

**CITY OF ISSAQUAH
DEVELOPMENT SERVICES DEPARTMENT
ADMINISTRATIVE REVIEW**

NOTICE OF DECISION

TO: Paul Loveridge / DJ Loveridge
Which is Promise, LLC
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Issaquah, WA 98027

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Issaquah, WA 98027

SUBJECT: Loveridge Single Family Attached Homes

APPLICATIONS: PLN12-00020 (Administrative Site Development Permit)
PLN12-00022 (Short Plat)

REFERENCE PERMITS: BLD12-00194, 00195, 00196, 00197 (Building Permits for each
attached dwelling unit)
PUB12-00154 (Public Works Permit)

DATE OF DECISION: January 25, 2013

REQUEST: An Administrative Site Development Permit has been
submitted for the construction of 2 duplex buildings for a total
of 4 dwelling units to be designed as attached single family
homes and placed on property zoned "SF-D" (Single Family –
Duplex). Two existing duplexes on the property will be
demolished.

A Short Plat subdivision is requested to divide the 12,000
square foot lot into 4 lots, each lot having 3,000 square feet to
allow a dwelling unit on each lot (zero lot line with each
dwelling). Each lot will be 50 feet x 60 feet. An access
easement to serve the 4 lots will come off of 5th Avenue SE.

- LOCATION:** The project site is located at the southeast street intersection of NE Alder Street and 5th Avenue NE in the "Olde Subarea. See Vicinity Map, Exhibit 3.
- SUBAREA MAP:** The project is located with the "Olde Town" subarea of the Issaquah Comprehensive Plan, as amended January 16, 2011.
- LEGAL DESCRIPTION (new):** Lots A, B, C, and D of Short Plat No. PLN12-00022.
- KING COUNTY PARCEL:** 342406-9144
- ZONING:** "SF-D" (Single Family Duplex)
- COMPREHENSIVE PLAN:** "Low Density Residential". The site is located outside of the boundary designated for "Olde Town Design Standards".
- SITE AREA:** 12,000 square feet (0.28 acre)
- EXISTING LAND USE:** The property is currently developed with two older 1-story duplex buildings (4 dwelling units total). A site survey of the property including identifying the existing duplexes and significant trees on the property was provided on the survey drawing, sheet 1 of 1, Exhibit 19.

Properties surrounding the subject site are developed with a mix of single family and duplex dwellings.

DECISION MADE: On January 25, 2013, the Development Services Department conditionally approved the Administrative Site Development Permit and the short plat for the above proposal. Approval of these applications is based on the submitted plans received on April 9, 2012, and additional plans received on November 16, 2012 and January 16, 2013, Exhibits 1 through 40. The approval is subject to the following conditions:

ADMINISTRATIVE SITE DEVELOPMENT PERMIT

1. Construction permits shall be issued prior to the start of construction of the duplexes dwellings, including a Building Permit(s) and a Public Works Permit. All conditions of those permits shall be complied with.
2. In accordance with Building review:
 - a) An asbestos survey must be conducted by an AHERA - certified building inspector and filed with the Puget Sound Clean Air Agency (206-515-2800). 2. A Notice of Intent MUST be filed with the Puget Sound Air Pollution Control Agency prior to any demolition work being done. A copy of the Notice of Intent must be kept on site and be available for review by inspection personnel. 3. All asbestos must be removed prior to demolition.
 - b) A foundation soils report by a licensed WA state geotechnical engineer will be required at the time of building permit submittal.
3. In accordance with Fire Department review:

- a) One and two family dwelling structures that exceed 5000 sq. ft. (this number includes the garage) shall have fire sprinklers installed per NFPA 13-D as per city ordinance. Submit for a Fire permit.
- b) Garage may need to be sprinklered as per NFPA 13 (commercial structures). To be determined by the Building Department
4. Fencing within the front yards (defined as the first 10 feet) shall not exceed 4 feet in height.
5. Any outdoor lighting shall meet the requirements of the Washington State Energy Code. All outdoor lighting will also need to comply with the requirements of the Outdoor Lighting standards of the Land Use Code, Chapter 18.07.107.
6. Existing trees on the property that are proposed to be retained per the Landscaping Plan, shall be provided appropriate tree protection measures during construction, to include, but not be limited to chain link or similar fencing at the drip line of the trees and no disturbance or storage of construction materials within the drip line. Tree protection must be in place prior to construction or demolition activities. No trees are to be damaged or removed except as shown on the approved plans.
7. Care to protect the trees on site must be taken when installing any underground utilities and plantings. City is to approve route of any trenching or excavations.
8. Tree ties with the tree stakes shall not be hose and wire, but interlocking plastic tree ties as plastic ties are less damaging to trees.
9. Prior to landscaping the site, the soils in the landscaped areas shall be amended as required by the soils amendment section of the Landscape Code, IMC 18.12.140(Q).
10. Any substitutions of landscaping materials shall be approved by the Development Services Department.
11. A Plumbing Permit will be required if an underground irrigation system for the landscaping is installed. (Plans note that plantings will be hand watered until established)
12. Prior to issuance of the Certificate of Occupancy/Final, a landscape maintenance cash deposit or other acceptable security worth 50% of the value of the landscaped material, cost of labor, irrigation and materials shall be posted with the City for a period of three (3) years as required by the landscaping code, IMC chapter 18.12.160(A)(2). In addition, all landscaping shall be maintained in a safe, healthy and attractive manner, and kept free of weeds and litter, and the plant materials shall be maintained in a good growing condition in perpetuity.
13. Construction shall be limited to Monday through Friday, except holidays. Hours of operation shall be 7:00 AM to 6:00 PM or as otherwise approved by the Development Services Department.

SHORT PLAT:

14. Following expiration of the appeal period of this Notice of Decision, provide the City with a mylar copy of the approved short plat. Upon City signature of the Mylar, the applicant shall record the approved Short Plat with the King County Department of Records and Elections.

The Short Plat shall not be deemed formally approved until so filed.

15. Correctly place the full street name, "5th Avenue SE" on sheet 2 of 2.
16. As required by IMC 18.07.440(D)(3)(d), the owner shall be required to record a covenant in a form approved by the City which will require the building location on the lot with only one side at zero (0) feet setback, limit the right to only one attached single family housing unit per three thousand (3,000) square feet of lot area, prohibit building a detached housing unit, prohibit an Accessory Dwelling Unit (ADU) and grant access easements as may be needed for maintenance of an adjoining unit.
17. Three copies of the recorded Short Plat drawings shall be provided to the Development Services Department within ten (10) days of recording with the King County Department of Records and Elections.
18. One (1) electronic copy of the final plans shall be provided in a software format acceptable to the Public Works Department.
19. All new property corners of the lots shall have a rebar and cap set per current WAC guidelines for land surveys.

REASONS FOR DECISION: ADMINISTRATIVE SITE DEVELOPMENT PERMIT:

1. The City of Issaquah Land Use Code authorizes the construction of duplexes to be reviewed as a Level 2 Administrative Site Development Permit (ASDP). A duplex is a Level 2 Review permitted use in the SF-D zone according to the Land Use Table, IMC 18.06.130.
2. The subject site is zoned "SF-D" (Single Family - Duplex), according to the City's Zoning Map. This zone allows single family attached houses on lots having a minimum of 3,000 square feet.
3. The Comprehensive Plan Land Use Designation Map of this site (as amended January 16, 2011 by Ordinance 2643) is classified as "Low Density Residential" with a Subarea designation as "Olde Town." The zoning of the site (SF-D) and the Comprehensive Plan are in compliance with each other. This is an area that is targeted for redevelopment and additional growth. The neighborhood is a mix of both single family and duplex dwellings.
4. The site is not constrained by "Critical Areas" such as steep slopes, creeks and wetlands that are protected with buffers and setbacks. The site is a flat parcel that currently contains two older one-story duplexes that will be demolished. The property is being redeveloped with the construction of 2 new duplexes (as single family attached units) for a total of 4 dwelling units.
5. A Certificate of Transportation Concurrency was not required as the density of the property is not being increased. The site starts with 4 dwelling units and ends with 4 dwelling units as redeveloped.
6. The 4 dwelling units were determined not to require an environmental SEPA Checklist.

The project is Exempt from the requirements of SEPA per WAC 197-800(1)(b)(i).

