

CITY OF ISSAQUAH
PLANNING DEPARTMENT
HEARING EXAMINER

March 29, 2012

APPLICATIONS: 1) PLN09-00065: Preliminary Plat
2) PLN07-00003: Clustered Housing/Development Agreement

PROJECT: Forest Heights

PROPERTY OWNER: Joseph Amedson
22522 SE 51st Street
Issaquah, WA 98029

APPLICANT: Joseph Amedson
22522 SE 51st Street
Issaquah, WA 98029

PROEJCT CONTACT: Gerald Buck
Triad Associates
12112 – 115th Avenue NE
Kirkland, WA 98034-6929

STAFF CONTACT: Jerry Lind, Senior Planner
Issaquah Planning Department
Phone: 425-837-3091
Email: jerryl@ci.issaquah.wa.us

REQUEST: A request has been made by Joseph Amedson for applications of: 1) Preliminary Plat, and 2) Clustered Housing/Development Agreement, to allow for the subdivision of 13.9 acres into 24 single family lots with 9 tracts for native growth protection easements, common open space, storm water detention, and future development. It is the upper 6.04 acres of the property that will be subdivided into the 24 lots. There are no plans at this time to developed the lower portion of the site. That section of the Amedson property may be short platted off from the Forest Heights site in the future.

Clustered Housing is requested as allowed under IMC 18.07.420 to allow the single family lots to range in size generally from 3,000 to 4,500 square feet while not exceeding the allowable density of the SF-S zone and the Development Agreement is required for clustered housing proposals over 5 acres in size. The site is included in the Talus

Urban Village expansion area. Access to the proposed 24 lots is through the street system in Talus. James Bush Road provides secondary emergency access only.

- APPROVAL PROCESS:** The proposal is a request for Preliminary Plat approval and Clustered Housing/Development Agreement approval that will allow smaller lots while not exceeding the density of the SF-S zone (4.5 dwelling units/acre). A Development Agreement is required for clustered housing projects that are over 5 acres in size and requires approval by the City Council. The public hearing for the Preliminary Plat and the Clustered Housing/Development Agreement are being heard concurrently and the Hearing Examiner will make a recommendation for both applications that will require City Council approval.
- LOCATION:** The project site is located directly north and east of the Talus urban village and south of NW James Bush Road and west (uphill) of 17th Avenue NW (SR-900). See location with vicinity map, Exhibit 5.
- SUBAREA:** “Newport” subarea.
- KC PARCEL NUMBER:** 292406-9039
- LEGAL DESCRIPTION:** Meet & bound legal description on Forest Heights cover sheet with plans, sheet 1 of 7.
- SITE AREA:** 13.9 acres (total upper and lower site)
6.04 acres (upper portion of site to be subdivided into 24 single family buildable lots for Forest Heights).
- EXISTING ZONING:** SF-S (Single Family Suburban). The zoning allows a maximum density of 4.5 dwelling units per acre.
- SURROUNDING ZONING**
North: Single family Suburban (SF-S)
East: Single family Suburban (SF-S)
South: Urban Village – East Village (Talus)
West: Urban Village – East Village (Talus)
- COMPREHENSIVE PLAN:** The site is designated “Low Density Residential/Urban Village” by the City of Issaquah Comprehensive Plan, adopted April 1995 and amended January 3, 2011, Ord. 2602. The subject property by the Comprehensive Plan is an expansion area to the Talus urban village.
- The “SF-S” zoning is a compatible zoning district for the “Low Density Residential/Urban Village” Comprehensive

Plan designation. The site is also located within the "Newport" Subarea of the Comprehensive Plan.

BACKGROUND:

August 7, 1967: The property annexed into the City of Issaquah, Ordinance No. 918.

November 8, 2006: Pre-Application meeting held with city staff and applicant team for Forest Heights, application No. PLN06-00124.

April 18, 2007: Certificates of Transportation Concurrency and Water Availability issued by City. Certificate No's: CON07-00005, WSA07-00005, entered as Exhibits 11 and 12.

January 5, 2007: Community Conference application submittal made (file PLN07-00002, and public meeting held with Development Commission on 5-2-07). Minutes attached as exhibit 17.

October 15, 2009. Application for Preliminary Plat made, file PLN09-00065.

January 10, 2010: Notice of Complete Application for Preliminary Plat issued.

December 6, 2011: Project shared with the River and Streams Board (because of minor wetlands on site)

February 22, 2012: SEPA determination issued for Environmental Checklist. Appeal period expiration date is March 21, 2012.

March 29, 2012: Public Hearing of Preliminary Plat & Clustered Housing/Development Agreement held with Hearing Examiner.

EXISTING CONDITIONS:

The portion of the site being developed is wedge-shaped and covers 6.04 acres. The site is undeveloped and is vegetated with native trees of second-growth mixed deciduous and conifer forest (Douglas fir, western red cedar, red alder and big-leaf maple), some of which has been removed in the flatter upper area (hazardous trees). Patches of shrub vegetation are also scattered around the parcel. An unimproved gravel roadway runs north and south in the flatter area.

A topographic survey of the site is provided with Preliminary Plat drawing, sheet 2, plan (Exhibit 20).

The eastern portion of the property is the steeper portion of the site (40%+ grades). Most of the site is in the 5-35% range. Some of the steep slopes on the property have less than 20 feet of elevation change and are exempt from critical areas regulations. Run-off generally sheets across the site in a slightly northeast direction.

A small wetland within the entrance road (wetland 'A') was identified and delineated as shown in the critical areas study (Exhibit 30). The wetland is approximately 897 square feet in size and is ranked as Category IV wetland with a wetland score of 24 points. Category IV wetlands less than 2,500 square feet are exempt from wetland buffer and wetland mitigation requirements, provided the loss of functions/values is mitigated. The wetland is proposed to be filled as it is located within the proposed roadway. A 2nd wetland (wetland 'B') was identified between proposed lots 4 and 5 is less than 2,000 sq. ft. in size and has a wetland rating score of 16 points. Wetland 'B' will also be filled. A total of 2,866 square feet of unregulated wetlands will be filled and mitigated with 2,800 square feet of buffer enhancement with the planting of 29 native western red cedar trees along the eastern side of the roadway between tracts 'G' and 'H'.

