

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA15-000016

Plan Name: Greenleaf

Submittal Date: January 12, 2015 **Status:** Approved with Conditions

Acceptance Date: January 30, 2015 **Parcel Number:** 3223059123
3223059148
3223059173
3223059273
3223059344
6623400054

Land Use Actions: Variance (Administrative), Critical Areas Exemption Review

Location: 10831 SE 190TH PL
18647 108TH AVE SE
18655 108TH AVE SE

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

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

Description: The applicant is requesting a tree Variance and an administrative Critical Areas Exemption to allow the removal of 15 trees within a Category 3 wetland and its buffer and allow the temporary construction impacts related to the development of a storm pond and outlet pipe within two separate Category 3 wetlands in connection with the development of the 34-lot subdivision. The Panther Lake Preliminary Plat (LUA14-000190) was approved on July 25, 2014 with 22 conditions of approval and has since been renamed Greenleaf. These two (2) applications are being submitted in order to satisfy conditions 9 and 11 of the Hearing Examiner's decision. The 7.92-acre site is located within the Residential-8 dwelling units per net acre zoning classification. The plat site consists of five (5) parcels: 322305-9123, -9148, -9273, -9344, and 662340-0054. The site is located at 18647 & 18655 108th Ave SE. In addition to the 34 lots, five (5) tracts were proposed for sensitive areas, storm drainage, and recreational areas. Access to the site would be gained from 108th Ave SE.

The site contains five 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. Proposed impacts would be to Panther Creek Buffer, Wetland B, Wetland C, Wetland E and their respective buffers. Wetland E, a 996 SF wetland in the northwestern corner of the property, and its buffer are proposed to be cleared of

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15 trees and filled in order to complete three (3) remaining lots (Lots 32-34). The applicant is also proposing the installation of a stormwater detention pond and a stormwater discharge pipe and outfall structure which will impact Wetland B, Wetland C, and Panther Creek Buffer. Wetland B measures 1,198 SF and Wetland C is 274 SF, both are located in the southwestern corner of the property. Disturbance from the outfall structure measures roughly 10 feet wide by 140 long, extending from the stormwater pond and down the slope into the 100-foot Panther Creek Buffer. The applicant has submitted a Critical Area Report & Supplemental Stream Study, Drainage Control Report, and a Geotechnical Engineering study with the application or the original land use application.

Planner: Clark Close

Dev. Eng. Reviewer: Kamran Yazdidoost

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

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA15-000018

Plan Name: Alpine Nursery Preliminary Plat

Submittal Date: January 14, 2015 **Status:** Approved with Conditions

Acceptance Date: January 15, 2015 **Parcel Number:** 2323059044
2323059099
2323059167

Land Use Actions: Land Division (Plat)

Location: 14609 161ST AVE SE
14625 161ST AVE SE
16023 SE 144TH ST

Contact: ROY AND KIM BOYER
14609 161ST AVE SE
RENTON, WA 98059-7912

Owner: KIM SMITH
14609 161ST AVE SE
RENTON, WA 98059-7912

WILLIAM AND MARY SPIRY
16023 SE 144TH ST
RENTON, WA 98059-7542

Description: The applicant is requesting SEPA Environmental Review and Preliminary Plat approval for a 27 lot subdivision with three tracts for open space, tree retention, and drainage. The subject property is a collection of three parcels located on the south side of SE 144th St between 160th Ave SE and 161st Ave SE. The resulting 9.64-acre site is located within the Residential-4 dwelling units per acre (R-4) zoning classification. The 27 lots would result in a density of 3.98 dwelling units per acre. Lot sizes would range from 8,000 square feet to 13,369 square feet. Access to the plat is proposed via an extension of 161st Ave SE and a partial extension of 160th Ave SE. Internal circulation terminates in a cul-de-sac in the northern portion of the property. The southern portion of the site contains grid connections from 160th to 161st Ave SE aligned with SE 145th Place. All existing structures on site are proposed to be demolished. There are 598 significant trees on the site of which the applicant is proposing to retain 102 trees. There appears to be no critical areas located on site. The applicant has submitted a Wetland Assessment, Drainage Report, Arborist Report, Traffic Impact Analysis, and a Geotechnical Engineering study with the application.
Project re-assigned to Ann Fowler in October of 2015.

Planner: Rocale Timmons

Dev. Eng. Reviewer: Kamran Yazdidoost

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

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: LUA15-000024

Plan Name: Skagen 5-Lot Short Plat (2)

Submittal Date: January 20, 2015 **Status:** Approved with Conditions

Acceptance Date: January 26, 2015 **Parcel Number:** 7931000058

Land Use Actions: Land Division (Short Plat)

Location: 197xx Talbot Road S

Contact: PK ENTERPRISES
PHILLIP KITZES
23035 SE 263RD ST
MAPLE VALLEY, WA 98038
(206) 227-7445
PKENTERPRISES_MV@COMCAST.NET

