

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-000093**

**Plan Name: Mindy's Place**

|                          |   |                       |                          |
|--------------------------|---|-----------------------|--------------------------|
| <b>Submittal Date:</b>   | January 28, 2014  | <b>Status:</b>        | Approved with Conditions |
| <b>Acceptance Date:</b>  | January 29, 2014  | <b>Parcel Number:</b> | 1457500106               |
| <b>Land Use Actions:</b> | Land Division (Plat), Environmental SEPA Review   |                       |                          |
| <b>Location:</b>         | 14020 160TH AVE SE  |                       |                          |
| <b>Applicant:</b>        | LAKERIDGE DEVELOPMENT I LLC<br>WM WAYNE JONES JR<br>PO BOX 146<br>RENTON, WA 98057-0146<br>(425) 228-9750 |                       |                          |

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## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Owner:**

ARLENE BLUNDRED  
1443 S FLORENCE ST  
ENUMCLAW, WA 99022  
(360) 825-4474

JUDY MATTESON  
425 HARMONY  
NORTH AURORA, IL 60542  
(630) 897-4865

LAVINA FALCON  
PO BOX 2081  
RENTON, WA 98056  
(425) 226-3375

MARSHAL BRENDAN  
18225 SE 128TH ST  
RENTON, WA 98059  
(425) 255-6210

RICHARD BRENDAN  
9302 60TH DR NE  
MARYSVILLE, WA 98270  
(425) 212-8502

VIRGINIA GEROS  
4435 S 144TH ST  
TUKWILA, WA 98168  
(206) 444-5429

WANDA HAARSTAD  
180 OLD HWY  
LYLE, WA 98635  
(509) 365-2507

**Description:**

The applicant originally proposed a Short Plat and Environmental Review (LUA13-000725). However, due to the number of lots/tracts a Preliminary Plat is required. Additionally, revisions to the proposal include proposed impacts to the critical areas on site necessitating a Variance. The applicant is now requesting Environmental Review and a Preliminary Plat approval for the subdivision of the 4.14 acre parcel into 8 lots for the future construction of single family residences and two tracts for critical areas and drainage. The site is currently vacant. The project site is located within the Residential - 4 (R-4) dwelling units per acre zoning classification. The proposed lots would all have a lot size ranging from 7,200 square feet to 7,733 square feet. Access to all lots would be provided via private driveways from a new proposed public road extended from 160th Ave SE which terminates in a hammerhead turn-around. The applicant is requesting a street modification, from RMC 4-4-060, in order reduce the width of the new public street from the required 53 feet to 47 feet. The site contains a Category 2 wetland. The applicant is requesting

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a Variance from RMC 4-3-050 in order to place a sewer extension through the wetland and it's buffer.

7/15/13: LUA13-000725 was placed on hold by the Planner as the project requires Preliminary Plat approval and a critical areas variance for a sewer line to cross a wetland.

1/24/14: the applicant submitted the final parts of the supplemental information/fees required. However, we were unable to link the plan cases in Energov therefore a new LUA was created (LUA14-000093).

2/24/14: the project was placed back on hold pending secondary review of the wetland analysis and mitigation plan.

3/6/14: project was revised to eliminate the sewer extension through to 162nd Ave SE.

**Planner:** Rocale Timmons

**Dev. Eng. Reviewer:** Rohini Nair

|                |          |  |
|----------------|----------|--|
| <b>Zoning:</b> | SAD0034  | Central Plateau Interceptor Area SAD         |
|                | R-4      | Residential - 4 DU/AC                        |
|                | SAD0035  | Central Plateau Interceptor Frontage SAD     |
|                | COMP-RLD | Comprehensive Plan - Residential Low Density |

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## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-000164**

**Plan Name: Melrose Short Plat**

|                            |  |   |
|----------------------------|--|---|
| <b>Submittal Date:</b>     | February 10, 2014  | <b>Status:</b> Approved with Conditions |
| <b>Acceptance Date:</b>    | May 15, 2014   | <b>Parcel Number:</b> 3223059202        |
| <b>Land Use Actions:</b>   | Land Division (Short Plat)   |   |
| <b>Location:</b>           | 18600 Block of 108th Ave SE  |   |
| <b>Contact:</b>            | TDSA ARCHITECTURE<br>TERRY SMITH<br>29607 4TH AVE S<br>FEDERAL WAY, WA 98003<br>(253) 214-5772<br>TSMITH@TDSAARCHITECTURE.COM  |   |
| <b>Owner:</b>              | JOSSIF ROZENBLAT<br>5415 NE 2ND CT<br>RENTON, WA 98059-5189<br>(425) 988-3072<br>JROZENBLAT@AOL.COM  |   |
| <b>Description:</b>        | Applicant proposes to subdivide a 17,730 sf parcel (APN 3223059292) into 2 lots. Lot 1 would be 8,232 sf and Lot 2 would be 8,232 sf. The site is located in the R-8 Zone. The proposed includes dedication of 1,266 sf as right of way. Access would be provided from 108th Ave SE via a 20-foot wide access and utility easement that would serve both Lot 1 and 2. There are no environmentally critical areas located on site. |   |
| <b>Planner:</b>            | Kris Sorensen  |   |
| <b>Dev. Eng. Reviewer:</b> | Rohini Nair  |   |
| <b>Zoning:</b>             | R-8  | Residential - 8 DU/AC                   |

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## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-000190**

**Plan Name: Panther Lake Subdivision**

**Submittal Date:** February 13, 2014

**Status:** Approved with Conditions

**Acceptance Date:** May 21, 2014

**Parcel Number:** 3223059123  
3223059148  
3223059273  
3223059344  
6623400050  
6623400053  
6623400054

**Land Use Actions:** Land Division (Plat), Environmental SEPA Review, Lot Line Adjustment Review

**Location:** 18655 108TH AVE SE  
18825 108TH AVE SE

**Applicant:** CONNER HOMES  
ARON GOLDEN  
846 108TH AVE NE, 200  
BELLEVUE, WA 98004  
(425) 646-4411

**Contact:** ESM CONSULTING ENGINEERS  
EVAN MANN  
33400 8TH AVE S, SUITE 205  
FEDERAL WAY, WA 98003  
(253) 878-5125  
EVAN.MANN@ESMCIVIL.COM