EXISTING & SURROUNDING LAND USES:

<u>Subject Property:</u>	Undeveloped
<u>North:</u>	Undeveloped and Westside reservoir
<u>South:</u>	Single family residential: Talus
<u>East:</u>	Undeveloped & single family at bottom of hill
<u>West:</u>	Single family residential: Talus

SEPA REVIEW:

A Mitigated Determination of Nonsignificance (with 4 mitigating conditions) was issued for the project on February 22, 2012. A comment period was established beginning on February 23, 2012 and ending on March 7, 2012. This was followed by a 14-day appeal period beginning on March 8, 2012, and ending on March 21, 2012.

Comments were received from the Muckleshoot Tribe regarding the mitigation for the fill of the Category IV

wetlands. Per the King County mitigation standards, 6 additional trees will be planted for a total of 35 mitigation trees in the areas designated for that purpose. This was agreed to by the property owner on March 14, 2012. As a result, the SEPA determination did not need to be modified. No other comments were received. No appeals were received.

A copy of the SEPA Checklist is entered as Exhibit 13, a copy of the SEPA determination is entered as Exhibit 14, and a copy of the affidavit of SEPA publication in the Issaquah Press is entered as Exhibit 15.

DEVELOPMENT STANDARDS OF “SF-S” ZONE:

<u>Development Standard</u>	<u>Required</u>	<u>Proposed</u>
Maximum density*	4.5 dwelling units per acre	3.97 dwelling per acre (upper 6.04 acres)
Lot size	By Development Agreement, allows smaller than 9,600 sq. ft.	Varies, from 2,990 sq. ft. (lot 11) to 4,911 sq. ft. (lot 14).
Lot width	Per Dev. Agreement	Variable
Front yard setback	Per Dev. Agreement	10 feet to house and 20 feet to garage**
Rear yard setback	Per Dev. Agreement	5 feet**
Side yard setback	Per Dev. Agreement	5 feet**
Side yard setback	Per Dev. Agreement	5 feet**
Maximum impervious area:	Not applicable with Clustered Housing**	Not applicable
Minimum pervious area:	Not applicable with Clustered Housing**	Not applicable
Building height:	30 feet	Unknown at this time.

DENSITY CALCULATION IN CRITICAL AREAS within 6.04 acre project area:

*The maximum density of the SF-S zone is 4.5 dwelling units per acre. Because a portion of the site is in steep slope critical area and steep slope buffers, partial credit (80%) of the density within that area is allowed to be transferred to the developable portion of the site per the density credit chart, IMC 18.10.450(B)(2). Calculations as shown below:

5.42 acres outside of critical area X 4.5 d.u./acre = 24.39 dwelling units
 0.62 acres in critical area & buffers X 4.5 d.u. /acre x 80% credit = 2.23 dwelling units

24.39 + 2.23 = 26.61 dwelling units (single family lots) maximum allowed.
24 dwelling units (single family lots) are proposed.

**Proposed square footage of individual lots and building setbacks for future houses are by Clustered Housing provisions are requested by the applicant per the Development Agreement. The Clustered Housing/Development Agreement for the smaller clustered lots requires approval by City Council. The minimum building setbacks proposed are those on the cover sheet of Forest Heights, sheet 1. The actual individual setbacks and pervious/impervious ratios on each lot will be determined with the Building Permit applications but will be no less than that allowed by the Development Agreement. There are no minimum requirements for pervious and impervious ratios on individual lots within a Cluster Housing development.

DEVELOPMENT STANDARDS OF CRITICAL AREAS REGULATIONS:

Development Standard	Required	Provided
Protection of defined Critical Area steep slope on property.	Protection of 40% steep Slopes plus 10 foot buffer and 15-foot building setback to the buffer.	Protection of steep 40% slopes and 10 foot buffer plus 15-foot building setback to the slope buffer.

The steep slopes and the buffers to those slopes are illustrated on sheet 7 of 7.

SUBDIVISION REVIEW PROCESS:

The Issaquah Municipal Code (IMC) Section 18.04.490 states that the Preliminary Plat shall be reviewed through the Level 4 Review process. The flow chart in Section 18.04 for Level 4 Review requires both a Pre-Application and a Community Conference for Preliminary Plats. Under IMC 18.13.120, the Hearing Examiner shall conduct a public hearing prior to making a decision on a Preliminary Plat. An appeal process is provided. If a Preliminary Plat is approved, the applicant may apply for construction permits to construct the roads, utilities and grading of the lots. A final plat review will follow after subdivision infrastructure has been installed or bonded for. Single family construction permits may then be issued for individual lot construction. Prior to Preliminary Plat approval, a SEPA determination was required to be made on the Environmental Checklist by the City.

SUBDIVISION REVIEW CRITERIA:

Subdivisions shall comply with the standards and criteria set forth in:

- 1) Issaquah Land Use Code, Chapter IMC 18.13 (Subdivisions); and
- 2) Section 58.17.110 of the state law, RCW (Revised Code of Washington) which states:

Approval or disapproval of subdivision and dedication — Factors to be considered — Conditions for approval — Finding — Release from damages.

(1) The city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine: (a) If appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) whether the public interest will be served by the subdivision and dedication.

(2) A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW [82.02.050](#) through [82.02.090](#) may be required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees imposed under RCW [82.02.050](#) through [82.02.090](#) shall be allowed that constitutes an unconstitutional taking of private property. The legislative body shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners.

(3) If the preliminary plat includes a dedication of a public park with an area of less than two acres and the donor has designated that the park be named in honor of a deceased individual of good character, the city, town, or county legislative body must adopt the designated name.

A. Comprehensive Plan and Land Use Regulations

1. Findings of Fact:

- *Comprehensive Plan.* The site is designated as “Low Density Residential/Urban Village” by the Land Use Designation Map of the Comprehensive Plan dated 1/3/2011. This includes the current zoning designation of SF-S (Single Family Suburban), the zoning of the property. The subject site is an expansion area of the Talus urban village.
- *Land Use Code.* Development standards of the subdivision are regulated by the Subdivision Code, IMC Chapter 18.13. Future development of houses on the lots will be regulated by the District Standards Table, IMC Chapter 18.07.360, and as allowed to be modified by the Clustered Housing/Development Agreement.
- *Critical Areas Ordinance.* Critical areas standards are regulated by the Critical Areas Regulations, Chapter 18.10, including the protection of steep slopes of 40%+ on the property. The regulated steep slopes on the property and the buffers to them have been identified on sheet 7 of 7 (Tracts E, G & H) Class IV wetlands (less than 2,500 sq. ft.) on the property have also been identified on this sheet (not regulated by the City for buffers and setbacks and to be filled in as allowed) and the new mitigation area for those wetlands to be removed are identified to be between Tracts G & H. This will include the

planting of 35 native coniferous trees to increase plant diversity and habitat function.