Owner: LAURIE & MIKE SKAGEN
12050 SE 178TH ST
RENTON, WA 98058
(253) 631-3417
MSKAGEN7@COMCAST.NET

Description: The applicant is requesting approval of a 5-lot short plat of 197XX Talbot Road South (APN 793100-0058) totaling 50,398 square feet (1.16 acres) for the future development of 5 single-family houses. The subject property is located on Talbot Rd S, between S 196th Pl and S 199th St within the Residential-4 dwelling units per acre (R-4) zone. The applicant is requesting the clustering of 5 lots with two open space tracts, Tracts A and B, to be used to satisfy the 30% open space requirements. The proposed lots range in size from 7,005 gross square feet in area to 7,020 gross square feet. The residential density is 4.42 dwelling units per net acre. Access to the Lots 1 & 2 and Lots 3 & 4 would be provided via shared driveways extended from Talbot Rd S. Lot 5 would be accessed via a single driveway also extended from Talbot Rd S. Half street frontage improvements will be completed along Talbot Rd S. The applicant is requesting to extend the previously approved street modification for the normal code required street improvements of the undeveloped S 198th Pl right-of-way (Street Modification Request was approved by City of Renton on June 7, 2011; LUA11-089). There are areas meeting wetland criteria found on the site. Off-site to the north, is the south edge of a forested, slope-type Category 2 wetland. The 50' wetland buffer extends a short distance onto the site and is located in Open Space Tract A. Eighteen trees are proposed to be retained. A Geotechnical Report was prepared by Soil & Environmental Engineers, Inc. on October 14, 2011, May 5, 2014, indicating that infiltration to the native sand is feasible. A Technical Information Report was conducted by Tuttle Engineering and Management on November 14, 2014 and a Critical Areas Report was prepared by Sewall Wetland Consulting, Inc. on October 21, 2011.

Planner: Clark Close

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Dev. Eng. Reviewer: Kamran Yazdidoost

Zoning: R-4 Residential - 4 DU/AC
COMP-RLD Comprehensive Plan - Residential Low Density

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA15-000026

Plan Name: Vuecrest II Short Plat

Submittal Date: January 20, 2015 **Status:** Approved with Conditions

Acceptance Date: January 26, 2015 **Parcel Number:** 3223059097

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

Location: 4903 MAIN AVE S
4909 MAIN AVE S

Contact: NOVASTAR DEVELOPMENT INC.
WAYNE POTTER
18215 72ND AVE S
KENT, WA 98032
(425) 251-6110
WPOTTER@NOVASTARDEV.COM

Owner: KBS III, LLC
KOLIN TAYLOR
12320 NE 8TH ST, #100
BELLEVUE, WA 98005
(206) 755-5404
KOLINT@JOHNLSMOTT.COM

Description: The applicant is requesting approval of an 8-lot short plat of 4909 Main Ave S (APN 3223059097) totaling 106,680 square feet (2.45 acres) for the future development of 8 single-family houses. The subject property is located near the intersection of Main Ave S (102nd Ave SE) and SE 186th St within the Residential-8 dwelling units per acre (R-8) zone. The proposed lots range in size from 7,558 to 17,248 square feet in area with an average lot size of 8,948 square feet. The site will also contain a single critical area tract (Tract A) that is 8,404 square feet. The residential density is 4.42 dwelling units per net acre. Access to the site is from 102nd Ave SE from SE 192nd St. The proposed roadway will be extended to the west property line for a future secondary fire access road extension by the proposed Plat of Vuecrest Estates (LUA13-000642). Half street frontage improvements will be completed along Main Ave S and along the proposed Road A (primarily located along the north boundary line). The applicant is also requesting a modification from street improvements in an effort to provide secondary access for the adjacent plat to the west, provide additional on-street parking, and preserve existing trees. The site includes a 0.19 acre of onsite critical area (Category 2 wetland), in the northwest corner of the property, requiring a 50-foot buffer. The applicant is proposing to retain 11 of the 117 onsite trees. The existing single-family home and associated building will be removed. The project development will utilize and extend existing public utilities through the site along with storm drainage and dry utilities. Sewer will be extended from the Plat of Vuecrest Estates. Stormwater runoff will be conveyed off-site to the drainage facility for Vuecrest Estates. Approximately 2.05 acres will be cleared with 7,600 cubic yards of structural soil will be cut for grading the roads and lots. The applicant has submitted a Critical Areas Study, Tree Protection Plan, Geotechnical

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Engineering Study, and a Preliminary Technical Information Report with the application.

Planner: Clark Close

Dev. Eng. Reviewer: Rohini Nair

Zoning:	SAD8406+F	Hospital & South Talbot Hill Water Fire Flow SAD
	COMP-RSF	Comprehensive Plan - Residential Single Family
	R-8	Residential - 8 DU/AC
	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

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA15-000041

Plan Name: Fife Boathouse Re-Roof Shoreline Exemption

Submittal Date: January 27, 2015 **Status:** Approved with Conditions

Acceptance Date: January 29, 2015 **Parcel Number:** 3342700300

Land Use Actions: Shoreline Management (Shoreline Exemption)

Location: 3613 LAKE WASHINGTON BLVD N

Applicant: DEAN ROGERS LLC DBA EASTSIDE CONSTRUCTION
DEAN ROGERS
370 10TH ST, #3
KIRKLAND, WA 98033
(206) 949-8266
DEAN@EASTSIDECONST.COM

Owner: BRIAN FIFE
3613 LAKE WASHINGTON BLVD N
RENTON, WA 98056

Description: Applicant requests a Shoreline Permit Exemption approval for the re-roofing of an existing boathouse attached to an existing boat pier at 3613 Lake Washington Blvd N on Lake Washington, a Shoreline of Statewide Significance, within the Reach D area of the City of Renton Shoreline Management Program regulated area. The project would add a new layer of composite shingles to existing boat house roof, and no other improvements are proposed. The subject site is within the R-8 zoned with an existing single family residence on a lot approximately 8,886 square feet in area.