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## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Owner:** DOUGLAS WORTH  
1217 CORAL DR W  
FIRCREST, WA 98466

EP ENTERPRISE PROPERTIES LLC  
18819 108TH AVE SE  
RENTON, WA 98055

GREENLEAF LAROSA LLC  
14620 205TH AVE SE  
RENTON, WA 98059

GREENLEAF LAROZA, LLC  
846 108TH AVE NE, #200  
BELLEVUE, WA 98004

TAMMY DEACY  
18825 108TH AVE SE  
RENTON, WA 98055

THOMAS AND SHIRLEY GOUGH  
18819 108TH AVE SE  
RENTON, WA 98055

**Description:** The applicant is requesting SEPA Environmental Review, Preliminary Plat approval, a Lot Line Adjustment, and a street modification for a 34-lot subdivision. The 7.92 acre site is located within the Residential-8 zoning district. The subject property is a collection of seven (7) parcels located on the west side of 108th Ave SE just north of SE 192nd St. The 34 lots would result in a net density of 5.35 du/ac. Lot sizes would range from 4,500 sf to roughly 6,278 sf with an average lot size of 5,318 sf. In addition to the 34 lots, five (5) tracts are proposed for sensitive areas, storm drainage, and recreational areas. Access to the site would be gained from 108th Ave SE. The applicant has submitted a Critical Area Report & Supplemental Stream Study, Drainage Control Report, Traffic Impact Analysis, and a Geotechnical Engineering Study with the application. The site contains five (5) Category 3 wetlands (Wetlands A-E), a Class 4 stream, and there is a Class 2 stream (Panther Creek) located off site with a buffer extending onto the subject site. Finally, the applicant is requesting a street modification, from RMC 4-6-060, in order to eliminate the requirement for frontage improvements along 108th Ave SE. The applicant is proposing to fill one of the Category 3 wetlands and is proposing mitigation to compensate for any value lost. Finally, the applicant is requesting a street modification, from RMC 4-6-060, in order to eliminate the requirement for frontage improvements along 108th Ave SE. 9/05/2014 - Lot line adjustment recorded.

**Planner:** Clark Close

**Dev. Eng. Reviewer:** Jan Illian

**Zoning:** R-8 Residential - 8 DU/AC

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## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-000208**

**Plan Name: Silver King Short Plat**

**Submittal Date:** February 19, 2014 **Status:** Approved with Conditions

**Acceptance Date:** March 07, 2014 **Parcel Number:** 0323059020

**Land Use Actions:** Land Division (Short Plat), Critical Areas Exemption Review, Environmental SEPA Review, Short Plat Review

**Location:** 1215 NILE AVE NE

**Applicant:** DEVELOPMENT MANAGEMENT ENGINEERS LLC  
CLIFF WILLIAMS  
5326 SW MANNING ST  
SEATTLE, WA 98116  
(206) 714-7161  
CLIFF@SITEDME.COM

**Contact:** VINEYARDS CONSTRUCTION, LLC  
ROBERT WENZL  
PO BOX  
BELLEVUE, WA 98008  
(206) 714-6707

**Owner:** JONAH-KAI HANCOCK  
11025 148TH AVE SE  
RENTON, WA 98059

**Description:** The applicant is requesting Short Plat Review for a 35,399 sf lot (0.81 acre) to subdivide into three lot in the Residential-4 (R-4) zone with a critical area tract. Previous Environmental review for the project was completed in 2009 with a Determination of Non Significance Mitigated with five mitigation measures to be the same measures for this request. Net density after subtracting public roadway dedication, critical area tract, and private vehicular access easement is 4.35 du/acre. The request is for the property to use the R-8 zone standards as part of a clustering of homes due to the critical areas. The existing residence is to be demolished. Lot sizes for the residences range from 5,900 sf to 7,080 sf with the wetland tract 16,007 sf. Access will be taken from a private access road along the south property line connected to Nile Ave NE (aka 148th Ave SE). Two Category 3 Wetlands are present, with wetland and buffers requested to be located in a tract. All 19 trees on the proposed residence lots will be removed and replaced. A critical areas exemption is requested for extension of a sewer main along the south property border from the west. Studies submitted include Geotechnical Recommendations, Drainage Report, Critical Areas Reconnaissance, and Critical Area Restoration Plan. Proposed improvements include full street frontage along Nile Ave NE, new fire hydrant, and sewer main from westerly Aster Park Plat.

**Planner:** Kris Sorensen

**Dev. Eng. Reviewer:** Rohini Nair

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## CATEGORY: SINGLE-FAMILY RESIDENTIAL

|                |          |   |
|----------------|----------|---|
| <b>Zoning:</b> | COMP-RLD | Comprehensive Plan - Residential Low Density  |
|                | R-4      | Residential - 4 DU/AC                         |
|                | SAD8611R | Honey Creek Sewer Interceptor SAD Residential |
|                | SAD8611C | Honey Creek Sewer Interceptor SAD Commercial  |

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## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-000241**

**Plan Name: The Enclave at Bridle Ridge**

**Submittal Date:** February 27, 2014 **Status:** Approved with Conditions

**Acceptance Date:** March 10, 2014 **Parcel Number:** 1423059023  
1423059057  
1423059122

**Land Use Actions:** Land Division (Plat), Environmental SEPA Review

**Location:** 14004 156TH AVE SE  
14038 156TH AVE SE

**Applicant:** PNW HOLDINGS LLC  
JUSTIN LAGERS  
9675 SE 36TH ST, 105  
MERCER ISLAND, WA 98040  
(206) 588-1147  
JUSTIN@PNWHOLDINGS.COM

**Owner:** RICHARD OUIMET  
2923 MALTBY RD  
BOTHELL, WA 98012  
GROUIMET@COMCAST.NET

SALLY NIPERT  
14004 156TH AVE SE  
RENTON, WA 98059

**Description:** Proposed subdivision of a 8.8 acre project site located within the R-4 (Residential 4 dwelling units per acre) zoning designation. The proposal would result in the creation of 31 lots and 2 tracts (Tracts A and B) and a new public street. The proposed lots would range in size from 8,050 square feet to 12,566 square feet. Access to the new lots would be provided via a new public street off of 156th Avenue SE. A lot line adjustment (LUA14-000250) is proposed between tax parcels 1423059057 and 1423059122 which will result in 30,175 square feet of parcel 1423059057 being removed from the proposed subdivision. No critical areas are present on the project site.

