14-001040, ECF, PP, MOD  
APPLICANT: Rory Dees, Rad Holdings, LLC, 1040 W. Lake Sammamish PKWY SE,  
Bellevue, WA 98008  
PROJECT NAME: Valley Vue Preliminary Plat

The applicant is requesting SEPA Environmental Review and Preliminary Plat approval for a 9-lot subdivision. The 2.3-acre site is located within the Residential-8 dwelling units per net acre (du/ac) zoning classification. There are two single family residences (3106 and 3112 Talbot Road South) located on this parcel that gain access to the site from Talbot Road South and are part of the Black River Basin.

The single family house located at 3106 is connected to city water and sewer and would remain and be incorporated into the subdivision as Lot 9, while the house located at 3112 is on a septic system and would be demolished. Together the nine (9) residential lots (8 new + the remaining single family house) would result in a density of 4.23 du/ac. Residential lot sizes range from 4,502 sf to 18,169 sf with an average lot size of 7,954 sf. In addition to the 9 residential lots, four (4) tracts are proposed for access roads, sensitive areas, and stormwater detention. The eight (8) new residential lots would be served from Winsper Division No. 1 Subdivision (Tract G and Tract H) via two dedicated ingress/egress easement areas of 24 feet in width through the development on S 32nd Place. There are 142 significant trees on the site and the applicant is proposing to retain 27 original trees. A detention vault in the westerly portion of the site is proposed within Tract D which would discharge into the existing conveyance system on the east side of Talbot Road.

The applicant has submitted a Critical Areas Report, Preliminary Technical Information Report, and a Geotechnical Engineering Report with the application. The site contains a Category 2 wetland in the far eastern portion of the site. No impacts to critical areas onsite are proposed and existing slopes on the site average roughly 6%.

PROJECT LOCATION:

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

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

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

PUBLICATION DATE: **MAY 22, 2015**

DATE OF DECISION: **MAY 18, 2015**

DEPARTMENT OF COMMUNITY  
AND ECONOMIC DEVELOPMENT



SIGNATURES:

*Gregg Zimmerman*

Gregg Zimmerman, Administrator  
Public Works Department

*5/14/15*

Date

*M. Peterson*

Mark Peterson, Administrator  
Fire & Emergency Services

*5/18/15*

Date

*Terry Higashiyama*

Terry Higashiyama, Administrator  
Community Services Department

*5/18/15*

Date

*C.E. Vincent*

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

*5/18/15*

Date

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

PROJECT NUMBER: LUA14-001040, ECF, PP, MOD  
APPLICANT: Rory Dees, Rad Holdings, LLC, 1040 W. Lake Sammamish  
PKWY SE, Bellevue, WA 98008

PROJECT NAME: Valley Vue Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting SEPA Environmental Review and Preliminary Plat approval for a 9-lot subdivision. The 2.3-acre site is located within the Residential-8 dwelling units per net acre (du/ac) zoning classification. There are two single family residences (3106 and 3112 Talbot Road South) located on this parcel that gain access to the site from Talbot Road South and are part of the Black River Basin.

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The applicant has submitted a Critical Areas Report, Preliminary Technical Information Report, and a Geotechnical Engineering Report with the application. The site contains a Category 2 wetland in the far eastern portion of the site. No impacts to critical areas onsite are proposed and existing slopes on the site average roughly 6%.

PROJECT LOCATION: 3106 and 3112 Talbot Road S, Renton, WA 98055

LEAD AGENCY: The City of Renton  
Department of Community & Economic Development  
Planning Division

### **MITIGATION MEASURES:**

1. Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Geotech Consultants, Inc. dated May 27, 2014 or an updated report submitted at a later date.
2. The applicant shall plant all trees that are within the 50-foot standard wetland buffer by hand and without heavy machinery. To the greatest extent feasible, these trees should be planted in areas where invasive species are present. A tree planting plan shall be provided to the Current Planning Project Manager for review and approval prior to construction permit issuance.
3. The applicant shall provide a minimum 12- to 15-foot wide utility access easement to the stormwater tract (Tract D) for maintenance and operation of the utility. The easement shall be recorded and documentation provided to the City prior to approval the issuance of the construction permit application.
4. The applicant shall provide a shared driveway through the existing Winsper Division No. 1 Subdivision tracts (Tracts G and H) that are consistent with the shared private driveway stand of the Renton Municipal Code (RMC 4-6-060K). The private access roads shall meet the minimum necessary to provide for safe and effective access for the existing residents, proposed residents, and fire and emergency vehicles.