Planner: Kris Sorensen

Dev. Eng. Reviewer:

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

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA15-000192

Plan Name: Dhillon Short Plat

Submittal Date:	March 25, 2015	Status:	In Review
Acceptance Date:	July 13, 2015	Parcel Number:	0875000090 0875000091
Land Use Actions:	Land Division (Short Plat), Short Plat Review		
Location:	11836 SE 191ST ST 11842 SE 191ST ST		
Contact:	HOLMVIG, DEWITT, GALLION & ASSOC., LLC REX GALLION 1036 COLE ST ENUMCLAW, WA 98022 (360) 825-6963 REX@HDGALLION.COM		
Owner:	SIMRIT DHILLON 14519 SE 262ND ST KENT, WA 98042 (206) 293-7700 SIMRITDHILLON77@YAHOO.COM		
Description:	Final Short Plat Review for Dhillon Short Plat		
Planner:	Jan Illian		
Dev. Eng. Reviewer:	Jan Illian		
Zoning:	COMP-RLD R-4	Comprehensive Plan - Residential Low Density Residential - 4 DU/AC	

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA15-000239

Plan Name: Campbell Short Plat

Submittal Date: April 10, 2015 **Status:** Approved with Conditions

Acceptance Date: July 15, 2015 **Parcel Number:** 1023059095

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

Location: 444X NE 9TH ST

Applicant: FOREST CONTRACTING, INC.
PETER ST PIERRE
27018 233RD PL SE
MAPLE VALLEY, WA 98038
(206) 396-0333
PETER@PACIFICPEAKCS.COM

MBP INTEGRATION

Contact: ENCOMPASS ENGINEERING & SURVEYING
CHAD ALLEN
165 NE JUNIPER ST
ISSAQUAH, WA 98027
(425) 392-0250
CALLEN@ENCOMPASSES.NET

ENCOMPASS ENGINEERING & SURVEYING
TOM REDDING
165 NE JUNIPER ST, SUITE 201
ISSAQUAH, WA 98027
(425) 392-0250
TREDDING@HOTMAIL.COM

PACIFIC PEAK CONSTRUCTION SERVICES INC
PETER ST PIERRE
4004 NE 19TH ST
RENTON, WA 98056
(206) 396-0333
PETER@PACIFICPEAKCS.COM

Owner: RENTON CHURCH OF THE NAZARENE
850 UNION AVE NE
RENTON, WA 98056

Description: The applicant is requesting approval of a 2-lot short plat of a vacant 83,428 square foot (1.92 acres) parcel for the future development of 2 single-family homes. The site is located at the SW corner of the intersection of NE 9th St and Anacortes Ave NE (APN 1023059095) within the Residential-8 dwelling units per acre (R-8) zone. The proposed lots range in size from 7,912 SF to 13,445 SF in area with an average

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

lot size of 10,679 SF. The site will also contain a critical area tract (Tract A) that is 57,434 SF and a shared driveway (Tract B) that is 1,807 SF. The residential density is 4.08 dwelling units per net acre. Access to the site is via a single shared driveway from NE 9th St. Half-street frontage improvements will be completed along NE 9th St. The site includes a 26,107 SF onsite critical area (Category 2 wetland), in the south westerly portion of the property, requiring a 50-foot buffer. There are 172 trees onsite. The applicant is proposing to retain 142 trees within the critical areas and buffers and 11 trees throughout the rest of the site. The site generally slopes down to the southwest at approximately 10%. A combination of full and basic dispersion will be used, discharging towards the onsite wetland. The applicant has submitted an Arborist Report, Wetland Reconnaissance, Geotechnical Engineering Study, and a Preliminary Technical Information Report with the application.

Planner: Clark Close

Dev. Eng. Reviewer: Ann Fowler

Zoning:	SAD0002R	East Renton Interceptor SAD Residential
	R-8	Residential - 8 DU/AC
	COMP-RSF	Comprehensive Plan - Residential Single Family
	SAD0002C	East Renton Interceptor SAD Commercial

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA15-000274

Plan Name: DiCerchio Bulkhead Repair

Submittal Date: April 23, 2015 **Status:** Approved with Conditions

Acceptance Date: May 07, 2015 **Parcel Number:** 0518500480

Land Use Actions: Shoreline Management (Shoreline Exemption), Environmental SEPA Review

Location: 4005 WILLIAMS AVE N

Contact: SEA & SHORE CONSTRUCTION LLC
RICHARD DEABORN
PO BOX 31529
SEATTLE, WA 98103
(206) 324-3434
RICHARD@SEAANDSHORECONSTRUCTION.COM

Owner: RICHARD DICERCHIO
4005 WILLIAMS AVE N

RICHARD DICERCHIO
4005 WILLIAMS AVE N
RENTON, WA 98057

Description: The applicant is requesting a Shoreline Substantial Development Permit Exemption and Environmental (SEPA) Review for the repair of an existing bulkhead. The project site abuts Lake Washington and May Creek, which are both Shorelines of the State. The project site is located in the Residential-10 dwelling units per acre (R-10) zoning designation and the Shoreline High Intensity designation. The existing bulkhead is constructed of rock and is approximately 4 feet in height. The portion of the bulkhead located along the northwestern property line (abutting Lake Washington) is in poor condition and portions of the bulkhead have fallen into the lake. Erosion is occurring to the soil landward of the bulkhead. The existing bulkhead is 81 feet in length, approximately 50% of the existing rocks will be replaced.

