

#### **ECONOMIC & COMMUNITY DEVELOPMENT**

Ben Wolters, Director

## **PLANNING SERVICES**

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STAFF REPORT FOR HEARING EXAMINER MEETING OF November 20, 2013

FILE NO: PAULSON SUBDIVISION

SU-2013-2 KIVA #RPP3-2131638

APPLICANT: Dan Birk

Seattle Builders Group III

5175 S Spencer St Seattle, WA 98118

REQUEST: A request to subdivide a 2.07 acre site into 10

single family lots.

STAFF

REPRESENTATIVE: Erin George, AICP

STAFF

<u>RECOMMENDATION</u>: APPROVAL WITH CONDITIONS

## I. GENERAL INFORMATION

#### A. Description of the Proposal

The applicant proposes to subdivide 2.07 acres into ten (10) single family residential lots with associated recreation and stormwater tracts. There are several existing sheds on the property that will be removed. Access to the new lots will be provided via a new private road connecting to  $116^{\rm th}$  Avenue Southeast. No sensitive areas have been identified on the site.

## B. <u>Location</u>

The subject property is located on the west side of 116<sup>th</sup> Avenue Southeast at approximately Southeast 253<sup>rd</sup> Place and is identified by King County Parcel Number 2022059254.



# C. <u>Size of Property</u>

The subject property is 2.07 acres in size.

# D. Zoning

The site is zoned SR-6, Single Family Residential, which allows 6.05 dwelling units per acre. Adjacent properties surrounding the site are also zoned SR-6.

# E. <u>Land Use</u>

The City of Kent Comprehensive Land Use Map designates the site as SF-6 Single Family Residential, six units per acre. Adjacent properties surrounding the site are also designated SF-6. Existing development surrounding the site consists of single family homes to the east and

south. A church is located to the north and a partially built subdivision (Morford Meadows South) is located to the west.

## F. <u>History</u>

The subject property was annexed to the City of Kent in 1976 as part of the Plemmons annexation (Ordinance No. 1969).

A lot line adjustment was recorded in December of 2012. This preliminary plat application (SU-2013-2, KIVA #2131638) was received by the City of Kent on May 7, 2013. This review of the Paulson Subdivision is based on the revised preliminary plat map received on November 1, 2013.

#### II. ENVIRONMENTAL CONSIDERATIONS

## A. Environmental Assessment

A Determination of Nonsignificance (#ENV-2013-10) for the 10-lot subdivision was issued on October 29, 2013. A copy of this DNS is part of the record for this plat application. As of the date of this staff report, no appeals to this decision have been filed.

#### B. <u>Significant Physical Features</u>

# Topography, Wetlands and Vegetation

The site is relatively flat with an overall six percent slope towards the southwest. The steepest slope on site is approximately 20 percent in the northwest portion of the property.

The vegetation on site consists of deciduous and evergreen trees, shrubs and grass. Pursuant to Kent City Code Section 15.08.240, tree retention is required and will be accommodated by retaining 24 percent of the total diameter of significant trees. Those trees to be retained will be located within the recreation space and the rear yards of Lots 9 and 10. Additionally, new landscaping will be planted in a 10-foot wide tract along 116<sup>th</sup> Avenue Southeast and around the perimeter of the stormwater tract.

No critical areas have been identified on the site.

## C. <u>Significant Social Features</u>

#### 1. Street System

The proposed development project will take its primary access from 116<sup>th</sup> Avenue Southeast via a new private road. The development will add an estimated 100 daily and 10 PM peak hour trips to the public street system, based on the Institute for Transportation Engineers Trip Generation Manuals for Land Use Code No. 210. Per City of Kent ordinance 3992, this project will pay Traffic Impact Fees to mitigate for the increased trips. The proposed project will also be constructing road frontage improvements along 116<sup>th</sup> Avenue Southeast in accordance with the requirements in the Kent Design and Construction Standards.

#### 2. <u>Water System</u>

All homes within the proposed plat will be connected to the public water system provided by the City of Kent.