2. Conclusions:

The Forest Heights project is meeting the regulations of the Comprehensive Plan and the Land Use Code in the subdivision of the subject property.

B. Access/Street Improvements/Traffic/Public Transit/Mail Boxes

1. Findings of Fact:

- *Road Access:* Access to the subdivision will be from the top of James Bush Road with a connection through the Talus neighborhood via Big Tree Drive NW. The connection of James Bush Road downhill to SR-900 will be limited to emergency access and will be gated near the top of the road. The road is currently gated at the top and the gate will be relocated eastward on James Bush Road to allow access into Forest Heights.
- *Pedestrian Access:* The project proposes to have a 5-foot wide sidewalk along one side of the new street system. The proposal of the sidewalk on one side of the street instead of both sides was determined to be acceptable by the Public Works Engineering Department. The sidewalk along the new streets will connect to the existing sidewalk along Big Tree Drive NW within Talus. No sidewalk is proposed along James Bush Road to the bottom of the hill to SR-900 (17th Ave. NW).
- *Street Improvements:* A looped roadway is proposed to serve the 24 lots and tracts in Forest Heights. The roadway lanes pavement width totals 25 feet in width and have 4-foot wide planters and 5-foot wide sidewalks (along one side only). Roadway grades will range from 0.50% to 11.88%. Road sections of the roadway are illustrated on sheet 4 of 7. The proposed roadway improvements were determined to be acceptable by the Public Works Engineering Department. Street lighting will be similar to that used within the adjoining streets in Talus.
- *Traffic:* A Certificate of Transportation Concurrency was issued for the project on April 18, 2007, certificate No. CON07-00005. It was determined that the project (at the time, it was designed with 26 lots and potentially 24 lots on the lower end of the property) would generate a total of 42 new PM traffic hour trips (as measured 4:00 P.M. to 6:00 P.M., Monday through Friday and calculated at 0.84 trips per lot). The project design for the subdivision was later revised downward to 24 upper lots and the P.M. trip generation is now 1.01 trips per lot and would now generate 24.24 new PM traffic hour trips, less than the Certificate of Transportation Concurrency. The traffic generated is acceptable.
- *Public Transit:* The Issaquah Transit Center is located to the northeast (NE corner of SR-900 & Newport Way) and is served by several bus routes.

- *Mail boxes:* New mail boxes will be located in clusters around the new street system as done in Talus.

2. Conclusions:

Adequate streets and pedestrian access is provided for the Forest Heights subdivision.

C. Storm Drainage/Soils and Geotechnical Analysis

1. Findings of Fact:

- *Storm Drainage:* The storm water facilities have been designed per the 1998 King County Surface Water Design Manual adopted by Issaquah. Storm water drainage will be collected from the development lots and road system (via catch basins with storm filters) into 2 storm water detention vaults, one located at the northern end identified as Tract 'A' (north of lot #1) and one vault located at the southern end identified as Tract 'D' (east of lot #24). Vehicle access is provided to each of these tracts for maintenance with removable bollards at their entrances. The Utility Plan (sheet 4 of 7) illustrates the locations of these vaults and proposed 6 inch, 8 inch and 12 inch storm drains that will serve this development.
- *Soils and Geotechnical Analysis:* A geotechnical report by Golder Associates was prepared and did a steep slope evaluation and found no visual indicators of recent instability or severe erosion. There are no active landslides identified on the Amedson property. The report concluded that the steep slope buffer could be reduced from 50 feet to 10 feet without reducing the level of protection.

2. Conclusions:

Storm water drainage is adequate for the 24 lots. Further geotechnical analysis will be required with Building Permit application review when the lots are being developed.

D. Utility Improvements (Water, Sewer, Storm Water, and Fire Hydrant)

1. Findings of Fact:

- An 8-inch water main will run down the new roadway. Future homes will connect to that system.
- An existing 36-inch sanitary sewer line runs down the southern section of new roadway. Individual houses won't be allowed to connect directly to the main line. Public Works will require that a separate sanitary sewer looped line be constructed and it will connect to the main 36-inch line.
- A 12 inch storm drain will run down the new roadway. Water collected from the storm drains will be routed to underground detention vaults located at the north and south ends of the site within Tracts "A" and "D". The vaults will discharge flow at a controlled release rate, similar to pre-

development conditions, to the eastern edge of the site where they will disperse over forested conditions and continue the natural path or to the existing storm drain in NW James Bush Road. The storm water vaults will be maintained by the City of Issaquah. The storm water tracts after construction and acceptance by the city will be dedicated to the City. The 2 vaults (open – not underground) will be landscaped.

- 6-inch and 8-inch storm service lines will serve the development.
- Fire hydrants are being provided shown located at the new entrance road into Forest Heights are located: just south of James Bush Road within Tract “A”, east of the road and east of lot 4, at the northeast corner by lot 20, and west of lot 17.

2. Conclusions:

Appropriate provisions for Forest Heights are made for potable water supplies, sanitary sewer, fire hydrant and storm water drainage.

E. Lot Designs/Restrictions

1. Findings of Fact:

The square footages of the proposed lots will vary and will range in size from 2,990 sq. ft. (lot 11) to 4,911 (lot 14). The lots are mostly rectangular in shape much like Talus, and conceptual building footprints for proposed houses are shown on the preliminary plat drawing. There are no special restrictions on the proposed lots. The Development Agreement with the Clustered Housing proposal will allow the setbacks to be modified as well as the impervious/pervious ratios of those lots.

2. Conclusions:

The arrangement and design of the 24 lots and the tracts are acceptable. Tract “I” east of Forest Heights is undeveloped land for future development.