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

Plan Number: LUA15-000277

Plan Name: 192nd Street Short Plat Preapplication

Submittal Date: April 23, 2015 **Status:** Approved with Conditions

Acceptance Date: May 07, 2015 **Parcel Number:** 6623400131

Land Use Actions: Land Division (Short Plat)

Location: 110XX Block of SE 192nd Street

Contact: CRAFTSMAN SIGNATURE HOMES
ROBERT ELLIOTT
PO BOX 354
SUMNER, WA 98390
(253) 266-1128
ROBERT.ELLIOTT@CRAFTSMANSIGNATUREHOMES.COM

Owner: DWAYNE AND SHERRILL HERBEL
23821 124TH AVE SE
KENT, WA 98031

MATHEW TITUS
12329 SE 238 PL
KENT, WA 98031
(206) 334-7422

Description: The applicant is requesting Administrative Short Plat approval for the subdivision of an existing 21,953 square foot (0.50 ac) vacant lot into two lots for the future construction of single family residences. The project site is located within the Residential-8 dwelling units per acre (R-8) zone. Proposed Lot 1 would have an area of 11,135 square feet and Lot 2 would have an area of 10,022 square feet. Access to the site is proposed via two access easements with a combined width of 34 feet, over the western portion of the property, off of SE 192nd Street, a City of Kent right-of-way. The City of Kent requires a 5-foot right-of-way dedication along SE 192nd Street, any frontage improvements required along SE 192nd Street would be reviewed and approved by the City of Kent. No critical areas are mapped on the project site.

Planner: Jill Ding

Dev. Eng. Reviewer: Jan Illian

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

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA15-000308

Plan Name: Marok Driveway Variance

Submittal Date: May 08, 2015 **Status:** Approved with Conditions

Acceptance Date: May 08, 2015 **Parcel Number:** 3294700125

Land Use Actions: Variance (Administrative)

Location: 910 RENTON AVE S

Owner: GURPREET MAROK

(206) 612-1939
GURPREET.MAROK@GMAIL.COM

IQBAL MAROK
23408 30TH AVE S
KENT, WA 98032
(206) 371-7044
GURPREET.MAROK@GMAIL.COM

Description: The applicant is requesting and Administrative Variance for the construction of a new driveway for a new single family residence. The proposed driveway would have a maximum grade of 20 percent, which exceeds the maximum permitted grade of 15 percent per RMC 4-4-080. The project site is located within the Residential-8 dwelling unit per acre (R-8) zoning designation and totals 8,450 square feet in area. A new single family residence is currently under construction (permit B12001783). A high coal mine hazard area, moderate landslide hazard area, erosion hazard, and sensitive slopes (grades between 25 and 40 percent) are mapped on the project site.

Application fees waived by Chip - JD 5/8/15

Planner: Jill Ding

Dev. Eng. Reviewer:

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

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA15-000489

Plan Name: Selland-Thorpe Residential Joint Use Pier

Submittal Date: June 26, 2015 **Status:** Approved with Conditions

Acceptance Date: January 14, 2016 **Parcel Number:** 0518500450
0518500460

Land Use Actions: Shoreline Management (Shoreline Substantial Development)

Location: 4017 WILLIAMS AVE N
4023 WILLIAMS AVE N

Applicant: JAMES THORPE
4023 WILLIAMS AVE N
RENTON, WA 98056

MARK SELLAND
4017 WILLIAMS AVE N
RENTON, WA 98056

MARK SELLAND
4267 WILLIAMS AVE N
RENTON, WA 98056
(858) 794-9662
MSELLAND@DMSOLUTIONS.COM

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 pier and two free-standing boat lifts in association with two single-family homes on the shore of Lake Washington, a Shoreline of Statewide Significance. The proposed project site encompasses two lots (5,634 and 5,571 square feet) with a total area of 11,205 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. The pier would have fully grated thruflow decking, 4 dock lights connected to 4017 Williams Ave N, and a dock ladder at the waterward end. The shoreline is armored with a concrete and steel bulkhead and the landward section of the pier would be supported by the existing concrete bulkhead. An existing shared concrete stair walkway would provide access through the vegetation buffer along the shoreline. Nine native shrubs will be added along the concrete bulkhead shoreline in addition to two Shore Pine trees as project mitigation. The applicant submitted a Biological Evaluation/Lake and Stream Study Report.