## 3. <u>Sanitary Sewer System</u>

All homes within the proposed plat will be connected to the public sanitary sewer system provided the City of Kent.

#### 4. Stormwater System

Stormwater runoff from rooftops, driveways and roads within the subdivision will be conveyed to an on-site treatment and detention facility. The development located immediately west of this property (Morford Meadows South) contains an existing detention facility that will be enlarged to accommodate the additional stormwater volume pursuant to a private stormwater easement agreement. Following treatment and detention, runoff will be released into the existing storm system that runs south to SE 254<sup>th</sup> Place.

#### III. CONSULTED DEPARTMENTS AND AGENCIES

The following departments and agencies were advised of these applications:

Economic Development Division
Public Works Department
Parks & Community Services
City Attorney
Century Link
King Co. Wastewater Treatment
King Co. Public Health
Washington State Dept. of Ecology
King Co. Transit Division

Police Department Fire Department City Clerk Kent School District Puget Sound Energy The Notice of Application was issued on May 17, 2013 and published in the Kent Reporter. As the applicant did not get the notice board put up in time, a Revised Notice of Application was issued on June 14, 2013 with a revised comment period. The revised NOA was also published in the Kent Reporter and posted on site on June 14, 2013. In addition to the above, all persons owning property which lies within 300 feet of the site were notified of the public hearing.

No public comments were received.

#### IV. PLANNING SERVICES REVIEW

#### A. Comprehensive Plan

The City of Kent has adopted a revised Comprehensive Plan pursuant to the Growth Management Act (Ordinance #3698 – July 2004). The goals and policies of the Comprehensive Plan represent an expression of community intentions and aspirations concerning the future of Kent and the area within the potential annexation area. The Comprehensive Plan is used by the Mayor, City Council, Land Use and Planning Board, Hearing Examiner and City departments to guide decision-making relative to development and capital facility spending.

The City of Kent Comprehensive Plan is comprised of eleven elements which contain written goals and policies as well as a land use map. The proposed subdivision supports the following goals and policies of the Plan:

# LAND USE ELEMENT

The Land Use Element of the plan contains a Land Use Plan Map, which designates the type and intensity of land uses throughout the city, as well as in the entire potential annexation area. The Land Use Plan Map designates the subject property as SF-6, Single Family Residential which allows six units per acre. In addition to the Land Use Plan Map, the Land Use Element also contains goals and policies relating to the location, density, and design of future development in the City.

Policy LU-9.1: Where appropriate, establish urban residential

densities of at least four (4) units per net developable acre in order to adequately support

urban densities.

Policy LU-9.4: Locate housing opportunities with a variety of

densities within close proximity to employment,

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shopping, transit, and where possible, near human

and community services.

Goal LU-10: Provide opportunities for a variety of housing

types, options, and densities throughout the City and the Potential Annexation Area to meet needs

of the region's changing demographics.

Policy LU-10.4: Allow single family housing on a variety of lot

sizes. Locate smaller lot sizes within close proximity of the Urban Center or Activity Centers

wherever possible.

## Planning Services Comment:

The proposed subdivision is supported by relevant goals and policies contained within the Land Use Element of the Comprehensive Plan. The development proposed through this subdivision request seeks to establish residential lots at a density of approximately 4.83 units per acre, which is sufficient to support urban services and infrastructure. The proposed location is easily served by existing urban services and is in convenient proximity to commercial areas near SE 256<sup>th</sup> Street and 104<sup>th</sup> Avenue SE. The land use plan supports the development of close-in vacant or underdeveloped properties, which limits further urban sprawl on the edges of the planning area. Also, one of the objectives of the comprehensive plan is to provide a wide variety of housing types and opportunities to accommodate projected population growth without converting single family lands to multifamily residential. A subdivision on underdeveloped, single family zoned land is consistent with this objective.

#### HOUSING ELEMENT

The primary goal of the housing element is to meet the current and future need for housing in the Kent area. The ability to obtain affordable housing is essential to a stable, healthy, and thriving community.