F. Environmental Review

1. Findings of Fact:

The City's SEPA Responsible Official reviewed the proposed preliminary plat subdivision and clustered housing/development agreement and determined it does not have a probable significant adverse impact on the environment. The determination was made after review of a completed checklist and site plan and supporting documents. Accordingly, the City issued a Mitigated Determination of Non-Significance (MDNS) on February 22, 2012 with the following conditions:

1. *A construction haul route plan shall be approved by the City to minimize construction-related traffic impacts through the Talus neighborhood, prior to issuance of construction permits.*
2. *The following measures are required to avoid project impacts to the existing MSE retaining wall along the west property boundary:*

- 1) *The maximum trench depth should not intersect a line extended down and away from the existing MSE wall footing at a 1.5H:1V slope.*
 - 2) *Trench shoring is used and correctly installed.*
 - 3) *Maximum length of trench open at one time will be limited depending on the pipe lengths.*
 - 4) *Trench is backfilled within 8 hours of excavation.*
 - 5) *Existing underdrains that extend from the toe of the MSE wall should be exposed, and connections made to collect the water and convey it by tight line to the project stormwater collection system.*
3. *The applicant shall include the planting of 29 conifer trees in the slope area along the east part of the site on the project landscape plan. The planting shall be installed prior to final plat approval.*
 4. *The applicant should mitigate for potential impacts on public services with a voluntary contribution in the amount of \$130.32 per new single-family residence for the General Government Buildings Mitigation Fee and \$166.81 per new single-family residence for the Police Mitigation Fee. The applicant should pay the voluntary contribution prior to issuance of building permits.*
2. Conclusions:

It was been determined that the preliminary plat proposed for this project as mitigated will not have a significant adverse impact on the environment. The SEPA mitigation (condition #3) was modified on March 14, 2012, as a result of public comments having been received and that condition was modified and agreed to by the property owner that 35 conifer trees will be planted instead of 29 trees. The SEPA checklist is entered as exhibit 13 and the MDNS is entered as Exhibit 14.

G. Parks and Recreation, Playgrounds, Schools and School Grounds

1. Findings of Fact:

- *Parks and Recreation and Playgrounds:* The nearest city park is the 10 acre Harvey Manning Park to the immediately north of the Talus neighborhood at 919 Bear Ridge Court, within easy walking distance of Forest Heights. Passive open space within Forest Heights is also provided. Finally, City impact fees with the issuance of Building Permits for each lot will be required for Parks.
- *School and School Grounds:* Public schools in the community that will serve Issaquah View include Issaquah Valley Elementary School, Issaquah Middle School, and Issaquah High School. There are no public schools within the Talus neighborhood. When building permits are issued for the single family houses, payment of impact fees will be required for the Issaquah School District.

2. Conclusions:

Appropriate provisions are made for parks and recreation, playgrounds, schools and school grounds. With the issuance of Building Permits for the future single family houses, impact fees will be required for the Issaquah School District and the Issaquah Parks & Recreation Department.

CLUSTERED HOUSING / DEVELOPMENT AGREEMENT

As part of the Preliminary Plat subdivision, the applicant has requested approval for Clustered Housing/Development Agreement as allowed under IMC 18.07.420. Clustered Housing developments is defined as:

“Housing, cluster developments: A development design technique that concentrates buildings housing in specific areas on a site to allow the remaining land to be used for common usable open space, and preservation of environmentally critical areas. Cluster developments housing requires a minimum of two (2) acres and must comply with the density and lot coverage requirements for the zoning district in which the parcel is located. However, to achieve the development clusters, minimum lot requirements, including, but not limited to, internal building setbacks may be flexible, provided, the land saved through clustering is dedicated to permanent usable open space areas or critical areas. Maintenance of usable open space and critical areas is the owner’s responsibility unless other ownership provisions are made.”

The Purpose of Clustered Housing is:

1. *Achieve the maximum allowable density, as established on the District Standards Table (IMC 18.07.360), on developable land while preserving critical areas and other pervious surfaces through lot size reduction;*
2. *Provide more common usable and native forested open space within cluster developments that are not a part of a platted lot;*
3. *Encourage affordable housing through the provision of smaller lots; and*
4. *Provide a more efficient arrangement of structures for providing services and infrastructure.*

Approval Criteria, IMC 18.07.420-B

The provisions for lot size adjustment are defined within the District Standards Table (IMC 18.07.360). Review for cluster development approval shall occur within the existing procedure required for the application. Approval for a cluster development shall be granted only if all the following criteria are met:

1. *Minimum Area: A minimum of two (2) acres is required for a cluster development; however, there is no minimum lot size for individual units within the development.*

Staff review:

The Amedson property is greater than 2 acres. The total site is 13.9 acres and the upper portion under the Clustered Housing to be developed is 6.04 acres.

2. *Density: Overall density must not exceed density of underlying zoning district.*

Staff review:

The density of Forest Heights does not exceed the density allowed by the “SF-S” zoning which are 4.5 dwelling units to the acre. The density of the 6.04 acres being developed for Forest Heights is 3.97 dwelling units to the acre, all as single family detached houses. The site with the protected critical areas and buffers allows a maximum of 26 lots and 24 lots are proposed, all platted as single family lots.

3. *Consistency with Policies: The proposed development will be consistent with the general purpose, goals, objectives, and standards of the Comprehensive Plan, the City’s subdivision regulations (Chapter [18.13](#) IMC), this Code and all other pertinent rules or regulations, whether local, state or federal.*

Staff review:

The Comprehensive Plan (Land Use Designation Map, Figure 1) identifies the site of Forest Heights as “Urban Village”, an expansion area of the adjacent Talus development.

Policy 1.1.2: Natural Environment and Amenities states: “Require clustering of buildings within developments to provide the maximum consolidated pervious surface, open space, efficient extension of urban services, and protection of critical area and their buffers.”

Policy 3.1.1 Neighborhoods Policies for Existing neighborhoods, states: “Maintaining compatibility with the existing scale and character through development standards including: pervious surface ratio, density, setbacks, height, location of garages and parking areas, design standards, landscaping, and pedestrian linkages”.

Policy H-1.8: Housing Type/Lot Sizes: States: should allow and encourage a variety of housing types and lot sizes such as “Clustered housing development.”

Policy H-1.5: Hillside Neighborhoods: “Maintain the character and scale of the housing and neighborhoods, .located on Squak Mountain, Cougar Mountain, Tiger Mountain, and the Plateau through requirement that new and infill development should be made compatible through: clearing/grading provisions; lot sizes and height provisions; and providing links to sidewalks and bike paths.”

Policy H-2.4 Housing Supply and Affordability: Incentives: “Encourage affordable housing in new development though various approaches”.

Policy H-2.4.5: “Flexible lot sizes and subdivision requirements”.

Objective H-5: Promote environmental protection and housing safety by locating housing away from environmentally sensitive areas and other incompatible land uses and activities.

Utilities, Service Provision: Ensure that utility services are available to support development that is consistent with the Land Use Plan.