7. Impact fees are not required to be paid at the time the Building Permits are issued. Credit is given for the existing dwelling units that will be demolished.
8. The development standards for the zoning of the property, "SF-D", are shown below (District Standards Table of the Land Use Code—IMC 18.07.360):

STANDARDS	REQUIRED OR ALLOWED	PROVIDED
DENSITY (dwelling units):	4 dwelling units	4 dwelling units
LOT AREA:	3,000 sq. ft. per dwelling unit	Lot A: 3,000 sq. ft. Lot B: 3,000 sq. ft. Lot C: 3,086.8 sq. ft. Lot D: 3,000 sq. ft.
FRONT SETBACK:	Lot A: 10 feet west Lot B: 10 feet. west Lot C: 10 feet east Lot D: 10 feet east	16 feet 16 feet 14 feet 14 feet
REAR SETBACK:	Lot A: 0 feet east Lot B: 0 feet east Lot C: 0 feet west Lot D: 0 feet west	14 feet 14 feet 16 feet 16 feet
SIDE SETBACK:	Lot A: 6 feet west, 0 feet east Lot B: 6 feet east, 0 feet west Lot C: 6 feet west, 0 feet east Lot D: 6 feet east, 0 feet west	10 feet & 0 feet 10 feet & 6 feet 10 feet & 0 feet 10 feet & 0 feet
IMPERVIOUS AREA:	50% maximum per lot.	Lot A: 50% Lot B: 48% Lot C: 49.5% Lot D: 47.6%
PERVIOUS AREA:	50% minimum per lot.	Lot A: 50% Lot B: 52% Lot C: 50.5% Lot D: 52.4%
PARKING:	8 parking stalls (2 per stalls per dwelling unit)	8 parking stalls (in garages) 2 per dwelling.
BUILDING HEIGHT:	30 feet maximum	30 feet measured from the average surface grade to the average of the highest pitched roof.

9. The parking regulations of the Land Use Code (Chapter 18.09.050) require duplexes to provide 2 on-site parking stalls per dwelling unit. The project requires a total of 8 parking stalls for the dwelling units which will all be located within garages,
10. Access will be provided as follows: Vehicular access to the garages is off 5th Avenue SE on the western side of the property. There is no vehicular access to Se Andrews Street to the north.

11. City utilities are available to serve the duplexes as follows:
 - Water: An existing 6 inch water service line runs down SE Andrews Street.
 - Sewer: An existing 8 inch sanitary sewer runs down 5th Avenue NW and in the alley just west of this site between the streets of SE Andrews Street and SE Bush Street.
 - Fire Hydrant: An existing fire hydrant is located just west of the site at the southwest street intersection of SE Andrews Street and 5th Avenue SE.
12. Storm water drainage: A 12 inch storm drainage water line lies just north of the property in SE Andrews Street.
13. Building Design: The new duplexes will be designed in compliance with the Design Criteria Checklist (adopted by Ordinance No. 1983). The project meets the criteria of the Design Criteria of Appendix 2, of the Land Use Code as follows:

A) Site Layout & Overall Design Concepts:

1. *Building Location:* The project is comprised of a two duplex dwellings that are fairly centered on the property. The property measures 100' x 120' and is proposed to be subdivided evenly into four 3,000 square foot lots so that a dwelling is located on each lot. The dwellings units on Lots A & B will be attached and the dwellings on lots C & D will be attached (attached single family houses). Appearance wise, it will appear as 2 duplexes. Vehicular access to the four dwelling units will be from a shared driveway off of 5th Avenue SE that will lead to garages in the center portion of the property. The 2 buildings are sited well on the property.
2. *Energy Efficient Design:* The duplexes will need to meet Washington State Energy Code requirements with the construction permits.
3. *Functional Site Design:* The design and layout of the duplexes is acceptable for the site. The development as arranged on the lots will have a higher intensity appearance, being 3-stories in height vs. the adjacent older one story buildings. The designs of the duplexes are traditional in appearance to fit in with the "Olde Town" character of the neighborhood.
4. *Lighting:* No special exterior lighting for the project is proposed outside of porch lights. The project has been conditioned that any outdoor lighting will need to comply with the requirements of the Outdoor Lighting standards of the Land Use Code.
5. *Natural Setting – Views:* No views of the City's natural setting will be compromised with the project.
6. *Existing Vegetation/Topography Features:* The property is flat without significant topographic features. A site survey of the property has been provided with the short plat drawings, indicating the existing duplexes, significant trees, and site utilities. There is a large Douglas fir tree at the southeastern end of the site and a large London plan tree on the western side of the property. Both trees due to their locations and the future development of the property will not be able to be saved. The tree preservation chapter of the landscape code (IMC 18.12.1385)

requires that 30% of the total caliper of significant trees be saved. There are 2 mature apple trees located on the northern side of the site facing Andrews Street and those trees will be incorporated into the landscape design to accommodate tree preservation. The existing trees that can be saved are identified on the landscaping plans.