Goal H-2: Promote the organization and enhancement of

neighborhoods and provide the opportunity for comfortable and well-maintained housing for all

citizens.

Policy H-2.3: Provide an appropriate mix of housing styles and

choices, allowing for different types of housing

from neighborhood to neighborhood.

Policy H-2.5: Require developments to provide their fair share of

on-site and off-site improvements needed as a

result of the development.

Goal H-5: Increase housing opportunities through a diversity

of housing types and the innovative use of

residential and commercial land.

Policy H-5.2: Provide a sufficient amount of land zoned for

current and projected residential needs including, but not limited to, assisted housing, housing for low income households, single family housing, and

small lot sizes.

Policy H-5.3: Promote diversity of housing types affordable to a

range of income levels and cultural/ethnic

diversity.

Goal H-7: Encourage flexibility and innovative site and

building design for a variety of housing

developments to expand home ownership.

# Planning Services Comment

The proposed subdivision is supported by relevant goals and policies contained within the Housing Element of the Comprehensive Plan. The overall density for the project as mentioned above is proposed at an acceptable level to support urban services, and supports projected population growth and the changing demographics of the City. Appropriate services, including, but not limited to, fire, police, medical services, neighborhood shopping and child care are easily accessible to neighborhood residents upon development of the subject property.

#### TRANSPORTATION ELEMENT:

Goal TR-1: Coordinate land use and transportation planning to

meet the needs of the City consistent with the Growth

Management Act.

Policy TR-1.6: Coordinate new commercial and residential

development in Kent with transportation projects to assure that transportation facility and service capacity is sufficient to accommodate the new development.

# **Planning Services Comment:**

The Growth Management Act requires consistency between land use and transportation planning. As noted, the Land Use Plan identifies the area of this proposal as SF-6 Single Family Residential. The Public Works Department has identified improvements to the local transportation network necessary to accommodate the proposed development. These improvements will be required for this subdivision.

# B. <u>Zoning Code</u>

All lots in the proposed subdivision are subject to the Zoning Code requirements for the SR-6, Single Family Residential, zoning district. On April 5, 2007 the City Council adopted ordinance 3830 which includes changes to residential development standards within the zoning code relating to permitted uses, landscaping, tree preservation, building setbacks, building design, as well as lot size and width.

The revised development standards require a 10-foot landscape tract along roads that do not provide access to the proposed lots. The applicant has provided a 10-foot landscape tract along 116<sup>th</sup> Ave SE to meet the landscaping requirement. In addition, the new standards require that 50 percent of lots provide side setbacks with a sum total of 16 feet. The remaining 50 percent may have five foot setbacks provided that life safety measures are provided. As proposed, Lots 1, 2, 5, 7, 8 and 10 provide side yard setbacks with a sum total of 16 feet. The remaining lots provide five foot side yard setbacks. The minimum lot size for new lots within the SR-6 zone is 3,000 square feet with a minimum lot width of 30 feet. All proposed lots within the subdivision meet the minimum lot size and width requirements for the SR-6 zone. The proposal meets the minimum 15 percent tree retention requirement by retaining 24 percent of the total diameter of significant trees. Those trees to be retained will be located within the recreation space and the rear yards of Lots 9 and 10.

## C. <u>Standards for Granting a Subdivision</u>

The purpose of the City of Kent Subdivision Code is to provide rules, regulations, requirements, standards and procedures for subdividing land in the City of Kent, ensuring that the highest feasible quality in subdivisions will be attained; that the public health, safety, general welfare, and aesthetics of the City of Kent shall be promoted and protected; that orderly growth, development, and the conservation, protection and proper use of land shall be promoted; that proper provisions for all public facilities, including connectivity, circulation, utilities, and services shall be made; that maximum advantage of site characteristics shall be taken into consideration; and that the process

shall be in conformance with provisions set forth in the City of Kent Zoning Code and Kent Comprehensive Plan (KCC 12.04.015).