4. *Development Standards: Required development and design standards for cluster housing are established in the District Standards Table (IMC 18.07.360), and based upon the underlying district standards for the parcel.*
 - a. *Critical Areas: When critical areas are present, such critical areas and their buffers shall be used to calculate the pervious surface requirement. Environmentally constrained land shall not be used for subdivision of individual lots, and shall be held in a critical area tract or other protection method.*
 - b. *Common Usable Open Space: The cluster development shall have a minimum of fifteen (15) percent of the net site area as common usable open space.*
 - c. *Setbacks at exterior site boundaries, where the zoning is different than the abutting zoning, shall be the greater of the setback required by the site's zoning or the setback required by the adjacent zoning. There are no minimum interior setbacks, except those established by other requirements, such as building code, easements and critical areas.*
 - d. *Pervious and impervious surface requirements are equal to underlying zone for the gross site, prior to subdivision or other actions. There are no minimum requirements for pervious and impervious ratios on individual lots within the cluster development.*

Staff review:

- a) Critical areas on the site (Steep Slopes, Wetlands) have been identified on the site and are mapped out on sheet 7 of 7. Those areas as regulated are protected and are counted towards the pervious surface requirement of the site.
 - b) 15% of the net site area (outside of critical areas and street right-of-way) is required for common usable open space. The project has a net site area of 179,411 square feet and 26,911 square feet is required for usable open space. The project is providing 75,421 square feet as usable open space which is 42% of the site. Uses within 3 common usable open space tracts "B", "C" and "F" are identified on the site and landscaping plans for lawn/play areas, seating areas, and connections to adjacent trails to the west and south of the site.
 - c) There are no minimum setbacks required for Forest Heights. Conceptual footprints of new houses are shown on the 24 lots which are very similar to the adjacent Talus development. Proposed building setbacks are: Front yard 10 feet and 20 feet to garage, Side yard 5 feet, and Rear yard 5 feet. [site data for proposed building setbacks are shown on sheet 1 of 7].
 - d) There are no pervious/impervious requirements for the individual lots. The underlying SF-S zoning allows 40% impervious surface and requires 60% pervious area. With the land being set aside for usable open space, critical areas, critical area buffers, detention areas and remaining pervious land on the 24 lots, the development will provide a minimum of 60% pervious area.
5. *Landscape Plan: Residential projects developed as a cluster development (this section) shall be required to submit a landscape plan per IMC [18.12.070](#) and a Building Permit(s) shall not be issued until the landscaping plan has been approved. The landscaping plan shall be fully detailed as required by the provisions of the*

landscaping chapter and shall be subject to the approval of the Planning Director/Manager. Minimum standards for cluster development projects shall include:

- a. Landscaping of all building setbacks and internal areas between buildings except for ingress and egress (driveways and sidewalks) shall be as required for multifamily residential uses in IMC [18.12.070](#), Schedule – General requirements by landscape type.
- b. Landscaping on the exterior periphery yards of a cluster development project shall include a combination of coniferous and deciduous trees, shrubs and ground cover.
- c. The minimum pervious area established by the underlying zone of the clustered development shall be fully landscaped. Critical areas and their associated buffers (i.e., steep slopes, wetlands, etc.) retained or recreated as native forest may count towards the required pervious area and need not be landscaped. Enhancement of those critical areas, including critical area buffers, may be required if they are counted towards required buffering.

Staff review:

- a) Multifamily is not proposed. This approval criterion is not applicable.
 - b) A conceptual landscaping plan has been provided with Forest Heights as illustrated on sheet 6 of 7 that includes street trees within the planter strips between the street and sidewalk, and where space does not allow, on the individual lots. The plan illustrates street trees, accent trees, coniferous trees, tall and low/medium size shrubs and ground covers and perennials. The plan also illustrates the proposed wetland mitigation, seeded lawn area and the existing vegetation to remain. A large selection of plant materials are being proposed as shown on the plant legend. The final landscaping plan will need to be approved by the Planning Department prior to implementation (with construction drawings with Public Works Permit).
 - c) The minimum pervious areas of the site are fully landscaped, including the usable open space areas and the detention vault tracks at the north and south ends of the site. Steep slope areas and their buffers will be protected and mitigation will be provided for the loss of minor wetlands with the planting of 35 coniferous trees as agreed to by the applicant.
6. *Impacts:*
- a. *Neighborhood: The proposed clustering of the development will not have a substantial adverse impact on adjacent property, the character of the neighborhood or community, traffic conditions, parking, utility facilities, or other elements affecting the public health, safety and general welfare.*
 - b. *Environment: The proposed cluster development will not result in the destruction, loss, or damage of any scenic corridor or Issaquah Treasure as identified in the City's Comprehensive Plan.*
 - c. *Services: The proposed cluster development will be adequately served by essential public facilities and services (such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water,*

sewers and schools) or the persons or agencies responsible for the establishment of the proposed use will adequately provide for such services.

Staff review:

- a) Forest Heights will not have a substantial adverse impact the adjacent properties of Talus. For the greater part, Forest Heights is separated lower in elevation from Talus by topography and a retaining wall along the western edge. House designs proposed are similar to Talus houses and will blends into that neighborhood character. Yards will be landscaped and common landscaping along the streets, including street trees like Talus, and tracts will be provided. Traffic was evaluated and was determined to be acceptable, although the 24 new homes sites will be using the city's street system through Talus for access so there will be additional unavoidable traffic there. Other elements such as underground stormwater storage vaults will not have a negative impact to the public health, safety and general welfare.
- b) Issaquah treasures as identified by the Comprehensive Plan, such as views to the surrounding hillsides around the city won't be compromised. Critical areas of steep hillsides within Forest Heights will be protected.
- c) Services such as streets are in compliance with the city's street standards and have been determined to be acceptable to the Public Works Department. Utilities will adequately serve the development. The parking code requires 2 on-site parking stalls site per house and will be required with Building Permits.

Police services will be served by the Issaquah Police Department, Fire protection will be served by Fire District 10 and schools will be served by the Issaquah School District.

7. *Implementation:*

- a. *Unit Types: Developments proposed under the cluster provision may use the zero lot line provision, single family semidetached (common wall) units or other methods or combinations, provided all the approval criteria established for those housing types and cluster development approval criteria are met.*
- b. *More Than One (1) Zoning District: A development which includes more than one (1) zoning district may use the cluster provision and may site the clustered units in one (1) or all zoning districts within the development. Overall density of the cluster development cannot be more than the combined total for all included district properties. However, units can be sited in one (1) or all zoning districts.*

Staff review:

- a) Zero lot line development is not proposed for the subdivision. Unit types proposed are all detached single family houses as shown with house designs/elevations, Exhibits 18.
 - b) The project of Forest Heights only includes one zoning district, the SF-S zone.
8. *Zero Lot Line Standards: The following are additional approval criteria for zero lot line cluster development:*