March 31, 2014 ERC issued DNS-M with 1 mitigation measure

April 17, 2014 Request for Reconsideration filed by Roger Paulsen

May 19, 2014 ERC issued revised DNS-M adding 1 additional mitigation measure

June 6, 2014 Roger Paulsen filed a SEPA appeal

June 24, 2014 Public hearing held to consider preliminary plat and SEPA appeal

July 18, 2014 Hex approved the preliminary plat and denied the SEPA appeal

July 30, 2014 Roger Paulsen filed a request for reconsideration of HEX decision

August 13, 2014 HEX denied request for reconsideration

August 26, 2014 Roger Paulsen filed an appeal of the HEX decision

October 24, 2014 hearing before P&D held. P&D upheld the HEX decision with a modification requiring installation of a traffic signal at the 142nd PI SE/ 156th Ave SE

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## CATEGORY: SINGLE-FAMILY RESIDENTIAL

intersection within 3 years of project completion.  
October 27, 2014 P&D report adopted by the full Council

**Planner:** Jill Ding

**Dev. Eng. Reviewer:** Rohini Nair

**Zoning:** COMP-RLD                      Comprehensive Plan - Residential Low Density  
R-4    Residential - 4 DU/AC  
SAD0034                                      Central Plateau Interceptor Area SAD

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## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-000250**

**Plan Name: Nipert LLA**

|                            |   |   |  |
|----------------------------|---|---|--|
| <b>Submittal Date:</b>     | February 27, 2014   | <b>Status:</b>  | Recorded                               |
| <b>Acceptance Date:</b>    | March 06, 2014  | <b>Parcel Number:</b>   | 1423059023<br>1423059057<br>1423059122 |
| <b>Land Use Actions:</b>   | Boundary Adjustments (Lot Line Adjustment)  |   |  |
| <b>Location:</b>           | 14004 156TH AVE SE<br>14004 156TH AVE SE<br>14038 156TH AVE SE  |   |  |
| <b>Applicant:</b>          | PNW HOLDINGS LLC<br>JUSTIN LAGERS<br>9675 SE 36TH ST, 105<br>MERCER ISLAND, WA 98040<br>(206) 588-1147<br>JUSTIN@PNWHOLDINGS.COM            |   |  |
| <b>Owner:</b>              | RICHARD OUIMET<br>2923 MALTBY RD<br>BOTHELL, WA 98012<br>GROUIMET@COMCAST.NET<br><br>SALLY NIPERT<br>14004 156TH AVE SE<br>RENTON, WA 98059 |   |  |
| <b>Description:</b>        | lot line adjustment   |   |  |
| <b>Planner:</b>            | Jill Ding   |   |  |
| <b>Dev. Eng. Reviewer:</b> | Steve Lee   |   |  |
| <b>Zoning:</b>             | SAD0034<br>COMP-RLD<br>R-4  | Central Plateau Interceptor Area SAD<br>Comprehensive Plan - Residential Low Density<br>Residential - 4 DU/AC |  |

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## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-000287**

**Plan Name: Li Short Plat**

**Submittal Date:** March 06, 2014 **Status:** Approved with Conditions

**Acceptance Date:** March 13, 2014 **Parcel Number:** 3340401180

**Land Use Actions:** Land Division (Short Plat)

**Location:** 1515 LAKE AVE S

**Applicant:** RAYMOND NG  
PO BOX 515  
RENTON, WA 98057  
(425) 788-3112

**Contact:** DICK CAUSEY  
16518 203RD PL NE  
WOODINVILLE, WA 98077  
(425) 788-3112  
CAUSR@FRONTIER.COM

**Owner:** GUAN QING + LI QI HUA + FENG  
6916 S 124TH ST

**Description:** Proposed subdivision of an existing 14,965 square foot parcel into 2 lots. The project site is located within the R-8 (residential 8 dwelling units per acre) zone. A 2-lot short plat was previously approved on the project site under City of Renton File No. LUA08-148, the previous short plat approval has expired. Proposed Lot 1 would be 5,100 square feet in area and Lot 2 would be 10,000 square feet in area. An existing residence is proposed to remain on Lot 1. Access to each lot would be provided via a new joint use driveway off of Lake Ave S. A stream buffer, wetland buffer, protected slopes ( slopes with a slope greater than 40%), and erosion hazard area are located on the project site. The application is proposing to utilize the existing SEPA determination (DNS-M) approved under LUA08-148 for environmental review.

**Planner:** Jill Ding

**Dev. Eng. Reviewer:** Jan Illian

**Zoning:** R-8 Residential - 8 DU/AC  
COMP-RLD Comprehensive Plan - Residential Low Density

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## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-000550**

**Plan Name: Copperwood Preliminary Plat**

**Submittal Date:** April 25, 2014

**Status:** In Review

**Acceptance Date:** June 11, 2014

**Parcel Number:** 1523059043  
1523059066  
1523059067  
1523059093  
1523059100  
1523059170  
1523059201  
1523059221

**Land Use Actions:** Land Division (Plat), Environmental SEPA Review

**Location:** 312 FIELD PL SE  
355 FIELD PL SE  
4905 SE 2ND PL  
4921 SE 2ND PL  
5001 SE 2ND PL  
5013 SE 2ND PL

**Applicant:** QUADRANT CORP  
BARBARA RODGERS  
14725 SE 36TH AVE, 100  
BELLEVUE, WA 98006  
(866) 784-6637  
BARBARA.RODGERS@QUADRANTHOMES.COM

**Contact:** NOVASTAR DEVELOPMENT, INC.  
G. WAYNE POTTER  
18215 72ND AVE S  
KENT, WA 98032  
(425) 251-6110

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## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Owner:** COLIN & TINA URY  
4905 SE 2ND PL  
RENTON, WA 98059

LORETTA, BEN, PHU VAN & HEIN T LO, TRAN & DANG  
14021 SE 136TH ST  
RENTON, WA 98058

MARY & MICHAEL MILLER  
1916 33RD ST SE  
AUBURN, WA 98002

PHU VAN AND LORETTA DANG  
14021 SE 136TH ST  
RENTON 98059

QUADRANT HOMES  
14725 SE 36TH ST  
BELLEVUE, WA 98006

RICHARD STUTH  
25112 SE 208TH ST  
MAPLE VALLEY, WA 98038

SCOTT & ROBIN MCMAHILL  
14125 SE 136TH ST  
RENTON, WA 98059

TIMOTHY MICHAUD  
355 FIELD PL SE  
RENTON, WA 98058

**Description:** The applicant requested SEPA Environmental Review, Preliminary Plat, and a street modification approval for a 47-lot subdivision on April 25, 2014. The Planning Division of the City of Renton accepted the above master application for review on May 15, 2014. During our review, staff determined additional information was necessary in order to proceed. On June 27, 2014 the project was placed on hold pending receipt of a Revised Traffic Analysis and Revised Wetland, Fish, and Wildlife Habitat Report. The applicant has submitted all necessary information in order to proceed.