The procedures regulating subdivisions are established to ensure quality development which promotes orderly and efficient growth, the conservation and proper use of land; protects the public health, safety, general welfare, and aesthetics of the city; makes adequate provisions for public facilities in conformance with provisions set forth in KCC Title 15, Zoning, Title 6, Public Works, Title 7, Utilities, and the Kent comprehensive plan; and complies with the provisions of this chapter and Chapter 58.17 RCW (KCC 12.04.103).

As evidenced by the General Information in Section I. and the following responses to the criteria for approving subdivisions, the proposal is in general conformance with the Kent Subdivision Code.

Furthermore, Section 12.04.180 of the Kent Subdivision Code indicates that a subdivision shall not be approved unless the City finds that:

- 1. Appropriate provisions have been made for:
  - a. The public health, safety and general welfare of the community;

As proposed, the public health, safety, and general welfare of the community are protected and provided for by compliance with all relevant development regulations pertaining to this application for a short subdivision. By implementation of all required development regulations, the applicant shall provide a safe, orderly and beneficial development.

b. Protection of environmentally sensitive lands and habitat;

An environmental checklist was submitted and reviewed by the City which identified environmental impacts associated with this subdivision proposal. A Determination of Non-Significance was issued on October 29, 2013. No critical areas have been identified on site.

c. Potable water supplies;

All homes within the proposed plat will be connected to water service provided by the City of Kent.

# d. Sanitary wastes;

All homes within the proposed plat will be connected to sanitary sewer service provided by the City of Kent.

## e. Other public utilities and services, as deemed necessary;

Power and natural gas lines will be installed during plat construction. Garbage service will be established by the individual residents.

# f. Stormwater facilities and conveyance systems;

Stormwater runoff from rooftops, driveways and roads within the subdivision will be conveyed to an on-site treatment and detention facility. The development located immediately west of this property (Morford Meadows South) contains an existing detention facility that will be enlarged to accommodate the additional stormwater volume pursuant to a private stormwater easement agreement. Following treatment and detention, runoff will be released into the existing storm system that runs south to SE 254<sup>th</sup> Place.

#### g. Open spaces;

Provisions for open space will be made through the development of a community park within the proposed subdivision as discussed in section (h) below. A second open space tract of 3,104 square feet (Tract B) is proposed in the western portion of the subdivision that is separate from the community park referenced in section (h) below. A pedestrian walkway was initially considered for this tract, but rejected due to topography concerns and the lack of access rights because of the private road within the Morford Meadows South plat to the west. To avoid Tract B becoming an unsightly vacant tract, landscaping will be required as conditioned by this plat. Additionally, a landscape tract will be created on the east side of the development abutting 116<sup>th</sup> Avenue SE.

#### h. Community parks and recreation;

The applicant is required to provide 450 square feet of on-site recreation space per lot pursuant to KCC 12.04.060. The required amount of recreation space for this 10-lot subdivision is 4,500 square feet. The

applicant has provided a 4,507 square foot community park centrally located within the proposed subdivision (Tract C).

## Neighborhood tot lots and play areas;

Provisions for these areas will be accomplished by the community park under section h. above. The community park will be improved with children's play equipment in addition to at least one other recreation facility pursuant to KCC 12.04.060.

# j. Schools and school grounds;

The subject property lies within the Kent School District. Pursuant to KCC 12.13.160, a school impact fee will be assessed in association with the subdivision of land. The impact fee will be assessed and collected for each individual lot at the time of building permit issuance and will be based upon the adopted impact fee at that time.

#### k. Transit stops;

Mass transit service is provided by King County METRO. The nearest bus stop is located at  $116^{\text{th}}$  Avenue SE and SE  $254^{\text{th}}$  Place, approximately 250 feet south of the proposed subdivision. The nearest park and ride facility is located at Kent United Methodist Church at SE  $248^{\text{th}}$  Street and  $111^{\text{th}}$  Ave SE, approximately 0.7 miles to the northwest.