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

Pursuant to WAC 197-11-600(4)(c) and WAC 197-11-625

**Addendum to the Valley Vue Preliminary Plat (LUA14-001040, ECF, PP,  
MOD) as Addended by the City of Renton (LUA16-000272, SHPL-A,  
MOD) Determination of Non-Significance - Mitigated (DNS-M)**

**Date of Addendum:** May 16, 2016

**Date of Original Issuance of SEPA Threshold Determination:** May 18, 2015

**Proponent:** Rory Dees, Rad Holdings, LLC

**Project Numbers:** LUA14-001040, ECF, PP, MOD and LUA16-000272, SHPL-A, MOD

**Project Name:** Formerly Valley Vue Preliminary Plat now Valley Vue Short Plat

**Location:** 3106 and 3112 Talbot Road S, Renton, WA 98055 (APN 302305-9028)

**Lead Agency:** City of Renton, Department of Community & Economic Development

**Review Process:** Addendum to previously issued Determination of Non-Significance - Mitigated (DNS-M)

**Proposal / Purpose of Addendum:** The original SEPA threshold determination for the Valley Vue Preliminary Plat was issued on May 18, 2015. The original application included a proposal for a 9-lot subdivision over a 2.3-acre site<sup>1</sup>. The project site is located within the Residential Medium Density (RMD) land use designation and the Residential-8 zoning district. The original proposal included retaining the existing single family house located at 3106 and incorporating it into the subdivision. The existing home at 3112 was formerly proposed to be demolished, but it is proposed to be retained. As part of the original 9-lot subdivision, the applicant was proposing access the eight (8) new residential lots from Winsper Division No. 1 Subdivision via two (2) dedicated ingress and egress tracts (Tract G and Tract H) located north of S 32nd Pl.

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<sup>1</sup> The project site is also referenced as Tax Lot No. 28 of the Winsper Division I Plat and two separate tracts (Tract G and Tract H) were recorded specifically for the future ingress, egress and utilities to Tax Lot No. 28. The tracts are owned and maintained by Winsper Community Organization until deeded to Tax Lot No. 28 at no cost when development approvals are granted by the authorized jurisdiction (Recording Number 198903141032).

The original SEPA determination included four (4) mitigation measures requiring compliance with the recommendations found in the Geotechnical Engineering Study, all planting within the critical area buffer to be by hand, access to the stormwater tract for maintenance and operation of the utility via a utility access easement, and access to the lots be constructed using the up-and-coming (at the time) shared driveway standards that were adopted after the application was determined complete.

The City of Renton's Hearing Examiner issued a Findings of Fact, Conclusions of Law & Final Decision on July 28, 2015 to deny the Valley Vue Preliminary Plat. A 14-day appeal period commenced from the date of the hearing examiner's decision and ended on August 11, 2015. No appeals or requests for reconsideration were filed.

The current proposal, for the same 2.3-acre parcel, is a 2-lot short plat and a street modification. The proposed short plat would subdivide the parcel into two (2) residential lots, retaining both existing single family homes, and one (1) Native Growth Protection Tract (Tract A). The applicant is no longer proposing a stormwater tract so Mitigation Measure #3 would no longer be applicable to the project. The two proposed residential lots are 41,970 SF (Lot 1) and 40,200 SF (Lot 2) with an average lot size of 41,085 SF. The residential density is 0.96 dwelling units per net acre. Access to the two (2) new residential lots is proposed via a 24-foot wide dedicated ingress/egress and utility easement tract (Tract H) from S 32nd PI through Winsper Division No. 1 subdivision. The applicant is proposing to comply with the current shared private driveway standards of the Renton Municipal Code (RMC 4-6-060J), which was passed by the Renton City Council on October 20, 2014 (*Ord. No. 5727, effective October 29, 2014*). Proposed roadway improvements to the site include a paved 16-foot wide shared driveway through Tract H and a driveway apron with driveway wings meeting City of Renton Standards Driveway Detail (COR Std Plan 104.1) would be required within the within the public right-of-way along S 32nd PI. The previous preliminary plat proposal was subject to private street standards which contributed to developments that was not in keeping with the vision of the Comprehensive Plan. In addition, vehicular and pedestrian access would no longer be required to the eastern part of the lot, so the shared driveway through the existing Winsper Division No. 1 Tracts G would no longer be applicable to the project. There are 142 significant trees on the site and the applicant is proposing to retain all of the original trees. No new trees are proposed to be planted so this would make Mitigation Measure #2 no longer applicable to the project. The eastern portion of the site is comprised of an established forest that extends off-site to the east and south with a Category III wetland with moderate habitat scores (5 to 7 points). No impacts to critical areas onsite are proposed. The application is also requesting a street modification from the required half-street frontage improvements along S 32nd PI, along access Tract H, in order to maintain the existing improvement condition of the neighborhood.

Pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended) on May 18, 2015 the City's Environmental Review Committee issued a Determination of Non-Significance - Mitigated (DNS-M) for the Valley Vue Preliminary Plat. The DNS-M included four (4) mitigation measures. A 14-day appeal period commenced on May 22, 2015 and ended on June 5, 2015. No appeals of the threshold determination were filed.

Original Mitigation Measures:

1. *Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Geotech Consultants, Inc. dated May 27, 2014 or an updated report submitted at a later date.*
2. *The applicant shall plant all trees that are within the 50-foot standard wetland buffer by hand and without heavy machinery. To the greatest extent feasible, these trees should be planted in areas where invasive species are present. A tree planting plan shall be provided to the Current Planning Project Manager for review and approval prior to construction permit issuance.*
3. *The applicant shall provide a minimum 12- to 15-foot wide utility access easement to the stormwater tract (Tract D) for maintenance and operation of the utility. The easement shall be recorded and documentation provided to the City prior to approval the issuance of the construction permit application.*
4. *The applicant shall provide a shared driveway through the existing Winsper Division No. 1 Subdivision tracts (Tracts G and H) that are consistent with the shared private driveway stand[ards] of the Renton Municipal Code (RMC 4-6-060K). The private access roads shall meet the minimum necessary to provide for safe and effective access for the existing residents, proposed residents, and fire and emergency vehicles.*

**Analysis:** It has been determined that the environmental impacts of the proposal were adequately addressed under the analysis of significant impacts contained within the previously adopted DNS-M. Based on WAC 197-11-600(4)(c), the addendum process may be used if analysis or information is added that does not substantially change the analysis of significant impacts and alternatives in the existing environmental document.

The City of Renton is hereby issuing a SEPA Addendum pursuant to WAC 197-11-600. This Addendum is appropriate because it contains only minor information not included in the original Determination and there are no additional environmental impacts related to inclusion of the new information.

The proposal will not change the analysis or impacts in the original SEPA Review. However, the proposed revision and resubmittal of the plat has also increased the standard buffer from the delineated wetland edge from 50 feet to 100 feet as a result of the adoption of new Critical Areas Regulations (*Ordinance No. 5757, effective date July 5, 2015*). Therefore, the applicable mitigation measure to be retained includes Mitigation Measure #1 and the modified Mitigation Measure #4. They are as follows:

Proposed Mitigation Measures:

1. *Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Geotech Consultants, Inc. dated May 27, 2014 or an updated report submitted at a later date.*

4. *The applicant shall provide a paved 16-foot wide shared driveway through the existing Winsper Division No. 1 Tracts H that is consistent with the shared private driveway standards of the Renton Municipal Code (RMC 4-6-060J). The private access roads shall meet the minimum necessary to provide for safe and effective access for the existing residents, proposed residents, and fire and emergency vehicles.*

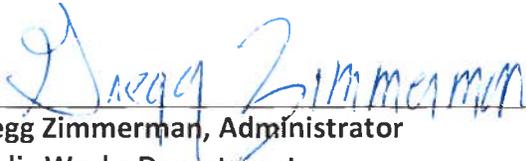
**DECISION: The City of Renton is hereby issuing a SEPA Addendum pursuant to WAC 197-11-600 to retain mitigation #1, remove mitigation measures #2 and #3 and modify mitigation measure #4 as proposed.**

Additional Information: If you would like additional information, please contact Clark Close, Senior Planner, City of Renton Planning Division, Department of Community & Economic Development at (425) 430-7289.