The applicant has submitted a revised proposal requesting SEPA Environmental Review, Preliminary Plat approval, and a street modification for a 47 lot subdivision. The subject property is a collection of eight parcels located on the south side of SE 2nd Place between Field Place SE and 143rd Ave SE. The applicant is requesting a concurrent Lot Line Adjustment (LUA14-000730) to three of the subject parcels, and an abutting parcel, in order to define the Preliminary Plat boundaries. The resulting 12.68-acre site is located within the Residential-4 dwelling units per acre (R-4) zoning classification. The 47 lots would result in a density of 4.44 dwelling units per acre. The applicant is proposing a small lot cluster due to critical areas on site for

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## CATEGORY: SINGLE-FAMILY RESIDENTIAL

which R-8 development standards would be applied. Lot sizes would range from 4,996 square feet to 19,429 square feet. In addition to the 47 lots, 5 tracts are proposed for sensitive areas, storm drainage, open space and access. Access to the plat would be gained from SE 2nd Place via a new looped public street. Two dead end shared driveways would be extended from the new looped road to provide access to proposed Lots 11, 12, 38, 44, and Tract B. The site currently contains six single family residences and several detached structures all of which would be removed with the exception of one residence to be relocated to the proposed Lot 44. There are 272 significant trees on the site of which the applicant is proposing to retain 34 trees. The applicant has submitted a Revised Wetland Fish and Wildlife Habitat Report, Drainage Report, Tree Protection Report, Traffic Impact Analysis, and a Geotechnical Engineering study with the application. The site contains a Class2/Class 3 stream (Maplewood Creek) and critical slopes (exceeding 40%). The applicant is proposing stream buffer averaging in the amount of approximately 1,718 square feet to be mitigated with buffer additions in the amount of approximately 3,652 square feet. A stormwater pond is proposed within Tract B which would discharge into Maplewood Creek. The applicant is requesting a street modification, from RMC 4-6-060, in order to eliminate the requirement for frontage improvements along 143rd Ave SE and the rearrangement of required improvements for portions of SE 2nd Place.

\*5/15/14 project placed on hold pending the submittal of revised plat plan sets and Lot Line Adjustment information.

\*6/11/14 Project taken off hold.

\*6/27/14 Project placed on Hold

\*8/19/14 Project taken of Hold.

**Planner:** Rocale Timmons

**Dev. Eng. Reviewer:** Rohini Nair

|                |          |  |
|----------------|----------|--|
| <b>Zoning:</b> | R-4      | Residential - 4 DU/AC                        |
|                | SAD0002R | East Renton Interceptor SAD Residential      |
|                | SAD0034  | Central Plateau Interceptor Area SAD         |
|                | LAC0037  | Conner Homes Sewer Latecomers                |
|                | SAD0002C | East Renton Interceptor SAD Commercial       |
|                | COMP-RLD | Comprehensive Plan - Residential Low Density |

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-000568**

**Plan Name: Merlino Short Plat**

**Submittal Date:** April 28, 2014 **Status:** Recorded

**Acceptance Date:** May 14, 2014 **Parcel Number:** 0007200194  
2023059085

**Land Use Actions:** Land Division (Short Plat), Environmental SEPA Review

**Location:** 700-800 Block of Cedar Ave S

**Contact:** CORE DESIGN  
LAFE HERMANSEN  
14711 NE 29TH PL, 101  
BELLEVUE, WA 98007  
(425) 885-7877  
LBH@COREDESIGNINC.COM

**Owner:** MERLINO LAND DEVELOPMENT CO  
JIM BLAIS  
5050 1ST AVE, 102  
SEATTLE, WA 98134  
(206) 255-5153

**Description:** The applicant is requesting to subdivide two parcels totaling approximately 160,943 square feet (3.69 acres) into seven single family lots and one tract (Critical Area Tract A) in the Residential-8 (R-8) zone, resulting in a density of 1.9 dwelling units per acre. The site is located southwest of the intersection of South 7th Street and Cedar Avenue South in Renton, Washington. The proposed lots would range in size from 6,595 square feet to 7,989 square feet. The proposed lots would be accessed via private driveways from Cedar Ave S. The project site is roughly 1.5 acres in size and is currently covered in grass. The site was mass graded as part of the I-405 project, so there will be no clearing and minimal grading to construct seven single family lots, stormwater vault and associated utilities. One combined detention and water quality treatment vault will be located at the south end of Cedar Ave S in the cul-de-sac. Half street frontage improvements will be constructed on the west side of Cedar Ave S. The site contains sensitive areas, such as coal mine hazards, erosion hazards, steep slopes, and landslide hazards. The applicant submitted a Technical Information Report, Geotechnical Engineering Services Critical Areas Report, Coal Mine Hazard Assessment, and an exception through a waiver under RMC 4-3-050J.5.d for the placement of a wedge-shaped sliver fill and part of a retaining wall within the protected slope area on proposed Tract A. Placed on hold on July 11, 2014. Taken off hold on August 29, 2014.