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

Plan Number: LUA15-000496

Plan Name: Lincoln Short Plat

Submittal Date:	June 29, 2015	Status: Approved with Conditions
Acceptance Date:	July 09, 2015	Parcel Number: 3345700215
Land Use Actions:	Land Division (Short Plat)	
Location:	3616 LINCOLN AVE NE	
Applicant:	MONSEF DONOGH DESIGN GROUP 2806 NE SUNSET BLVD, #F RENTON, WA 98056 (206) 430-2738	
Contact:	ENCOMPASS ENGINEERING & SURVEYING CHAD ALLEN 165 NE JUNIPER ST ISSAQUAH, WA 98027 (425) 392-0250 CALLEN@ENCOMPASSES.NET	
Owner:	HIGHLAND REAL ESTATE, LLC 138 W LAKE SAMMAMISH PKWY SE BELLEVUE, WA 98008 XH REALTY, INC. 138 W LAKE SAMMAMISH PKWY SE BELLEVUE, WA 98008	
Description:	<p>The applicant is requesting Administrative Short Plat approval for the subdivision of an existing 22,592 square foot lot into two lots. The project site is located within the Residential - 8 (R-8) dwelling units per acre zone. An existing single family residence is proposed to remain on Lot 1. An existing sports court is proposed to be removed to allow for the future construction of a single family residence on new Lot 2. Proposed Lot 1 would total 12,646 square feet in area and Lot 2 would total 9,946 square feet. Access to Lot 1 would remain off of Lincoln Avenue NE via the existing driveway. Access to Lot 2 is proposed via a new residential driveway off of NE 36th Street. A moderate landslide hazard area is mapped on the northeast and northwest corners of the project site. An Aquifer Protection Area Zone 2 is mapped off-site to the south.</p>	
Planner:	Jill Ding	
Dev. Eng. Reviewer:	Rohini Nair	
Zoning:	COMP-RSF R-8	Comprehensive Plan - Residential Single Family Residential - 8 DU/AC

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA15-000509

Plan Name: Lakeridge on 22nd St Rear Yard Setback Variance

Submittal Date: July 01, 2015 **Status:** Approved with Conditions

Acceptance Date: July 09, 2015 **Parcel Number:** 0423059141

Land Use Actions: Variance (Administrative)

Location: Vacant parcel on NE 22nd St east of Edmonds Ave NE

Applicant: 14734 NE 10TH ST LLC
IOSSIF ROZENBLAT
5414 NE 2ND CT
RENTON, WA 98059

Contact: KC O'CONNER
5415 NE 2ND CT
RENTON, WA 98059

Owner: 2602 NE 22ND ST LLC
5415 NE 2ND CT
RENTON, WA 98059-5189
(425) 789-6326

Description: The applicant is requested a variance from single-family residential rear yard setback distance from an access easement per RMC 4-2-110A Development Standards for Residential Zoning Designations, where a rear yard setback of 20 feet is required from an access easement within the zone. The applicant requests a setback of 5 feet. The subject vacant property is 8,500 sf in area with a 20-foot wide shared access easement along the northern boundary where access easement connects to Edmonds Ave NE. The property is located in the Residential-8 (R-8) zone designation, is located in the Aquifer Protection zone, and has slopes between 15 and 25 percent.

Planner: Kris Sorensen

Dev. Eng. Reviewer: Kamran Yazdidoost

Zoning: R-8 Residential - 8 DU/AC
SAD0016 East Kennydale Sewer SAD
COMP-RMD Comprehensive Plan - Residential Medium Density
SAD0025 East Kennydale Infill PH II Sewer SAD

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA15-000528

Plan Name: 4267 Williams Shoreline Exemption

Submittal Date: July 13, 2015 **Status:** Approved
Acceptance Date: July 28, 2015 **Parcel Number:** 0518500230
Land Use Actions: Shoreline Management (Shoreline Exemption)

Location: 4267 WILLIAMS AVE N

Applicant: ROBERT AND SHERRY CLINE
4627 WILLIAMS AVE N
RENTON, WA 98056
(425) 226-6888

Description: The applicant is requesting an Administrative Shoreline Permit Exemption for the maintenance and partial replanting of the 35-foot shoreline buffer landscaped area along the Lake Washington shoreline at the address 4267 Williams Ave N in the Barbee Mill residential subdivision (PID 051850023006). The subject site is Lot 23 in the northwest corner of the subdivision, approximately 5,805 square feet in area, and is located within the Residential-10 (R-10) zone designation. The exemption request would allow replacement of dead and decaying vegetation in the permanent 35-foot shoreline landscape area. The area of work is approximately 2,600 square feet with replacement of approximately 50 plants, and the addition of 143 plants consisting of shrubs, ground cover, perennials, and grasses from the approved Barbee Mill Plat and shoreline buffer landscaping plan plant lists. The existing pervious joint walkway between the subject lot and abutting lot to the south would be kept for joint access to the shoreline. Two areas along the shoreline would be improved with stone steps, one being at the base of the joint access walkway. No gas or powered equipment would be used as part of project installation. No fill or excavation is proposed. The work area is approximately 15 feet from the lake ordinary high water mark.