- a. *Lot Coverage/Impervious Surface: The impervious surface on the original parcel before subdividing shall not exceed those standards established in the District Standards Table (IMC 18.07.360).*
- b. *Maintenance and Drainage Easements: A perpetual easement at least five (5) feet wide for maintenance, eaves overhang, and drainage shall be provided on the lot adjacent to the zero lot line property line which, with the exception of walls and/or fences, shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title of the property. The wall shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two (2) affected lot owners. Eaves, but no other part of any structure, may protrude across a side lot line, and such protrusion shall not exceed eighteen (18) inches. Water runoff from the dwelling placed on the lot line is limited to the easement areas. An alternative to having an easement on the adjacent lot is to set back the dwelling unit two (2) to five (5) feet from the lot line so access can occur on each lot, and then give the adjacent lot use of this area through an easement in the setback area.*
- c. *Platting Requirements: Each dwelling shall be located on its own individual platted lot. The final plat or short plat shall provide a plan, drawn to scale as required by the current subdivision regulations within this Code (Chapter [18.13](#) IMC), indicating the exact location and building footprint of all structures proposed to encroach within the required setback, the zero lot lines, and the related easements.*
- d. *Setbacks: See IMC [18.07.360](#), District standards table.*

Staff review:

Zero lot line development is not being proposed with the Clustered Housing for Forest Heights. Schematic proposals of the development of the lots is illustrated on the 24 lots shown on sheet 2 of 7 (Preliminary Plat) and as shown on sheet 6 of 7 (conceptual landscape plan).

Development Agreement:

A Development Agreement must be approved by the City Council prior to or concurrently with a plat decision and/or other land use decision located on commonly owned, contiguous parcels of land totaling five (5) or more acres of land. Upon City Council approval of a Development Agreement, the property's development shall be governed by the substantive provisions of the approved Development Agreement and implemented through subdivisions, short plats, binding site plans or other applicable permits in accordance with the procedures specified in the Development Agreement, or standard City procedures if none are specified in the Development Agreement. Any conditions or standards of approval for any subdivision, short plat, binding site plan or other permit or approval for the property shall use and incorporate the development standards set forth in the approved Development Agreement.

1. *Each Development Agreement approved by the City Council shall include the following components:*
 - a. *Project description and conceptual site plan;*
 - b. *Open space and recreation lands and facilities, including preservation of critical areas and buffers;*
 - c. *Residential uses, densities and affordable housing;*
 - d. *Site design, bulk and/or building standards;*

- e. *Capital facilities plan showing infrastructure such as road improvements, transportation management plans, utilities, schools, police and fire and any other public services or facilities.*

Staff review:

- a) The project description has been provided with the narrative description and as shown with the conceptual site and development plans of the Preliminary Plat, sheets 1-7 (Exhibits 19-25).
 - b) Open space and passive recreational areas are shown on both the site plan and the landscaping plan. The project requires a minimum of 15% of the site as common usable space and the project proposes 42% of the site. Review was conducted of the critical areas on the site and a SEPA mitigated determination of Non-Significance was issued on February 22, 2012 that included preservation of regulated critical areas and their buffers.
 - c) The residential uses proposed are all single family detached houses on 24 lots of various sizes in the approximate range of 3,000 to 4,500 square feet. The residential density is 3.97 dwellings per acre and up to 4.5 dwelling units to the acre are allowed in the SF-S zone. The applicant in their letter to the city dated June 10, 2011 has agreed to provide at least one affordable house within Forest Heights meeting City eligibility criteria, and if possible, to give preference to City of Issaquah police and fire employees. The City definition in IMC18.02 of "Affordable Housing, Low income group & Moderate income group" is for a family earning between zero (0) and eighty (80) percent of the King County Median Household Income.
 - d) The site design is a loop road system off of James Bush Road. Because the site is narrow but wider to the south and there are protected steep slopes, most houses will be along one side of the roadway. A sidewalk system will be provided along one side and connect up to the street sidewalk system at Big Tree Drive NW in Talus. Examples of proposed house designs which are similar and compatible with Talus houses are provided (Exhibit 18). Construction of houses will need to comply with the International Residential Building Code when actual permits are applied for. As part of the site design, building setbacks proposed for the lots are: Front = 10 feet and 20 feet to garages, Side yards = 5 feet and Rear yard = 5 feet.
 - e) Road improvements are shown with the preliminary plat drawings, including the layout, dimensions, roadway grades, and roadway sections. Utility improvements are also provided with the preliminary plat drawings. A Public Works Permit will be required for the street/utility improvements prior to installation. Capital facilities such schools, police and fire stations are not included as part of Forest Heights. When building permits are issued for the 24 lots, impact fees will be accessed for such capital facilities.
2. *A property owner with less than five (5) acres has the option of doing a Development Agreement as part of the cluster development, but it is not required.*

Staff review:

Not applicable. The site is over 5 acres and a Development Agreement is part of the Clustered Housing.

3. *A Development Agreement may deviate from the underlying district standards identified in the Land Use Code in order to achieve the components listed above. However, density and permitted uses cannot differ from the underlying zoning standards.*

Staff review:

The density of Forest Heights will not exceed the density allowed by the underlying zoning of SF-S which allows 4.5 dwelling units per acre. A Maximum of 26 lots is allowed and 24 lots are proposed.

4. *Any redevelopment that occurs shall follow the requirements of the underlying zoning district unless the existing Development Agreement is amended and approved by the City Council or unless a new Development Agreement is approved by the City Council under the regulations of this Code.*

Staff review:

Any new development agreement amendment will require approval by the City Council.

PUBLIC COMMENTS RECEIVED:

18 letters/emails were received as public comments on the project request. The correspondence is entered as exhibits 32-49. All correspondence received from the public was promptly answered by the Planning Department.

Most correspondence was a request to stay as a party of record or to be kept of updates with the project. Other correspondence related to questioning where the water source would be from, why the development would have access through Talus rather than James Bush Road, traffic impacts, construction noise, storm water runoff, utilities, that the city already has too many houses for sale, the Amedson site is well used by the Talus community for their children and dogs and the area is heavily populated with wildlife, concern of taking down trees, the strain on the infrastructure including schools, concern of the existing Talus retaining wall and protection of it, additional vacant homes will drive an increase in crime, the closeness of the new Forest Heights roadway to Talus homes, grading and digging work, traffic speed should be reduced on Big Tree Drive, the roads are narrow and may not have the magnitude of increase traffic flow, adding more traffic to the streets is not safe, that James Bush Road should be an option for access, additional homes will decrease the value of existing homes values, concern about the density, concerns about the steep slopes, the impact on the city's tree cutting policy, the parking situation on Talus streets as an obstruction for other motorists, and concern of construction vehicles using James Bush Road.