**Planner:** Clark Close

**Dev. Eng. Reviewer:** Vicki Grover

**Zoning:** R-8 Residential - 8 DU/AC  
COMP-RSF Comprehensive Plan - Residential Single Family

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-000899**

**Plan Name: Medzegian Short Plat**

**Submittal Date:** July 10, 2014 **Status:** Approved with Conditions

**Acceptance Date:** July 16, 2014 **Parcel Number:** 2253200005

**Land Use Actions:** Land Division (Short Plat)

**Location:** 2133 EDMONDS AVE NE

**Contact:** J. HANSON  
JIM HANSON  
17446 MALLARD COVE LN  
MOUNT VERNON, WA 98274  
(360) 422-5056  
JCHANSON@FRONTIER.COM

**Owner:** MARK MEDZEGIAN  
2133 EDMONDS AVE NE  
RENTON, WA 98056  
(425) 269-6539

**Description:** Applicant proposes to subdivide a 13,105 sf parcel in the R-8 zone into two residential lots. Lot 1 would be 5,160 sf and keep the existing home and Lot 2 would be 7,945 sf. Access to the new lot would be from NE 22nd St. No critical areas are located on site. A street modification to not install curb, gutter, planter strip, and sidewalk along NE 22nd St. A geotechnical report and drainage report were submitted.

**Planner:** Kris Sorensen

**Dev. Eng. Reviewer:** Jan Illian

**Zoning:** SAD0025 East Kennydale Infill PH II Sewer SAD  
SAD9204 West Kennydale Sewer Interceptor SAD  
SAD0016 East Kennydale Sewer SAD  
R-8 Residential - 8 DU/AC

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-000916**

**Plan Name: 2001 Union Short Plat Preapplication**

**Submittal Date:** July 14, 2014 **Status:** Approved with Conditions

**Acceptance Date:** July 24, 2014 **Parcel Number:** 0423059077

**Land Use Actions:** Land Division (Short Plat)

**Location:** 2001 UNION AVE NE

**Contact:** TOUMA ENGINEERING  
DAN TOUMA  
255 SW 41ST ST  
RENTON, WA 98057  
(425) 251-0665  
TOUMAENGINEERING@GMAIL.COM

**Owner:** KAJAL RAM  
2016 LINCOLN PL NE  
RENTON, WA 98056  
(206) 353-3168

**Description:** The applicant is requesting Preliminary Short Plat approval for the subdivision of an existing 49,093 square foot (1.12 acre) lot, located within the Residential - 8 dwelling unit per acre (R-8) zoning designation, into 5 lots and two tracts (Tracts A and B). Tract A is proposed as a stormwater detention tract and Tracts B is proposed as a private access tract. Access to the proposed lots would be provided via a new 26-foot wide private street off of Union Avenue NE, which terminates in a hammer head turnaround. The proposed lots would range in size from 4,829 square feet to 7,606 square feet. The project site is located within an Aquifer Protection Area 2, no other critical areas are mapped on the project site.

**Planner:** Jill Ding

**Dev. Eng. Reviewer:** Kamran Yazdidoost

|                |          |   |
|----------------|----------|---|
| <b>Zoning:</b> | R-8      | Residential - 8 DU/AC                         |
|                | SAD9205  | Sierra Heights Sewer ZFF SAD                  |
|                | SAD9213  | Sierra Heights Sewer ZFF SAD                  |
|                | SAD8611C | Honey Creek Sewer Interceptor SAD Commercial  |
|                | SAD8611R | Honey Creek Sewer Interceptor SAD Residential |

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-000958**

**Plan Name: Weston Heights**

**Submittal Date:** July 21, 2014 **Status:** Approved with Conditions

**Acceptance Date:** September 10, 2014 **Parcel Number:** 1123059010  
1123059092

**Land Use Actions:** Land Division (Plat), Environmental SEPA Review

**Location:** 650 NILE AVE NE  
684 NILE AVE NE

**Applicant:** PROSPECT DEVELOPMENT, LLC  
JUSTIN HOLLAND  
19410 HIGHWAY 99, SUITE #A  
LYNWOOD, WA 98036  
(206) 276-7526

**Contact:** CORE DESIGN  
BOB NIX  
14711 NE 29TH PL, #101  
BELLEVUE, WA 98007  
(206) 459-3095

**Owner:** ROBERT JOHNSEINE  
650 NILE AVE NE  
RENTON, WA 98059  
(425) -78-5-28X70

**Description:** The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an existing 197,974 square foot (4.54 acre) project site into 12 lots for the future construction of single family residences and three tracts (Tracts A, B, and C). The project site is located within the Residential - 4 dwelling unit per acre (R-4) zoning designation and the Residential Low Density (RLD) Comprehensive Plan Land Use designation. The applicant has proposed to cluster Lots 1-9, which are located on the western portion of the project site. The proposed lots would range in size from 4,510 square feet to 11,718 square feet. An existing 31,048 square foot Category 2 wetland is centrally located within the project site, no impacts are proposed to the wetland or buffer area. Access to Lots 1-9 would be provided via a new public street off of Nile Avenue NE, which terminates in a hammerhead turnaround. Access to Lots 10-12 would be provided via a new 26-foot wide private dead end street over an abutting lot to the north, which connects to NE 7th Place. The private street would terminate in a hammerhead turnaround.

**Planner:** Jill Ding

**Dev. Eng. Reviewer:** Vicki Grover

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

|                |          |  |
|----------------|----------|--|
| <b>Zoning:</b> | SAD0002C | East Renton Interceptor SAD Commercial       |
|                | SAD0002R | East Renton Interceptor SAD Residential      |
|                | COMP-RLD | Comprehensive Plan - Residential Low Density |
|                | R-4      | Residential - 4 DU/AC                        |
|                | LAC0018  | Centex Latecomer                             |

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-000980**

**Plan Name: Lim Short Plat**

|                            |   |                       |                          |
|----------------------------|---|-----------------------|--------------------------|
| <b>Submittal Date:</b>     | July 24, 2014   | <b>Status:</b>        | Approved with Conditions |
| <b>Acceptance Date:</b>    | July 29, 2014   | <b>Parcel Number:</b> | 3342700530               |
| <b>Land Use Actions:</b>   | Land Division (Short Plat)  |                       |                          |
| <b>Location:</b>           | 3921 MEADOW AVE N   |                       |                          |
| <b>Contact:</b>            | J. HANSON CONSULTING LLC<br>JIM HANSON<br>17446 MALLARD COVE LN<br>MT. VERNON, WA 98274<br>(360) 422-5056<br>JCHANSON@FRONTIER.COM  |                       |                          |
| <b>Owner:</b>              | SUNG AND JUNG LIM<br>3921 MEADOW AVE N<br>RENTON, WA 98056  |                       |                          |
| <b>Description:</b>        | Applicant proposes to subdivide a 18,565 sf pipestem shaped parcel in the R-8 zone into two residential lots. Lot 1 would be 13,374 sf and keep the existing home and Lot 2 would be 5,191 sf. Access to the new lot would be from Meadow Ave N. No critical areas are located on site. A geotechnical report and drainage report were submitted. |                       |                          |
| <b>Planner:</b>            | Kris Sorensen   |                       |                          |
| <b>Dev. Eng. Reviewer:</b> | Jan Illian  |                       |                          |
| <b>Zoning:</b>             | R-8   | Residential - 8 DU/AC |                          |