Planner: Kris Sorensen

Dev. Eng. Reviewer:

Zoning: COMP-RHD Comprehensive Plan - Residential High Density
R-10 Residential - 10 DU/AC

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CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA15-000558

Plan Name: Sidhu Short Plat

Submittal Date: July 20, 2015 **Status:** Approved with Conditions

Acceptance Date: July 24, 2015 **Parcel Number:** 7222000511
7222000512

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

Location: 223 S 19TH ST

Contact: PLOG CONSULTING
MARK PLOG
5628 AIRPORT WAY S, #144
SEATTLE, WA 98108
(206) 420-7130
MSP@PLOGCONSULTING.COM

Owner: HARMINDER SIDHU
11124 SE 264TH PL
KENT, WA 98030
(253) 796-1895

Description: The applicant is requesting approval of a 3-lot short plat, SEPA Environmental Review and a street modification for the future development of two (2) new single-family homes. The project site consists of two (2) existing parcels that total 28,500 square feet (0.65 acres). The existing lots are located at the SW corner of Lake Ave S and S 19th St (APN's 7222000511 and 7222000512) within the Residential-6 dwelling units per acre (R-6) zone. The project would retain the existing 1,930 SF residential structure at 223 S 19th Street. The proposed new lots would range in size from 8,886 SF to 10,467 SF in area with an average lot size of 9,500 SF. The residential density would be 5.15 dwelling units per net acre. Access to the three new parcels would be via individual driveway approaches from S 19th Street. Half-street frontage improvements will be completed along S 19th Street. The site includes 3,120 SF of steep slope area. There are 21 trees on-site and the applicant is proposing to retain 17 trees. The site topography is relatively level within the developed area of the existing residence and descends from the existing residence to the west and south. There are two areas on the site where the slopes exceed 40%. The proposed drainage system would connect to impervious surfaces to infiltration facilities (dry wells) with overflow to the tightline system that conveys flow to the downhill wetland. The applicant has submitted an Arborist Report, Geotechnical Engineering Study, and a Preliminary Technical Information Report with the application.

A Preliminary Coal Mine Hazard Assessment by Icicle Creek Engineers, Inc. (dated October 21, 2015) was submitted on November 13, 2015 and an updated Geotechnical Engineering Study was submitted on April 12, 2016.

Planner: Clark Close

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Dev. Eng. Reviewer: Brianne Bannwarth

Zoning: R-6 Residential - 6 DU/AC
COMP-RMD Comprehensive Plan - Residential Medium Density

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA15-000602

Plan Name: Lui Additional Animals Permit

Submittal Date: August 07, 2015 **Status:** Approved with Conditions

Acceptance Date: September 01, 2015 **Parcel Number:** 2296500131

Land Use Actions: Keeping of Animals (Additional Animals)

Location: 2413 MEADOW AVE N

Applicant: MICHAEL LUI
2413 MEADOW AVE N
RENTON, WA 98056
(206) 409-0500
MLUI14@HOTMAIL.COM

Owner: MICHAEL LUI
2413 MEADOW AVE N
RENTON, WA 98056
(206) 409-0500
MLUI14@HOTMAIL.COM

Description: The applicant is requesting an additional animals permit in order to keep 1 additional dog than the maximum of 3 allowed per code on the premises located at 2413 Meadow Ave N (parcel number 2296500131). All 4 dogs are Shih Tzus, and all are approximately under 10 pounds each. The property is a total of 9,900 square feet. A 5 foot tall wood fence exists around the entire rear yard area. A small enclosed dog run (approximately 7 feet x 10 feet) is currently installed on the south portion of the property, between the side of the house and the south property line. This dog run is connected to an indoor dog house by a pet gate that the dogs can use to freely access both the indoors and enclosed outdoor dog run. The applicant has indicated that all 4 dogs wear bark collars to prevent barking.

Planner: Angelea Weihs

Dev. Eng. Reviewer:

Zoning: R-6 Residential - 6 DU/AC
COMP-RMD Comprehensive Plan - Residential Medium Density

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA15-000607

Plan Name: N 30th St and Burnett Ave N Storm System Improvements

Submittal Date: August 10, 2015 **Status:** Approved

Acceptance Date: October 09, 2015 **Parcel Number:**

Land Use Actions: Environmental Review (Project), Environmental SEPA Review

Location: ROW in Vicinity of Burnett Ave N and N 30th St

Applicant: CITY OF RENTON
JOSEPH FARAH

(425) 430-7205
JFARAH@RENTONWA.GOV

Description: The applicant, the City of Renton, is requesting Environmental (SEPA) Review to replace and extend below ground stormwater system lines and catch basins. The project vicinity is located along N 30th St between Burnett Ave N and Park Ave and along Burnett Ave N between N 30th St and N 32nd St within the Residential-8 zone designation. The project would increase the capacity of the storm water drainage system and reduce flooding at the local sag point on N 30th St near 1104 N 30th St by conveying runoff that would otherwise drain to an undersized and difficult to maintain drainage system. Surrounding properties are single-family residences. The existing line is approximately 180 linear feet in N 30th St. The replacement and new 12 to 18-inch diameter pipe would be approximately 1,500 linear feet, covers a 13.5-acre drainage area and would connect with the existing storm system at the intersection of N 32nd St and Burnett Ave N. Discharge is to Lake Washington and the discharge location would not change. During construction, the street parking area would be used for storing construction equipment and materials and access to local driveways would be maintained, except when construction needs to cross or block a driveway. All disturbed streets and sidewalks would be restored to existing improvements and parking. The new conveyance system would be in the public right-of-way in a trench approximately 5 feet wide and 4 to 9 feet deep. Approximately 1,500 cubic yards of soil is to be excavated. Backfill would be brought to the site. The slope of the pipe ranges from 1 to 12 percent. There are no critical areas in the area except a small area of sensitive slopes in the street right-of-way at the addresses 1003 and 1007 N 30th St. No trees would be impacted. A Geotechnical Report, Environmental Checklist, and preliminary plan and profile were provided.