PUBLIC NOTICE:

A "Notice of Application" was mailed to all property owners within 300 feet of the site on February 2, 2010 and a comment period was established that allows comments up to and

during the public hearing. The Notice of Application & Notice of public hearing date was also posted on the City's web site. The Notice of Application is entered as exhibit 8.

Notice of the public hearing for the Preliminary Plat is required to be published in the newspaper at least 10 days prior to the public hearing. Notice of the Preliminary Plat & Clustered Housing/Development Agreement was published in the Issaquah Press on March 14, 2012. (Notice of publication in Issaquah Press entered as exhibit 10).

For the Preliminary Plat and Clustered Housing/Development Agreement public hearing, notice to property owners within 300 feet of the site are to be notified at least 10 days prior to the public hearing. Notice of the public hearing was mailed to the property owner/applicant and project contact on March 14, 2012 and to the Hearing Examiner on March 14, 2012. Public notice was provided to the surrounding property owners on March 14, 2012 (Exhibit 9). The Notice of the project and public hearing was also posted on the City's web site.

Notice is also required by the posting of a 4' x 4' public hearing notice board on the property which was installed by the applicant on November 2011. Information on the display board of the public hearing (date & time) was updated by the Planning Department on March 14, 2012 (photo taken for land use file). The sign is located at the top of James Bush Road & Big Tree Drive NW (Talus) which is the entry point leading to Forest Heights.

CONCLUSIONS:

The proposed Preliminary Plat and Clustered Housing/Development Agreement is consistent with the Issaquah Comprehensive Plan, Issaquah Land Use Code, and other applicable development regulations. The proposals meet the approval criteria of the Subdivision Code, IMC 18.13, and State Subdivision Code, RCW 58.17.110. More specifically, the project as reviewed above and conditioned below provides appropriate provisions for the public health, safety, and general welfare. The public interest will be served by the platting of the subdivision. Dedication of lands is being provided for the new roadway system proposed.

ADMINISTRATION'S RECOMMENDATION:

The City of Issaquah Administration recommends that the Hearing Examiner recommend Approval of the Preliminary Plat and the Clustered Housing/Development Agreement for Forrest Heights to the City Council with the following conditions; application No's. PLN09-00065 and PLN07-00003.

1. The applicant shall comply with the SEPA Mitigated Determination of Nonsignificance, dated February 22, 2012. Those 4 conditions of approval are:
 1. *A construction haul route plan shall be approved by the City to minimize construction-related traffic impacts through the Talus neighborhood, prior to issuance of construction permits.*
 2. *The following measures are required to avoid project impacts to the existing MSE retaining wall along the west property boundary:*
 - 1) *The maximum trench depth should not intersect a line extended down and away from the existing MSE wall footing at a 1.5H:1V slope.*
 - 2) *Trench shoring is used and correctly installed.*

- 3) *Maximum length of trench open at one time will be limited depending on the pipe lengths.*
 - 4) *Trench is backfilled within 8 hours of excavation.*
 - 5) *Existing underdrains that extend from the toe of the MSE wall should be exposed, and connections made to collect the water and convey it by tight line to the project stormwater collection system.*
3. The applicant shall include the planting of 29 conifer trees in the slope area along the east part of the site on the project landscape plan. The planting shall be installed prior to final plat approval.
 4. The applicant should mitigate for potential impacts on public services with a voluntary contribution in the amount of \$130.32 per new single-family residence for the General Government Buildings Mitigation Fee, and \$166.81 per new single-family residence for the Police Mitigation Fee. The applicant should pay the voluntary contribution prior to issuance of building permits.
2. The Final Plat of Forest Heights shall place on the plat drawing, the protected Critical Area (steep slopes) along with the 10-foot buffer to the Critical Areas and the 15-foot building setback to the Critical Area buffer.
 3. The Final Plat shall illustrate the Native Growth Protection Easement (NGPE), the 10-foot buffer to the NGPE, and the 15-foot building setback to the NGPE buffer. The Final Plat shall include the following language that defines the Native Growth Protection Easement for the steep slope area:

The Native Growth Protection Easement (NGPE) conveys to the public a beneficial interest in the land within the NGPE. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, and protection of plant and animal habitat. The sensitive area tract imposes upon all present and future owners and occupiers of the land subject to the tract the obligation, enforceable on behalf of the public by the City of Issaquah, to leave undisturbed all trees and other vegetation within the tract. The vegetation within the tract may not be cut, pruned, covered by fill, removed or damaged without approval in writing from the City of Issaquah or its successor agency, unless otherwise provided by law. The City, when permitting the cutting, pruning or removal of living or dead vegetation, shall consider demonstrated health and safety concerns.
 4. Because the steep slope buffer has been reduced from 50 feet to 10 feet, the applicant shall execute an agreement entitled "Covenant Not to Sue – Slide Prone Areas" which indemnifies and holds the City harmless for development within 50 feet of the steep slopes (IMC 18.10.580-4-b).
 5. New homes on the lots must meet the development standards for setbacks with the Development Agreement as approved by the Development Agreement. Impervious and Pervious surface areas on the individual lots is not regulated. Building Heights for houses shall comply with the Development Standards of the Land Use Code.

6. The Final Plat drawings shall clearly identify the various tracts on property in written language and shall clearly state specifically what the tracts are for and who will be responsible for the maintenance of such tracts.
7. A Homeowners Association shall be set up for the establishment and maintenance of shared common areas within Forest Heights.
8. As part of the Development Agreement, a minimum of one (1) affordable home meeting City eligibility criteria shall be provided within Forest Heights. The City definition in IMC18.02 of "Affordable Housing, Low income group & Moderate income group" for a family earning between zero (0) and eighty (80) percent of the King County Median Household Income.
9. The new residential development associated with the Forest Heights subdivision will have an impact on the Parks, Fire protection, General Government, Police and Schools servicing this area. The impact fees for these items will be determined and due when building permits are issued for new single family houses on each of those lots. General Government and Police services were determined by the SEPA Mitigated Determination of Nonsignificance (MSDS).
- Public Works conditions:
10. All storm facilities shall be in compliance with the 1998 King County Surface Water Design Manual (KCSWDM) as adopted by the city that was in effect at the time the Preliminary Plat application submittal was made.
11. Per Issaquah City Municipal Code Chapter 12.32, contractor shall provide and install conduit for cable television. Provide a note on the construction drawings to indicate the required work.
12. All existing and new overhead utilities (power, telephone, CATV, etc.) shall be constructed underground along and through the project site.
13. Geotechnical report will be required.
14. Water mains shall be designed and installed to meet water quality and fire capacity requirements of the City of Issaquah 2002 Water System Plan Update. The system will require a fire flow of 1000 gpm for single family homes, with a max velocity of 7 ft/sec and will require a minimum 35 PSI to all upper floors.
15. Sewer mains shall be 8" minimum and shall be extended through the site.
16. City of Issaquah Water, Sewer and Street Standards are available for purchase at the Public Works Engineering front desk. They are also available on the City's website.
17. Street shall be designed to meet The city of Issaquah Street Standards.
18. NW James Bush Road shall be gated for emergency access only.
19. The roadway improvements shall be at least 10 feet from the wall.