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-001016**

**Plan Name: Westmont Drainage LLA**

|                            |  |                       |                          |
|----------------------------|--|-----------------------|--------------------------|
| <b>Submittal Date:</b>     | July 29, 2014  | <b>Status:</b>        | Recorded                 |
| <b>Acceptance Date:</b>    | August 05, 2014  | <b>Parcel Number:</b> | 3345700214<br>334570UINT |
| <b>Land Use Actions:</b>   | Boundary Adjustments (Lot Line Adjustment)   |                       |                          |
| <b>Location:</b>           | 3615 MONTEREY CT NE  |                       |                          |
| <b>Applicant:</b>          | WESTMONT HOA<br>LEONARD VOLYNSKY<br>3606 MONTEREY CT NE<br>RENTON, WA 98056-2002<br>(425) 793-8146   |                       |                          |
| <b>Contact:</b>            | WESTMONT HOA<br>SALLY WALCOTT<br>3606 MONTEREY CT NE<br>RENTON, WA 98056-2002<br>(425) 793-8146<br>SALLY.WALCOTT@YAHOO.COM   |                       |                          |
| <b>Description:</b>        | The applicant is requesting approval of a Lot Line Adjustment to adjust the lot line between a single family residential parcel and a stormwater detention tract. The proposed lot line adjustment would correct the lot lines such that existing single family residential encumbrances would be removed from the stormwater detention tract. |                       |                          |
| <b>Planner:</b>            | Jill Ding  |                       |                          |
| <b>Dev. Eng. Reviewer:</b> | Jan Illian   |                       |                          |
| <b>Zoning:</b>             | R-8  | Residential - 8 DU/AC |                          |

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-001040**

**Plan Name: Valley Vue**

**Submittal Date:** August 01, 2014 **Status:** On Hold

**Acceptance Date:** August 25, 2014 **Parcel Number:** 3023059028

**Land Use Actions:** Land Division (Plat), Environmental SEPA Review

**Location:** 3106 TALBOT RD S  
3112 TALBOT RD S

**Applicant:** RORY DEES  
6252 167 AVE SE BELLEVUE  
BELLEVUE, WA 98006  
(206) 715-4559

**Contact:** LAND DEVELOPMENT ADVISORS, LLC  
JON NELSON  
12865 SE 47TH PL  
BELLEVUE, WA 98006  
(425) 466-5203  
LANDDEVADVISORS@COMCAST.NET

**Owner:** RAD HOLDINGS LLC  
RORY DEES  
6252 167TH AVE SE  
BELLEVUE, WA 980065645  
(206) 715-4559

**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. The single family house located at 3106 is connected to city water and sewer and will remain and be incorporated into the subdivision as Lot no. 9, while the house located at 3112 is on a septic system and will be demolished. Together the nine (9) residential lots 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 will 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 onto South 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

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

site. No impacts to critical areas onsite are proposed and existing slopes on the site average roughly 6%.

October 1, 2014 - Project placed on hold.

**Planner:** Clark Close

**Dev. Eng. Reviewer:** Vicki Grover

|                |           |  |
|----------------|-----------|--|
| <b>Zoning:</b> | SAD9103   | Talbot Road S Sewer SAD                          |
|                | SAD8406-F | Hospital & South Talbot Hill Water Fire Flow SAD |
|                | SAD8406-A | Hospital & South Talbot Hill Water Fire Flow SAD |
|                | SAD8406+A | Hospital & South Talbot Hill Water Fire Flow SAD |
|                | SAD8406+F | Hospital & South Talbot Hill Water Fire Flow SAD |
|                | R-8       | Residential - 8 DU/AC                            |

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-001083**

**Plan Name: Limelite short plat**

**Submittal Date:** August 12, 2014 **Status:** Approved with Conditions

**Acceptance Date:** August 14, 2014 **Parcel Number:** 0088000280

**Land Use Actions:** Land Division (Short Plat)

**Location:** 16204 114TH AVE SE

**Applicant:** LIMELITE DEVELOPMENT  
TODD KARAM  
14508 NE 20TH ST, STE. 200  
BELLEVUE, WA 98007  
(206) 778-3222  
TODD@LIMELITEDEVELOPMENT.COM

**Contact:** GEODIMENSIONS  
ANDY MCANDREWS  
10801 MAIN ST, STE. 102  
BELLEVUE, WA 98004  
(425) 458-4488  
ANDYM@GEODIMENSIONS.NET

**Owner:** VIRTUOSO VENTURES 6 LLC  
14508 NE 20TH ST, SUITE 200  
SEATTLE, WA 98007

**Description:** The applicant is requesting administrative Short Plat review of an R-8 zone, 29,912 sf corner lot, to be subdivided into 5 single family residential lots. A storm water detention area would be located in the southwest corner of the site. Density would be 7.8 du/ac. The existing home would be demolished. Vehicle access to proposed lots would be from SE 162nd St and 114th Ave SE for Lots 1-4, and for Lot 5, there would be an easement across Lot 4 that provides connection to 114th Ave SE. Lot sizes range from 8,834 sf to 5,034 sf. Studies submitted include tree inventory, geotechnical report, technical information report with drainage information, and landscape analysis. Street improvements including planter strip and sidewalk would be installed along the subject site.