I. Connectivity of streets or roads, alleys, and other private and public ways for vehicular and pedestrian circulation and access in and between subdivisions and neighborhoods, where feasible;

A new private residential street will connect to 116<sup>th</sup> Ave SE and will terminate in a cul-de-sac. Connectivity to the west is not feasible because SE 253<sup>rd</sup> Place is a private street serving 8 lots. The City of Kent Design & Construction Standards limits the number of lots served by private streets to 9 lots. Connecting the two roads would exceed the maximum threshold, thus putting too much traffic on too narrow of a street. Widening SE

253<sup>rd</sup> Place is infeasible as homes are already constructed on both sides of the street.

m. Connectivity of sidewalks, pedestrian pathways, traffic calming features and devices, and other features that assure safe walking conditions within and between subdivisions and neighborhoods for residents and students who walk to and from school, parks, transit stops and other neighborhood services;

Sidewalks will be constructed within the development on both sides of the new street. 116<sup>th</sup> Ave SE will be improved along the property frontage to accommodate a new sidewalk. Sidewalk connectivity to the west is not feasible due to topography concerns and the lack of access rights because of the private road within the Morford Meadows South plat to the west. No pedestrian connection to the east was required at the time Morford Meadows South was subdivided.

Building lots and roadway access configured to support n. the construction of homes with diminished garage doors such that no less than fifty percent (50%) of the new lots will support construction of and access to a garage in the rear portion of the lot accessed via a common driveway between lots; or a side access garage; or a garage accessed via a rear alley; or a garage set back no less than 10 feet from the front façade of the home; or other design strategies which similarly diminish prominence of the garage and are approved by the Lots and roadways shall be planning manager. configured such that at least two of these options are supported in each new development.

The subdivision has been designed to support diminished garage doors on Lots 4-7 and 9. Lots 4-7 are configured to support setback garages. Lot 9 is configured to support a side access garage design. House footprints are conceptual at this phase and may change; therefore this plat has been conditioned to ensure that final home designs comply with the diminished garage requirement.

o. In single-family residential zoning districts, landscape buffering along all frontage streets of the subdivision that do not provide the new lots with direct vehicular access;

The proposal includes a 10-foot landscape tract along 116<sup>th</sup> Avenue SE which will be landscaped pursuant to KCC Section 12.04.245.

- 2. The City has considered all other relevant facts; and determined that the proposed plat will be in conformance with all of the criteria listed above.
- 3. The public use and interest will be served by the platting of such subdivision and dedication.
- 4. The City has considered the physical characteristics of the proposed subdivision site and may deny a proposed plat because of flood, inundation, or wetland conditions; slope, or soil stability and/or capabilities.

No restrictive physical characteristics or critical areas have been identified on site.

## D. <u>Consistency Analysis</u>

The proposed subdivision is consistent with the goals and policies of the City of Kent Comprehensive Plan.

#### Type of Land Use Allowed

The development of single family home sites is a principally permitted use on land zoned SR-6, Single Family Residential.

## 2. Level of Development Allowed

The proposed subdivision of 2.07 acres into 10 building sites is consistent with the Comprehensive Plan designation of SF-6 Single Family/6 units per acre and with the zoning designation of SR-6.

#### 3. Adequacy of Infrastructure

The proposed subdivision will place increased demands on existing transportation, water and sanitary sewer systems in the general vicinity. The project will also result in an increase of impervious surface. When fully developed, the impact of 10 new homes being occupied will result in an estimated 100 daily and 10 new PM peak hour trips to the local street system. Per City of Kent ordinance 3992, the applicant will pay Traffic Impact Fees at the time of building permit issuance to mitigate for the increased trips.

Existing water and sewer infrastructure is adequate to support the proposed new homes. In addition, a stormwater system development charge will be paid by the applicant at the time of civil construction permit issuance. A water system development charge and side sewer tap charge will be paid at the time of building permit issuance.

# 4. Characteristics of the Proposed Subdivision

The proposed subdivision, as presented, is in general conformance with the Kent City Code with respect to the required minimum lot area, minimum lot width and access to a public right-of-way.