There is no comment period for this Addendum, dated **May 16, 2016** issued by the City of Renton Environmental Review Committee.

**ENVIRONMENTAL REVIEW COMMITTEE**

**SIGNATURES:**



Gregg Zimmerman, Administrator  
Public Works Department

5/16/16

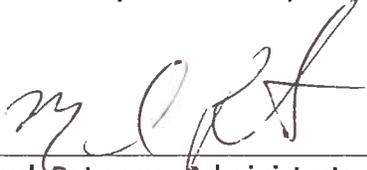
Date



Kelly Beymer, Administrator  
Community Services Department

5/16/16

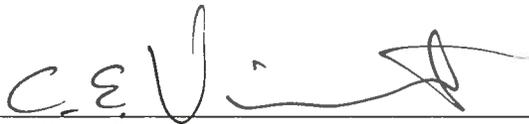
Date



Mark Peterson, Administrator  
Fire & Emergency Services Department

5/16/16

Date



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

5/16/16

Date

**Application Date:** April 12, 2016  
**Name:** Valley Vue

**Site Address:** 3112 Talbot Rd S  
 Renton, WA 98055-5023

**PLAN - Planning Review - Land Use**

Version 1 | June 20, 2016

Planning Review Comments	Contact: Clark Close   425-430-7289   cclose@rentonwa.gov
<p>Recommendations: 1. RMC section 4 4 030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.</p> <p>2. Construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.</p> <p>3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.</p> <p>4. The applicant will be required to comply with all the code requirements of RMC 4 3 050 Critical Areas. This includes, but is not limited to, placing the critical area within a Native Growth Protection Easement and providing fencing and signage.</p> <p>5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.</p> <p>6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees with 25 feet of construction activities onsite. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.</p> <p>7. The permit shall comply with the Bald and Golden Eagle Protection Act. The permitted is responsible for adhering to the U.S. Fish and Wildlife Service National Bald Eagle Management Guidelines (2007) and /or your U.S. Fish and Wildlife Service permit.</p>	

Building Review - Planning Comments	Contact: Craig Burnell   425-430-7290   cburnell@rentonwa.gov
<p>Recommendations: follow the recommendations of the soils report.</p>	

Transportation Engineering Review Comments	Contact: Brianne Bannwarth   425-430-7299   bbannwarth@rentonwa.gov
<p>Recommendations: Street Modification Analysis: The applicant is requesting a modification from RMC 4 6 060F.2 "Minimum Design Standards Table for Public Streets and Alleys" in order to eliminate the required 8 foot planter strip and the 5 foot sidewalk along the north side of South 32nd Place and install a driveway apron per along the 24.06' street frontage.</p> <p>South 32nd Place is a Residential Street with an existing ROW width of 44 feet (as per assessor map). The existing roadway section from south to north is an approximate 5 foot planter strip, 5 foot sidewalk, 0.5 foot curb, 28 foot pavement section, 0.5 foot curb, and an approximate 5 foot planter strip on the north side of the roadway adjacent to the project. A Residential Street classification requires a minimum right of way width of 53 feet. To meet the City's complete street standards, half street improvements include 14 foot paved roadway, 8 foot planter strip and 5 foot sidewalk is required to be constructed in the right of way fronting the development along with a minimum right of way dedication of 8 feet per City Code 4 6 060. The existing homes along South 32nd Place are only 20 feet or so away from the existing right of way. An increase in right of way of 8 feet on the north side of the roadway would encroach into the required building setback per zoning.</p> <p>The proposal is compliant with the following modification criteria, pursuant to RMC 4 9 250D, if all conditions of approval are met. Therefore, staff is recommending approval of the requested modification, subject to conditions as noted below:</p> <p><b>RECOMMENDED CONDITION</b></p> <ol style="list-style-type: none"> <li>1. A 5 foot sidewalk will be required directly adjacent to the roadway. Given that the frontage along N 28th Street is only 24.06', a driveway apron with driveway wings meeting City of Renton Standards Driveway Detail (COR Std Plan 104.1) will encompass the entire frontage.</li> <li>2. Sidewalk and driveway approach shall be located solely within the public right of way. If the improvements are outside of the existing right of way, additional right of way dedication will be required.</li> </ol> <p>Compliance Street Modification Criteria and Analysis</p> <ol style="list-style-type: none"> <li>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.</li> </ol>	



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**Transportation Engineering Review Comments** **Contact:** Brianne Bannwarth | 425-430-7299 | [bbannwarth@rentonwa.gov](mailto:bbannwarth@rentonwa.gov)

Staff Comment: 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 five 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 provided the driveway apron will be part of a future 5 foot sidewalk directly adjacent to the existing curb and gutter. This is to ensure that the north side of the roadway is consistent with the existing configuration on the south side of the roadway.

b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.