**Planner:** Kris Sorensen

**Dev. Eng. Reviewer:** Jan Illian

**Zoning:** R-8 Residential - 8 DU/AC

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-001137**

**Plan Name: 3307 Short Plat**

**Submittal Date:** August 21, 2014 **Status:** On Hold

**Acceptance Date:** September 11, 2014 **Parcel Number:** 3124059004  
3124059077

**Land Use Actions:** Land Division (Short Plat), Environmental SEPA Review, Short Plat Review, Hearing Examiner Variance Review, Shoreline Substantial Development Review

**Location:** 3307 MOUNTAIN VIEW AVE N  
3501 LAKE WASHINGTON BLVD N

**Applicant:** STEVE LEIGHTON  
102 FRONTAGE RD  
PACIFIC, WA 98047

**Contact:** J. HANSON CONSULTING LLC  
JIM HANSON  
17446 MALLARD COVE LN  
MT. VERNON, WA 98274  
(360) 422-5056  
JCHANSON@FRONTIER.COM

**Owner:** LISA AND LEIGHTON LAVALLEY-LORD  
102 FRONTAGE RD S  
PACIFIC, WA 98047

PORT OF SEATTLE  
PO BOX 1209  
SEATTLE, WA 98111

**Description:** The applicant is requesting preliminary Short Plat approval, Environmental (SEPA) Review, a Shoreline Setback Variance, Front Yard Setback Variance, and a Building Height Variance for the subdivision of an existing 33,514 square foot (0.77 acre) parcel located within the Residential - 8 dwelling unit per acre (R-8) zone into 3 lots. The project site is located along Lake Washington, a Shoreline of the State and is within the jurisdiction of the Shoreline Management Act. The upland area of the proposed lots is as follows: Lot 1 would be 6,966 square feet, Lot 2 would be 7,542 square feet, and Lot 3 would be 5,043 square feet. An existing residence is proposed to remain on Lot 2. Access to the proposed lots would be provided off of Mountain View Avenue N via a 20-foot private access easement over the abutting railroad right-of-way to the east. The applicant is requesting a variance from the required 100-foot shoreline setback to a minimum of 25 feet with a 10-foot vegetated buffer, a reduction of the required 15-foot front yard setback to a minimum of 0 feet, and a variance from the maximum 30-foot building height permitted in the R-8 zone to the 35-foot maximum permitted in the City's adopted Shoreline Master Program.

**Planner:** Jill Ding

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Dev. Eng. Reviewer:** Vicki Grover

**Zoning:** R-8 Residential - 8 DU/AC

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-001173**

**Plan Name: STEVENS POINT**

**Submittal Date:** August 27, 2014 **Status:** On Hold

**Acceptance Date:** September 11, 2014 **Parcel Number:** 1823059078

**Land Use Actions:** Land Division (Short Plat), Environmental SEPA Review

**Location:** Stevens Ave. NW on the west hill

**Contact:** TIERRA REAL ESTATE GROUP  
SHIRLEY TODD  
5752 27TH AVE NE  
SEATTLE, WA 98105  
(206) 261-8206  
TODDASHIRLEY@GMAIL.COM

**Description:** The applicant is requesting approval of a 6-lot short plat (APN 1823059078) totaling 60,470 square feet (1.39 acres) for the future development of 6 single-family houses. The subject property is located on the west side of Stevens Avenue NW, south of NW 4th Street within the Residential-8 dwelling units per net acre (R-8) zone. The proposed lots range in size from 4,500 square feet to 17,429 square feet. Density would be 4.98 dwelling units per net acre. Access for the front three lots would be served from Stevens Ave NW and the rear three lots are proposed to be served from NW 3rd Court. The central portion of the site contains steep slopes (25 to 90 percent). Five (5) trees are proposed to be retained. A preliminary Geotechnical Engineering Report and Preliminary Drainage Report were submitted, indicating that the site will be exempt from drainage detention.

**Planner:** Clark Close

**Dev. Eng. Reviewer:** Vicki Grover

**Zoning:** R-8 Residential - 8 DU/AC  
COMP-RSF Comprehensive Plan - Residential Single Family

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-001181**

**Plan Name: DeCerchio joint use pier, boat lifts, and canopy**

**Submittal Date:** August 29, 2014      **Status:** In Review

**Acceptance Date:** September 17, 2014      **Parcel Number:** 0518500470  
0518500480

**Land Use Actions:** Shoreline Management (Shoreline Substantial Development)

**Location:** 4005 WILLIAMS AVE N  
4011 WILLIAMS AVE N

**Contact:** ECCO DESIGN INC.  
EVAN WEHR  
203 N 36TH ST, #201  
SEATTLE, WA 98103  
(206) 706-3937  
EVAN@ECCODESIGNINC.COM

**Owner:** BARBEE MILL WATERFRONT LLC  
846 108TH AVE NE  
BELLEVUE, WA 98004  
(425) 455-9280

RICHARD DICERCHIO  
4005 WILLIAMS AVE N  
RENTON, WA 98057

**Description:** The applicant is requesting Environmental (SEPA) Review and approval of a Shoreline Substantial Development Permit for the construction of an 80-foot long joint use dock, two mooring piles, and two free-standing boat lifts in association with two attached residential units on the shore of Lake Washington, a Shoreline of Statewide Significance. The proposed project site encompasses two lots (10,756 and 6,592 square feet) for a total area of 17,348 square feet in the R-10 zone. Construction materials would be transported to the site by barge. Eight steel piles are proposed to be installed by a barge-mounted vibratory pile driver. Two steel mooring piles would also be driven. To support the landward section of the dock, two steel pin piles would be driven. Thirty-one native shrubs would be planted along the shoreline.