## E. <u>Proposed Findings</u>

Planning Services has reviewed these applications in relation to the Comprehensive Plan, zoning, land use, street system, and comments from other departments and finds that:

- 1. The applicant requests preliminary plat approval to subdivide 2.07 acres into 10 single family residential lots.
- 2. The Kent Comprehensive Plan Land Use Map designates this site SF-6, Single Family Residential, 6 units per acre maximum density.
- 3. The site is currently zoned SR-6, Single Family Residential. Under the SR-6 zoning, the site is subject to development standards which include 3,000 square foot minimum lot size and 30-foot minimum lot width.
- 4. Land uses in the vicinity are generally single family residential, with a church located immediately to the north.
- 5. A Determination of Nonsignificance was issued for the plat on October 28, 2013 (#ENV-2013-10).
- 6. The site has access to 116<sup>th</sup> Ave SE.
- 7. The subject property will receive water service from the City of Kent.
- 8. The subject property will receive sewer service from the City of Kent.

## V. <u>CITY STAFF RECOMMENDATIONS</u>

Based on the merits of this request and the code criteria for granting a preliminary subdivision, staff recommends APPROVAL of the proposed Paulson preliminary plat subject to the following conditions:

- A. Prior to recording the final plat for this subdivision:
  - The owner / subdivider shall pay all known Charges in Lieu of Assessments and/or Latecomer Fees, if any, prior to scheduling the Pre-Construction Conference and/or prior to recording this subdivision, whichever comes first.
  - 2. The owner / subdivider shall provide Public Works with a digital subdivision map prepared with a CAD program. The digital information can be formatted in either \*.DWG (AutoCad) or \*.DXF (Drawing Exchange File), but must be based upon State Plane coordinates: an assumed coordinate system is not permitted. The State Plane Coordinates shall be on the NAD 83/91 datum and must relate to at least two City of Kent reference points within one half mile of the subdivision. In addition, the project shall be tied into at least two City of Kent NAD 88 vertical benchmarks and two additional permanent benchmarks shall be established within the project. The locations, descriptions and elevations of these benchmarks will be reported at the time as-built drawings are submitted along with field notes sufficient to verify the required precision.
  - The owner / subdivider shall submit and receive City approval from the Department of Public Works for engineering drawings meeting the minimum requirements of the 2009 City of Kent Design and Construction Standards (KDCS), and shall then either construct or bond for the following:
    - a. A public gravity sanitary sewer system to serve all lots.

This development will be served by the City of Kent and will be constructed to City of Kent standards and specifications.

The public sanitary sewer system shall be extended from the existing public sanitary sewer system and shall be sized to serve all off-site properties within the same service area; in addition, the sanitary sewer system shall be extended across the entire subdivision as needed to serve adjacent properties within the same service area, unless otherwise determined by the sanitary sewer purveyor.

The septic system serving the existing home(s) within the proposed subdivision, if any, shall be abandoned in accordance with King County Health Department Regulations.

b. A public water system meeting domestic and fire flow requirements for all lots.

This development will be served by the City of Kent and will be constructed to the City of Kent standards and specifications.

The public water system shall be extended and shall be sized to serve all off-site properties within the same service area; in addition, the water main extension shall be extended across the entire subdivision as needed to serve adjacent properties within the same service area, unless otherwise determined by the water purveyor.

Existing wells, if any, shall be decommissioned in accordance with the requirements of the Department of Ecology.

- c. A stormwater system. The engineering plans and technical information report (TIR) must meet the minimum requirements of the KDCS and the 2002 City of Kent Surface Water Design Manual (KSWDM). Initial guidance for is given below (See Chapter 2 of KSWDM for detailed submittal requirements):
  - (1) The engineering plans will include at a minimum:
    - Site improvement plans including all plans, details, notes and specifications necessary to construct the road, drainage, and other related improvements.
    - A temporary erosion and sedimentation control (TESC) plan reflecting the Detailed Grading Plan and the Planning Services approved Detailed Tree Plan.
    - Landscape Plans for within and surrounding the retention/detention facility. These

Landscape Plans shall meet the minimum requirements of the KDCS, the KSWDM and perimeter landscaping requirements in Kent City Code (KCC) 15.07.