Staff Comment: The City’s Community and Economic Development section reviewed South 32nd Street and the surrounding area and have determined that locating the sidewalk directly adjacent to the roadway is more suitable for this location of South 32nd Street. This determination was based on the fact that the roadway is directly adjacent to single family residences and there is insufficient space between the existing right of way and the existing homes to expand the roadway section to meet the full Residential Street standards.

c. Will not be injurious to other property(ies) in the vicinity.

Staff Comment: There are no identified adverse impacts to other properties from the requested modification.

d. Conforms to the intent and purpose of the Code.

Staff Comment: This modification provides for a safe pedestrian route in and around the existing neighborhood.

e. Can be shown to be justified and required for the use and situation intended; and

Staff Comment: The revised street standards provide a safe design for vehicles and pedestrians.

f. Will not create adverse impacts to other property(ies) in the vicinity.

Staff Comment: See comments under criterion ‘c’.

**Engineering Review Comments** **Contact:** Ian Fitz-James | 425-430-7288 | [ifitz-james@rentonwa.gov](mailto:ifitz-james@rentonwa.gov)

Recommendations: DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

**M E M O R A N D U M**

DATE: May 11, 2016

TO: Clark Close, Senior Planner

FROM: Ian Fitz James, Civil Plan Reviewer

SUBJECT: Utility and Transportation Comments for the Valley Vue Short Plat 3106 and 3112 Talbot Road S.

LUA 16 000272

I have reviewed the application for the Valley Vue Short Plat located at 3106 and 3112 Talbot Road S. and have the following comments:

**EXISTING CONDITIONS**

The site is approximately 2.3 acres in size and is rectangular in shape. It has an east to west orientation. It contains two single family residences with address of 3106 and 3112 Talbot Road S. The residence at 3106 Talbot Road S. occupies the western portion of the site while the residence at 3112 Talbot Road S. occupies the eastern portion of the site.

**WATER:** Water service is provided by the City of Renton. There is an existing 12” water main (COR Facility ID: WM 03001) west of the site along the eastern frontage of Talbot Road S. 3106 and 3112 Talbot Road S. are currently served by 3/4” services connected to this main. The meters are located near the end of the site’s private driveway along the Talbot Road S. frontage. There is also an existing 8” water main (COR Facility ID: WM 03498) south of the site in S. 32nd Place.

**PLAN - Planning Review - Land Use**

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**Engineering Review Comments****Contact:** Ian Fitz-James | 425-430-7288 | ifitz-james@rentonwa.gov

**SEWER:** Sewer service is provided by the City of Renton. There is an existing 8" concrete sewer main (COR Facility ID: GM04110) west of the site along the eastern frontage of Talbot Road S. that flows from south to north. There is an 8" PVC sewer main (COR Facility ID: GM04113) north of the site that flows northwest from the northern site boundary beginning at a 48" manhole (COR Facility ID: MH3013). 3106 Talbot Road S. is served by an existing 4" PVC side sewer which enlarges to a 6" PVC side sewer that connects to the 8" PVC sewer main downstream of the 48" manhole. There is also an existing 8" D.I. sewer main (COR Facility ID: GM04154) south of the site in S. 32nd Place that flows from east to west. 3112 Talbot Road S. is served by a private on site septic system.

**STORM DRAINAGE:** The site slopes from east to west. Portions of the site's slope exceed 15%. Drainage from the site either infiltrates or sheet flows to the west. There is an existing stormwater ditch along the eastern frontage of Talbot Road S. west of the site. Drainage in the ditch flows to the north. There is also a 12" CMP piped storm drainage conveyance system (COR Facility ID: 118502) south of the site in S 32nd Place that flows from northeast to southwest.