Planner: Kris Sorensen

Dev. Eng. Reviewer: Vicki Grover

Zoning: R-8 Residential - 8 DU/AC

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA15-000626

Plan Name: Building Permit 323 Stevens Ave SW

Submittal Date:	August 20, 2015	Status: Approved with Conditions
Acceptance Date:	September 03, 2015	Parcel Number: 2143700323
Land Use Actions:	Variance (Administrative)	
Location:	323 STEVENS AVE SW	
Applicant:	HOSPITALITY STONES DBA OMNIA HOMES JASKARAN (SUNNY) SINGH 5313 HIGHLAND DR SE AUBURN, WA 98092 (206) 604-2600 HSGCHOMES@GMAIL.COM	
Contact:	PLAT AND SITE CIVIL DESIGN DENNIS ALFREDSON 37702 280TH PL SE ENUMCLAW, WA 98022	
Owner:	RENTON 6 LLC 19205 56TH AVE W LYNNWOOD, WA 98036	
Description:	<p>Applicant is requesting an administrative Variance for the construction of a driveway with a 38 percent grade. The maximum driveway grade permissible is 15 percent. The project site is located within the Residential-8 (R-8) zone and totals 15,256 square feet in area. A new single family residence is currently under construction on the project site under permit number B14001466. Protected slopes (slopes with grades exceeding 40 percent) are located on the north central portion of the project site and a high landslide hazard area is mapped across the project site. Access to the site is proposed via a driveway off of Stevens Avenue SW.</p>	
Planner:	Jill Ding	
Dev. Eng. Reviewer:	Jan Illian	
Zoning:	R-8 COMP-RMD	Residential - 8 DU/AC Comprehensive Plan - Residential Medium Density

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA15-000695

Plan Name: Kinkade Crossing Plat

Submittal Date: September 22, 2015 **Status:** Approved with Conditions

Acceptance Date: January 05, 2016 **Parcel Number:** 3223059303

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

Location: 17709 116TH AVE SE

Contact: PK ENTERPRISES
PHILLIP KITZES
23035 SE 263RD ST
MAPLE VALLEY, WA 98038
(206) 227-7445
PKENTERPRISES_MV@COMCAST.NET

Owner: NORDIC RIDGE, LLC
ROBERT FITZMAURICE
15 LAKE BELLEVUE DR, 102
BELLEVUE, WA 98005
(425) 869-1300
ROBERT@TAYLORDEVELOPMENT.COM

Description: 9-25-15: The applicant has submitted a proposal requesting Preliminary Plat, SEPA Environmental Review and two (2) road modifications for approval of a 17-lot subdivision. The 3.63 acre site is located at 17709 116th Ave SE (APN 3223059303) within the Residential-8 zoning district. The parcel would be divided into 17 residential lots, a storm drainage tract, a park tract, and a shared driveway tract. The drainage tract measures 17,680 square feet (sf) and consist of a stormwater pond located in the northeast corner of the site. The applicant would dedicate 43,771 sf for public right-of-way to serve the new lots. The proposed lots would range in size from 5,000 sf to 6,695 sf with an average lot size of 5,376 sf. The plat would result in a net density of 6.2 du/ac. Access to the site would be gained by extending the residential access road (SE 177th Pl) to the east to connect to 116th Ave SE. An additional north south limited access road would provide access to the lots. No critical areas have been identified onsite. Soils consist of loose to very dense silty sand with gravel. The soil generally becomes denser with depth. The site slopes generally northeast at gradients of about 10% with an elevation change across the site of approximately 30 feet. All existing improvements and buildings will be demolished or removed during plat construction. The applicant has proposed to retain four (4) of the 25 significant trees onsite. The applicant has submitted a Technical Information Report, Arborist Report and a Geotechnical Engineering Study with the application.

12-17-15: The applicant is requesting a Preliminary Plat (revised on December 15, 2015) in order to subdivide a 3.63 area property into 17 lots and two (2) tracts for the future construction of single family residences. The project site is located at 17709 116th Ave SE, Renton, WA. The development includes two tracts, a stormwater

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

drainage tract (Tract "B") and a landscaping tract (Tract "A"). The project site is located within the Residential-8 zoning designation. The site contains an existing single family residence and accessory structures, which are proposed to be removed. The proposed lot sizes would range in area from 5,000 sq. ft. to 7,818 sq. ft. Access to the proposed lots is planned via extending the residential access road (SE 177th Pl) to the east with half-street connection to 116th Ave SE; an additional north south road would provide access to the majority of the lots. No critical areas have been mapped on the project site.

Planner: Clark Close

Dev. Eng. Reviewer: Brianne Bannwarth

Zoning: R-8 Residential - 8 DU/AC
COMP-RMD Comprehensive Plan - Residential Medium Density