- (2) A technical information report (TIR) which contains all the technical information and analysis to develop the site improvement plans shall also be included. A Geotechnical Report which analyzes the suitability of onsite soils for downspout infiltration and the proposed site development shall be included in the TIR.
- (3) The retention / detention and release standard that will be met by the subdivision is Level Two. The water quality menu that will be met by the subdivision is the Resource Stream Protection Menu.
- (4) Prior to engineering plan approval, the owner / subdivider shall execute a Declaration of Stormwater Facility Maintenance Covenant for the private portions of the drainage system. The covenant can be obtained from Development Engineering.
- d. A Detailed Grading Plan for the entire subdivision meeting the requirements of the KDCS. Initial guidance for these plans is given below:
  - (1) These plans will include provisions for utilities, roadways, retention/detention ponds, stormwater treatment facilities, and a building pad for every lot.
  - (2) These plans shall be designed to eliminate the need for processing several individual Grading Permits upon application for Building Permits: phasing of grading on a lot-by-lot basis will not be considered.
  - (3) These plans will use a 2-foot maximum contour interval, and every fifth contour line will be darker, wider and labeled in conformance to standard drafting practice.

- (4) The applicant shall minimize grading of the site and where done, the grading shall follow the natural contours as much as possible, minimizing the need for retaining walls. Retaining walls and rockeries shall meet the requirements of section 6.11.C in the KDCS Walls around detention ponds shall not exceed 50 percent of the perimeter of the pond and ponds shall be landscaped per City standards.
- e. Street Improvement Plans for 116<sup>th</sup> Avenue Southeast. These Street Improvement Plans shall meet the requirements of the KDCS, including Standard Plan # 6-3, Minor Arterial Street, for a street designated as a Minor Arterial Street with 5 lanes. Initial guidance for the necessary street improvements is given below:
  - (1) Improvements to 116<sup>th</sup> Avenue Southeast shall be designed such that pavement widening is constructed to the dimensions shown on Standard Plan 6-3 and as approved by City Staff. Per detail #6-3 the improvements on the west side shall also include combined vertical concrete curbs & gutters, a planter strip and a cement concrete sidewalk. An overlay to an approved limit will be required along the extent of the frontage improvements.
  - (2) A City-owned street lighting system. Design of the City-Owned street light system shall be provided by the applicant. The existing street lights may be used in the project design if feasible and if current City standards are met.
  - (3) All overhead electrical and/or communication utilities shall be placed underground along 116<sup>th</sup> Avenue Southeast per the requirements of the City of Kent Code Chapter 7.10 if the criteria for undergrounding in Chapter 7.10.030 are met.
  - (4) Public stormwater conveyance, detention and treatment facilities as applicable.
  - (5) The proposed intersection of the new proposed private street and 116<sup>th</sup> Avenue Southeast, identified above will require an approved intersection design that must demonstrate

- adequate entering sight distance in both directions.
- (6) Street trees and grass or landscaping shall be installed within the planting strips or tree wells. The Street Trees will be located per City of Kent Standards, and the species shall be selected from the City's Approved Street Tree List.
- f. Street Improvement Plans for the new Private Residential Street connecting to 116<sup>th</sup> Avenue Southeast and terminating with a permanent cul-de-sac bulb. The Street Improvement Plans for this street shall be designed in conformance to the requirements for a Private Street per the CKDCS Standard Plan 6-15 with sidewalk on both sides. Initial guidance for these street improvements is given below:
  - (1) The private tract containing the road serving this subdivision shall be designed as a private residential street per standard detail 6-15. Where rolled curbs are used, the thickness of the sidewalk shall be 5-inches. The cul-de-sac bulb shall be designed per standard detail 6-18.
  - (2) If the applicant chooses to include a street lighting system within the proposed private development, it should be designed to the City's standards. All electrical and maintenance bills shall be paid for by the Home Owner's Association created for this subdivision.
  - (3) A private stormwater drainage system, including provisions for collection, conveyance, detention, and treatment facilities.
  - (4) All private streets will connect to the public street system with a Private Street Approach conforming to the minimum requirements of Standard Detail 6-46. The minimum design inside turning radii for the driveway approaches serving all private streets shall be 30-feet unless otherwise approved by the Department of Public Works.
  - (5) Joint use driveways which connect to the private residential street shall be designed according to the KDCS.