**STREETS:** The site is not bordered by any City of Renton Public street. Access to both lots on the site comes via a private driveway/road that connects west to Talbot Road S. There are two empty tracts that lie between the site and S. 32nd Place to the south. Tract H of the Winsper Division I subdivision (KC Parcel No: 9485750570) connects the western portion of the site to S. 32nd Place, while Tract G of the Winsper Division 1 subdivision (KC Parcel No: 9485750570) connects the eastern portion of the site to S. 32nd Place. Tract H has 24.06' of frontage along S. 32nd Place and Tract G has 24.01' of frontage along S. 32nd Place. Per the Winsper Division 1 Plat Recording, Tract H and Tract G can serve as a future ingress/egress, and utility access to the subject lot. Talbot Road S. is classified as a neighborhood collector arterial. S. 32nd Place is classified as a residential access street. There are no street improvements along Talbot Road S. On the north side of S. 32nd Place there is a concrete curb and gutter. On the south side of S. 32nd Place there is a curb and gutter and a 5' sidewalk at the back of curb.

**CODE REQUIREMENTS****WATER COMMENTS**

1. Per City Code, a new fire hydrant is required within 300' of the existing homes. New lots created through the short plat process are required to conform to the code. An 8" water main extension north through Tract H of the Winsper Division 1 subdivision from the 8" main in S. 32nd Place is required to serve the hydrant. The new water main and fire hydrant shall be designed and installed per City standards. The water main and fire hydrant shall be located in a utility easement.
2. The survey and plans need to show all existing water infrastructure. The existing hydrant (COR Facility ID: HYD S 00483) located in front of 636 S. 32nd Place (KC Parcel No: 9485750360) is not shown on the sewer and water plan.
3. 3106 and 3112 Talbot Road S. require new 1" water meters connected to the new 8" water main for service. The meters will be installed by the City of Renton. The current (2016) fee to install each meter is \$3,310.00. The lots will be credited for the System Development Charge (SDC) as they are currently connected to the City's water system. The meters shall be located in a utility easement.
4. The existing water 3/4" meters and service lines that currently serve 3106 and 3112 Talbot Road S. shall be abandoned and capped at the main in Talbot Road S. in accordance with the City's standards.

**SEWER COMMENTS**

1. 3106 Talbot Road S. is currently connected via a PVC side sewer to the existing 8" sewer main (COR Facility ID: GM04113) running northwest from the site's northwest corner. This existing connection is acceptable for this home.
2. 3112 Talbot Road S. is currently served by a private septic system. Per City Code, new lots created in the short plat process require sewer service that connects to the public sewer system. The existing private septic system shall be abandoned in accordance with King County Department of Health regulations.
3. The applicant shall obtain a sewer availability certificate from the City for the new connection for 3112 Talbot Road S. A new 6" sewer service shall be installed to serve 3112 Talbot Road S. The new service shall extend from the existing 48" manhole (COR Facility ID: MH3167) located south of the site in S. 32nd Place north through Tract H of the Winsper Division 1 subdivision to the site. The new service shall be designed and installed per City Standards. The new service line shall serve only 3112 Talbot Road S.
4. The new sewer connection for 3112 Talbot Road S. requires payment of a SDC. The SDC for sewer service is based on the size of the water service. The current SDC for sewer service with a 1" water meter installation is \$2,242.00. The SDC for 3106 Talbot Road S. would be credited as it is currently connected to the City's sewer system.

**PLAN - Planning Review - Land Use**

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**Engineering Review Comments****Contact:** Ian Fitz-James | 425-430-7288 | ifitz-james@rentonwa.gov

## STORM DRAINAGE COMMENTS

1. The project is proposing 1,780 SF of new and/or replaced impervious surface. The project is also proposing less than 7,000 SF of land disturbing area. Per Section 1.1.2 of the adopted 2009 King County Surface Water Design Manual (KCSWDM), the project is exempt from drainage review.
2. Drainage improvements along the S. 32nd Place frontage are required to conform to the City's street standards found in RMC 4 6 060.
3. Storm drainage SDCs would be credited as the proposed short plat is not creating new single family homes.