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA15-000745

Plan Name: 168 Development Short Plat

Submittal Date:	October 09, 2015	Status:	In Review
Acceptance Date:	March 15, 2016	Parcel Number:	2923059038 8637100440
Land Use Actions:	Land Division (Short Plat), Environmental SEPA Review, Administrative Site Plan Review		
Location:	16826 108TH AVE SE		
Applicant:	KEVIN SU 4908A S THISTLE ST SEATTLE, WA 981184651		
Contact:	STEVE WU 8822 NE 178TH ST BOTHELL, WA 98011 (206) 795-5674 WU868GOOD@OUTLOOK.COM		
Owner:	YING WEI 4908 S THISTLE ST SEATTLE, WA 98118 (206) 355-8668 ZHAO SU 4908 S THISTLE ST SEATTLE, WA 98118 (206) -35-5-86X68		
Description:	<p>The applicant is requesting approval of a rezone, SEPA Environmental Review, 4-lot short plat, site plan review, and two street modifications. The site is roughly 32,681 square foot (0.75 acres) and would be for the future development of three (3) new multi-family town houses. The existing single-family home would be retained in-place along 108th Ave SE. The site is located at 16826 108th Ave SE (APN's 2923059038 and 8637100440) within the Residential-14 (R-14) and Residential-10 (R-10) zoning districts. The requested rezone of the 3,571 SF lot would rezone the parcel from R-10 to R-14. The proposed residential lots range in size from 4,125 SF to 9,269 SF in area with an average lot size of 6,180 SF. The site would also contain a common area tract that is 1,141 SF and a shared driveway tract that is 5,060 SF. The residential density is 11.7 dwelling units per net acre. Access to the site would be from a single shared driveway access along the south property line from 108th Ave SE. The applicant is also requesting a modification from street improvements to retain the existing half-street frontage improvements along 108th Ave SE and a road modification to allow a shared driveway in excess of 200 feet. The applicant has submitted an Arborist Report, Geotechnical Engineering Study and a Preliminary Technical Information Report with the application.</p>		

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Planner: Clark Close

Dev. Eng. Reviewer: Ian Fitz-James

Zoning: R-14 Residential - 14 DU/AC
COMP-RHD Comprehensive Plan - Residential High Density
R-10 Residential - 10 DU/AC

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA15-000766

Plan Name: Syrbu II Short Plat

Submittal Date: October 21, 2015 **Status:** Approved with Conditions

Acceptance Date: November 02, 2015 **Parcel Number:** 7227800655

Land Use Actions: Land Division (Short Plat)

Location: 613 INDEX AVE NE
615 INDEX AVE NE

Contact: J. HANSON CONSULTING LLC
JIM HANSON
17446 MALLARD COVE LN
MT. VERNON, WA 98274
(360) 840-9519
JCHANSON@FRONTIER.COM

Owner: VYACHESLAV AND NATALYA SYRBU
1917 JONES AVE NE
RENTON, WA 98056

VYACHESLAV AND NATALYA SYRBU
1917 JONES AVE NE
RENTON, WA 98056

Description: The applicant is requesting Preliminary Short Plat approval for the subdivision of an existing 9,632 square foot (0.22 acre) lot, zoned Residential-10 (R-10), into two lots. An existing duplex is proposed to be removed from the project site and single family residences would be constructed on the new lots. Proposed Lot 1 would have an area of 4,793 square feet and Lot 2 would have an area of 4,842 square feet. The proposed lots would both have areas of 4,816 square feet. Access to the new lots is proposed via residential driveways off of Index Avenue NE. No critical areas are mapped on the project site. Preliminary Short Plat approval was previously granted on the project site under LUA08-119, however the application expired. As part of the previous short plat approval, a fee in lieu of constructing frontage improvements was granted.

Planner: Jill Ding

Dev. Eng. Reviewer: Jan Illian

Zoning: COMP-RHD Comprehensive Plan - Residential High Density
SAD0002R East Renton Interceptor SAD Residential
R-10 Residential - 10 DU/AC
SAD0002C East Renton Interceptor SAD Commercial

CURRENT PROJECTS LIST

CATEGORY: SINGLE-FAMILY RESIDENTIAL

Plan Number: LUA15-000859

Plan Name: Lund Short Plat II

Submittal Date:	December 10, 2015	Status:	Recorded
Acceptance Date:	February 01, 2016	Parcel Number:	0088000177 0088000179
Land Use Actions:	Land Division (Short Plat)		
Location:	11317 SE 162ND ST 11323 SE 162ND ST 16203 114TH AVE SE, LOT		
Contact:	JK MONARCH FRED HERBER PO BOX 188 PUYALLUP, WA 98371 (253) 840-5660 FRED@JKMONARCH.COM		
Owner:	HCH LUND LLC PO BOX 188 PUYALLUP, WA 98371		
Description:	2/1/2016: Final Short Plat submittal for Lund II Short Plat. Original Description: The applicant is requesting Administrative Short Plat approval for the subdivision of an existing 10,548 square foot (0.24 acre) vacant lot zoned Residential-8 (R08) into two lots for the future construction of single family residences. Each new lot would total 5,724 square feet in area. Access to Lot 1 would be provided via a residential driveway off of SE 162nd Street. Lot 2 would be a corner lot and access would be provided via a residential driveway off of either SE 162nd Street or 114th Avenue SE. The applicant submitted a street modification approval (LUA15-000754) to utilize the existing frontage improvements in lieu of installing new landscaping, sidewalk, curb and gutter along the project frontage. Sensitive slopes are mapped on the project site. The project site was originally created via a short plat processed under King County (recording no. 200070919900008) and subsequent City of Renton Lot Line Adjustment (recording no. 20140728900008).		
Planner:	Jan Illian		
Dev. Eng. Reviewer:	Jan Illian		
Zoning:	R-8 COMP-RMD	Residential - 8 DU/AC Comprehensive Plan - Residential Medium Density	