- (6) Fire Lanes if any shall be marked as directed by the Fire Marshal.
- 4. The owner / subdivider shall create a Homeowner's Association for this subdivision to ensure that the property owners within this subdivision are advised of their obligation to maintain the landscaping in the planter strips, restrict parking and pay for the energy and maintenance required for the street lighting system installed in their development. In addition, the homeowners shall be advised of their obligation to share in the maintenance responsibilities of the stormwater detention facility. Those sections of the required document written to govern that association as they relate to any IntoLight Division of Puget Sound Energy street lighting systems, shall be reviewed and approved by the Department of Public Works, prior to the recording these documents.
- 5. The face of the final subdivision shall clearly identify all private streets and joint use driveways, and which lots will be served by those private streets and driveways. The face of the final subdivision will also specify that the maintenance of all private streets and joint use driveways is the sole responsibility of the property owners who are served by those private streets or joint use driveways.
- 6. Direct vehicular access to and from lots having frontage along 116<sup>th</sup> Avenue Southeast is prohibited, and the face of the final subdivision will carry the following restriction:
  - DIRECT VEHICULAR ACCESS TO AND FROM LOTS HAVING FRONTAGE ALONG 116<sup>TH</sup> AVENUE SOUTHEAST IS PROHIBITED. ACCESS FOR THESE LOTS IS RESTRICTED TO THE ADJACENT PROPOSED PRIVATE STREET.
- 7. The owner / subdivider shall deed all public rights-of-way, and otherwise convey all private and public easements necessary for the construction and maintenance of the required improvements for this subdivision development. All legal documents must be executed on City of Kent forms and must include an electronic CAD disk based on state plane format.
- 8. The owner / subdivider shall submit a Stormwater Pollution Prevention Plan (SWPPP) to the City of Kent prior to issuance of Civil Construction or clearing and grading approval. The SWPPP shall meet all the requirements of the Department of Ecology

National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit (CSWGP).

- 9. The owner / subdivider shall submit a copy of the NPDES permit coverage letter from DOE issuing a permit number and coverage under the Construction Stormwater General Permit. The letter shall be submitted to the City of Kent prior to issuance of civil construction or clearing and grading permits. The construction site shall meet all the requirements of the Department of Ecology National Pollutant Discharge Elimination System Construction Stormwater General Permit (CSWGP).
- 10. The owner / subdivider shall install mailbox clusters at locations and per standards approved by Development Engineering and the U.S. Postmaster.
- 11. The owner / subdivider shall obtain appropriate permits and remove all existing sheds and outbuildings.
- 12. Tract B shall be planted with Type III landscaping pursuant to KCC 15.07.050.
- B. Prior to the issuance of a Building Permit on any lot in this subdivision, the owner / subdivider shall:
  - 1. Record the subdivision.
  - 2. Construct all of the improvements required in Section A, above, and pay the respective fees-in-lieu-of including any mitigation (EMA or EMF) charges.
  - 3. Receive approval of the required As-Built Drawings for Street, Street Lighting, Water, Sewer, and Stormwater Management Facilities as deemed appropriate by the Department of Public Works.
  - 4. Submit to the City the executed Bill of Sale.
  - 5. Pay all transportation impact fees, school impact fees, Storm Water Utility connection fees, and any other mitigation fees applicable by code associated with the subject property.
  - 6. Demonstrate that the garages for five of the lots meet the definition of "diminished" pursuant to KCC 12.04.180.

KENT PLANNING SERVICES
November 6, 2013