## TRANSPORTATION/STREET COMMENTS

1. The project proposes to construct a shared driveway through Tract H of the Winsper Division 1 subdivision. The proposed driveway would connect the site's internal private road to S. 32nd Place. This would serve as the site's point of access.
2. As part of the proposed development, the lot will gain 24.06' of street frontage along S. 32nd Place as Tract H is proposed to be used as an ingress/egress. S. 32nd Place is a residential access street. Per RMC 4 6 060, the minimum right of way for a residential access street is 53'. A 0.5' curb, 8' planting strip, and 5' sidewalk is required along the entire project frontage.
  - a. The applicant submitted a formal modification request dated November 5, 2015 regarding the required street frontage improvements along S. 32nd Place. The applicant is proposing to construct a concrete driveway apron and maintain the existing frontage improvements along the S. 32d Place frontage in lieu of construction the planting strip and sidewalk.
  - b. City staff is recommending approval of the applicant's modification request. A 5' sidewalk will be required directly adjacent to the roadway. The applicant shall construct a concrete driveway apron with wings in accordance with the City's Driveway Standard (COR Std. Plan 104.1) for the entire 24.06' of frontage. The sidewalk and driveway approach shall be located solely within the public right of way. If the improvements are outside of the existing right of way, additional right of way dedication will be required. Please see the formal response to the modification request for more information.
3. The proposed shared driveway is 16' in width and less than 200' in length. This meets the City's minimum standards for a shared driveway found in RMC 4 6 060. This is also acceptable to the Fire Department. The driveway shall have a pavement section containing a minimum of 4" of asphalt over 6" of crushed rock. The maximum grade for the shared driveway shall be 15%. The shared driveway shall be located wholly in a tract. An ingress/egress access easement to 3106 and 3112 Talbot Road S. is required for the entirety of the shared driveway tract. The plan for the shared driveway shall show how stormwater is collected and routed to appropriate drainage facilities.
4. The separation between the backyard fences of 618 and 624 S. 32nd Place is approximately 20'. The proposed shared driveway has a pavement width of 16'. The construction plans should give the contractor specific instructions on the installation of the shared driveway in the vicinity of these fences. If fence protection is recommended, it should be noted on the plans. If the fences will be affected by the construction, the contractor shall coordinate with the respective property owners prior to construction.
5. Relocation of franchise utility structures required for construction of the shared driveway shall be coordinated with the respective utility owner prior to construction.
6. Paving and trench restoration in the City's right of way shall comply with the City's Trench Restoration and Overlay requirements.
7. Transportation impact fees will be credited since the short plat is not adding any additional homes.

## GENERAL COMMENTS

1. The SDCs listed are for 2016. The fees that are current at the time of the building permit application will be levied. Please see the City of Renton website for the current SDCs.
2. The survey and all civil plans shall conform to the current City of Renton survey and drafting standards. Current drafting standards can be found on the City of Renton website.

**PLAN - Planning Review - Land Use**

Version 1 | June 20, 2016

**Engineering Review Comments****Contact:** Ian Fitz-James | 425-430-7288 | ifitz-james@rentonwa.gov

3. A final survey that is stamped and signed by the professional land surveyor of record will need to be provided. All existing utilities need to be surveyed and shown. Please reference COR Maps for mapping and records of existing utilities in the project vicinity.
4. Separate plan submittals will be required for construction permits for utility work and street improvements. All plans shall be prepared by a licensed Civil Engineer in the State of Washington.
5. Separate permits for the new water and sewer services will be required.
6. When utility plans are complete, please submit four (4) copies of the plans, two (2) copies of the drainage report, an electronic copy of each, the permit application, an itemized cost of construction estimate, and application fee to the counter of the sixth floor

**Police Plan Review Comments****Contact:** Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: Minimal impact on police services.

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

Recommendations: Encroachments shown on the north line of Lot 2.

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

Recommendations: Environmental Impact Comments:

1. No fire impact fees are applicable.

Code Related Comments:

1. Proposed access to existing homes is acceptable. Access shall be a minimum of 16 feet wide approved paved roadway across Tract H.
2. Provide one new fire hydrant within 300 feet of the existing homes.

**Community Services Review Comments****Contact:** Leslie Betlach | 425-430-6619 | LBetlach@rentonwa.gov

Recommendations: 1. Parks Impact fee per Ordinance 5670 applies.