**Planner:** Kris Sorensen

**Dev. Eng. Reviewer:** Vicki Grover

**Zoning:** COMP-RMD      Comprehensive Plan - Residential Medium Density  
R-10      Residential - 10 DU/AC





# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

|                |          |  |
|----------------|----------|--|
| <b>Zoning:</b> | COMP-RSF | Comprehensive Plan - Residential Single Family |
|                | R-8      | Residential - 8 DU/AC                          |

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-001280**

**Plan Name: Dohrn Meadows Preliminary Plat**

|                            |  |                       |                          |
|----------------------------|--|-----------------------|--------------------------|
| <b>Submittal Date:</b>     | September 19, 2014   | <b>Status:</b>        | On Hold                  |
| <b>Acceptance Date:</b>    | October 02, 2014   | <b>Parcel Number:</b> | 3345700181<br>3345700182 |
| <b>Land Use Actions:</b>   | Land Division (Plat)   |                       |                          |
| <b>Location:</b>           | 3767 MONTEREY PL NE<br>3815 MONTEREY PL NE   |                       |                          |
| <b>Applicant:</b>          | ENCOMPASS ENGINEERING<br>CHAD ALLEN<br>165 NE JUNIPER ST, SUITE 201<br>ISSAQUAH, WA 98027<br>(425) 392-0250<br>CALLEN@ENCOMPASSES.NET  |                       |                          |
| <b>Contact:</b>            | JOE PRUSS<br>18211 240TH AVE SE<br>MAPLE VALLEY, WA 98038<br>(206) 930-7000<br>JOEPRUSS@COMCAST.NET  |                       |                          |
| <b>Owner:</b>              | GREGG DOHRN<br>2129 S ROCKWOOD BLVD<br>SPOKANE, WA 99203<br>(206) 679-7507<br><br>NATALIE DORHN<br>13578 KING LAKE TRAIL<br>BROOMFIELD, CO 80020   |                       |                          |
| <b>Description:</b>        | The applicant is requesting Hearing Examiner Preliminary Plat and Environmental (SEPA) review. Two parcels totalling 89,819 sf (2.06-acre) in the R8 zone are proposed to be subdivided into 9 residential lots with one critical areas tract and one stormwater tract. Density would be 5.6 du/ac. Two existing homes would be demolished. Lot sizes range from 5,175 sf to 8,270 sf. Access to the lots would be through a new public street that dead ends at the west and is connected to Monterrey PI NE. Critical areas include a Category 2 wetland and associated buffer and steep slopes. Both Monterrey PI NE and the new public street would be improved with curb, gutter, planting strip, and sidewalk. Studies submitted include wetlands delineation, environmental checklist, drainage report and geotechnical report. A stormwater drainage tract is proposed in the northwestern corner of the site. |                       |                          |
| <b>Planner:</b>            | Kris Sorensen  |                       |                          |
| <b>Dev. Eng. Reviewer:</b> | Rohini Nair  |                       |                          |

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Zoning:**

COMP-RSF  
R-8

Comprehensive Plan - Residential Single Family  
Residential - 8 DU/AC

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-001284**

**Plan Name: Cascade Greens Short Plat**

**Submittal Date:** September 19, 2014 **Status:** Approved with Conditions

**Acceptance Date:** September 30, 2014 **Parcel Number:** 0088000260

**Land Use Actions:** Land Division (Short Plat)

**Location:** 11427 SE 162ND ST

**Contact:** KRISTEN HARRIS  
10945 SE 168TH ST  
RENTON, WA 98055  
(206) 369-2160

**Owner:** TIMOTHY AND ELIZABETH ZWICKER  
11427 SE 162ND ST  
RENTON, WA 98055

**Description:** The applicant is requesting Administrative Short Plat review for a 29,939 sf (0.69-acre) property to be subdivided into 4 lots in the R-8 zone. Density would be 7.27 du/ac. The existing home is proposed to stay. Lot sizes would range between 5,067 sf and 12,962 sf. Access to all lots would be from a private shared driveway on the eastern side of the site that connects to SE 162nd St. Studies submitted include the tree survey and tree retention worksheet and technical information report for drainage. Street improvements are required.

**Planner:** Kris Sorensen

**Dev. Eng. Reviewer:** Jan Illian

**Zoning:** R-8 Residential - 8 DU/AC  
COMP-RSF Comprehensive Plan - Residential Single Family

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Plan Number: LUA14-001568**

**Plan Name: Maertins Ranch Preliminary Plat**

**Submittal Date:** November 19, 2014 **Status:** In Review

**Acceptance Date:** November 25, 2014 **Parcel Number:** 0323059021

**Land Use Actions:** Land Division (Plat), Environmental SEPA Review

**Location:** 10918 144TH AVE SE

**Applicant:** PNW HOLDINGS LLC  
JUSTIN LAGERS  
9675 SE 36TH ST, 105  
MERCER ISLAND, WA 98040  
(206) 588-1147  
JUSTIN@PNWHOLDINGS.COM

**Contact:** D.R. STRONG CONSULTING ENG.  
MAHER JOUDI  
620 7TH AVE  
KIRKLAND, WA 98033  
(425) 827-3063  
MAHER.JOUDI@DRSTRONG.COM

**Owner:** LLORA MAERTINS  
10918 144TH AVE SE  
RENTON, WA 98059

**Description:** The applicant has submitted a proposal requesting SEPA Environmental Review and Preliminary Plat approval for a 13-lot subdivision. The 4.079 acre site is located at 1508 Ilwaco Avenue NE within the Residential-4 zoning district (APN 0323059021). The parcel would be divided into 13 residential lots and one storm drainage tract and would result in a net density of 4.32 dwelling units per net acre. The drainage tract measures 10,496 square feet (sf) and consists of a stormwater detention vault. The proposed lots would range in size from 8,050 sf to 10,985 sf with an average lot size of 9,274 sf. Access to the site would be from NE 16th Street. No critical areas have been identified onsite. Soils consist of AgC, Alderwood gravelly sandy loam with slopes ranging from 8-15%. The existing site topography descends from the north towards the east, with an elevation change of 20 feet.

The site currently contains one single-family residence, a detached garage, a barn, and associated gravel driveways on the site. All existing structures are proposed for demolition. There are 159 significant trees on the site and the applicant is proposing to retain 34 original trees.

The applicant has submitted a Critical Area Report, Technical Information Report, Traffic Impact Analysis, Arborist Report, and a Geotechnical Engineering Study with the application. The applicant will dedicate 46,627 sf for public streets with an access road running north/south, through the property, to serve the new lots.

**Planner:** Clark Close

# CURRENT PROJECTS LIST

## CATEGORY: SINGLE-FAMILY RESIDENTIAL

**Dev. Eng. Reviewer:** Vicki Grover

|                |          |   |
|----------------|----------|---|
| <b>Zoning:</b> | R-4      | Residential - 4 DU/AC                         |
|                | COMP-RLD | Comprehensive Plan - Residential Low Density  |
|                | SAD8611C | Honey Creek Sewer Interceptor SAD Commercial  |
|                | SAD8611R | Honey Creek Sewer Interceptor SAD Residential |