- 20.** At time of construction submittal the following civil drawings shall be submitted as part of the application for a Public Works Permit:
- A. Stormwater drainage (1998 KCSWDM) and temporary erosion and sediment control (TESC) submittals meeting the requirements of Chapter 2 of the 2009 City of Issaquah Addendum to the 2009 King County Surface Water Design Manual and IMC Chapter 13.28 and 16.30. A preliminary drainage plan and Technical Information Report may be required for the Planning Permit.
 - B. Clearing and grading plans meeting IMC Chapter 16.28.
 - C. Water and sewer plan and profile drawings meeting City of Issaquah Standards.
 - D. Frontage and/or Right of Way improvement design drawings meeting City of Issaquah Standards.
 - E. All civil drawings shall be stamped and signed by a professional civil engineer.

Fire Department conditions:

- 21.** Fire Department access shall be a minimum of 20 feet wide. No parking in streets will be allowed." No Parking - Fire Lane" signs will be installed throughout the development on both sides of the streets unless streets are made wider to allow parking and also maintain a 20 foot wide fire department access.
- 22.** Please provide a stamped letter from a Washington State licensed engineer stating the entrance road to the development (off of Big Tree Drive NW) has been constructed so no part of that road exceeds 15 %. Please provide this letter to the Fire Department when sub-grade is in place.

If letter is not received and it is found out at a later date the road does exceed 15% (this means at any point) fire sprinklers will be required to be installed in the homes regardless of the square footage of the home.

Building Department conditions:

- 23.** A foundation soils report by a licensed WA state geotechnical engineer will be required at the time of building permit submittal. A peer review of the submitted soils report by a second engineer will likely be required on this site due to evidence of landslide hazard.
- 24.** Structures over 5000 sq. ft. shall have fire sprinklers installed per NFPA 13-D and Eastside Fire & Rescue requirements. Submit for Fire permit.
- 25.** Exterior walls shall be fire-resistance rated and have opening protection as required by the International Residential Code as amended by WA State.

Parks Department condition:

- 26.** It might be worthwhile to require a tree risk assessment to be done on the NGPE portions of the property. This would benefit the future homeowners, abutting properties and streets by mitigating any significant tree risks up front.

EXHIBIT LIST:

1. Preliminary Plat application, PLN09-00065 (2 pages), received 10-15-2009
2. Clustered Housing/Development Agreement application (2 pages), PLN07-00003, received 1-7-2007 (with Community Conference application) and application updated on 12-30-2009
3. Legal description, received 10-15-2009
4. Affidavit of Agent Authority/Ownership, received 10-15-2009
5. Vicinity map
6. King County Assessor Map
7. Project narrative for Preliminary Plat & Clustered Housing /Development Agreement (4 pages), received 12-24-09
8. Notice of Complete Application and public comment notice, dated 2-3-2010
9. Notice to surrounding property owners of public hearing, 3-14-12
10. Notice of public hearing in Issaquah Press, 3-14-12
11. Certificate of Transportation Concurrency, Application CON09-00004, issued 1-29-2009
12. Certificate of Water Supply Availability, Application WSA09-00002, issued 1-29-2009
13. Environmental Checklist (19 pages), received 10-15-2009
14. SEPA Determination: MDNS (4 pages) issued 2-22-2012
15. Affidavit of SEPA Publication in Issaquah Press, dated 2-22-2012
16. Community Conference, Development Commission minutes, file PLN07-00002 (11 pages), dated 5-2-2007
17. Cluster housing standards and approval criteria, IMC 18.07.420 (4 pages)
18. Typical house types (elevations) proposed for Forest Heights (6 pages), sheets A1 to A6, received 12-10-2009

DRAWINGS:

19. Cover sheet, legal description and project information, sheet 1 of 7, received 11-22-2011
20. Preliminary Plat, sheet 2 of 7, received 11-22-2011
21. Preliminary grading plan, sheet 3 of 7, received 11-22-2011
22. Preliminary utility plan, sheet 4 of 7, received 11-22-2011
23. Preliminary road profile, sheet 5 of 7, received 11-22-2011
24. Conceptual landscape plan, sheet 6 of 7, received 11-22-2011
25. Critical areas exhibit, sheet 7 of 7, received 11-22-2011

STUDIES/REPORTS:

26. Title Report from First American (11 pages), received 6-13-2011
27. Feasibility Geotechnical Investigation Report by Golder Associates, dated April 2006
28. Critical Areas Study, prepared by Talasaea Consultants, Inc. (14 pages) dated 12-22-06, received 1-5-07 and 10-15-09
29. Addendum Report: Critical Areas Study, by Golder Associates (13 pages) dated 5-3-2011, received 6-13-2011
30. Critical Area Report Addendum, by Sewall Wetland Consulting, Inc. (16 pages) dated May 9, 2011, received 6-13-2011
31. Technical Information Report by Triad Associates, issued 10-14-09, received 10-15-09

CORRESPONDENCE RECEIVED:

32. Wanli Chen, received 2-5-2011
33. Steve Duffy, received 2-5-2011
34. Alan Portugal, received 2-6-2011
35. Judith Cushman, received 2-8-2011
36. Charlie Kahle, received 2-9-2011
37. Wayne Reingold, received 2-9-2011

38. Sean Logan, received 2-9-2011
39. Richard Ochs, received 2-10-2011
40. Diana Owen, received 2-19-2011
41. Jackie Siochi, received 2-20-2011
42. Judith Cushman, received 2-25-2011
43. Kevin Brintnall, received 3-2-2011
44. John Murphy, received 3-8-2011
45. Ron Dupuis, received 4-20-2011
46. Wayne Reingold, received 6-2-2011
47. Shawn McGrath, received 5-9-2011
48. Jessica Morgan, received 7-18-2011
49. Cynthia Uribe, 3-22-2012

JL
Forest Heights,staff report