7. *Historical/Cultural Landmarks*: Not applicable.

B) Landscape Design and Use of Plant Materials:

1. *Design Elements*: Landscaping for the project includes a combination of tree retention (2 fruit trees along SE Andrews Street) new ornamental trees, shrubs and ground cover plantings as identified on the landscaping plan, sheet A1.3, including: Pink flowering dogwood, Hinoki cypress, Katsura tree, Columnar red maple, Eddies white wonder dogwood, Emerald green pyramidalis, Heavenly bamboo, Otto luyken laurel, Forest flame pieris, Pacific wax myrtle, lawn and assorted day lilies.

Six foot high cedar privacy fencing is also proposed within the eastern and southern yards as additional buffering from the adjacent residential.

2. *Design Unity*: The project design uses design unity by repetitive use of ornamental landscaping materials that will be compatible with landscaping within the neighborhood. The selected plant materials show unity is their use on all 4 lots.
3. *Enhanced Design*: The new landscaping proposed for the project works well to strengthen the important focal points of the site. A majority of the yards will be maintained in lawn, similar with neighboring properties.
4. *Usable Open Space Design*: Useable open space for passive recreation is provided within private decks on the middle floors of each dwelling unit. Usable lawn area is also provided for each of the 4 dwelling units.
5. *Plant Materials*: The landscaping plan includes new native and ornamental landscaping selected for structure, texture, scents and color consisting of trees, shrubs and ground covers. Some existing trees as identified on the landscaping plan will be retained (2 fruit trees along SE Andrews Street). A large existing Douglas fir tree and an existing London plan tree on the property will not be able to be saved and incorporated into the development given their locations.

C) Design Harmony & Compatibility:

1. *Accessory Structures*: No accessory structures are proposed.
2. *Building Materials/Components*: The buildings will be wood frame construction with exterior horizontal and vertical siding, 3 stories in height, but the height broken up with building modulation, doors and windows to avoid blank walls. Decks on each building mid-level bring the mass of the dwellings lower to better fit in the neighborhood. Top floors in the units are within pitched roof and gabled sections of the dwellings.

3. *Compatibility:* Uses around the site include a mix of both single family and multi-family residential use. The proposed duplexes will be 3-stories in height. The adjacent residential is lower at 1 story in height. Newer development in the neighborhood is becoming taller at 2-3 floors.
 4. *Design Components:* Design components, such as colors, modulation with building elevations, gabled and clerestory elements are acceptable for the duplexes. Bright and brilliant colors are not used. Facades and ground level blank walls are broken up with modulation, windows and roof overhangs. Corporate style is not applicable to the project.
 5. *Signage:* Not applicable. The only signage will be individual address signs for the dwelling units. Final addressing of the units will be subject to approval by the Fire Department.
 6. *Transition:* The duplexes will provide good transition with adjoining and permitted land uses. The neighborhood is a mix of both single family and duplex dwellings. The neighborhood is in transition, going from the older traditional single family houses to the newer duplex dwellings. The duplexes are designed to comply with the allowable building setbacks and allowable pervious/impervious surface ratios for the SF-D zoning of the property.
 7. *Projects with Multiple Structures:* The project includes 2 duplex buildings for a total of 4 dwelling units. There are no accessory structures proposed.
- D) Pedestrian and Vehicular Areas:
1. *Barrier-Free:* The main pedestrian route is the walkways connecting front doors to the street sidewalks. Wider barrier free parking is not proposed.
 2. *Circulation/Trail Access:* Trail access is not applicable to the project.
 3. *Design – Parking Areas:* The project provides 8 on-site parking stalls (2 stalls in each garage for each dwelling unit).
 4. *Public Access – Adjacent to Site:* New public sidewalks will front along both along SE Andrews Street and 5th Avenue SE in front of the subject property.
 5. *Public Access – Within Site:* There is no public access in the site.
 6. *Trail Design:* Not applicable.
 7. *Transition of Design Elements and Amenities:* The proposed buildings provide a desirable transition in relation to the adjoining and permitted land uses in the neighborhood -- a combination of single family and duplex developments. The buildings are taller than the adjacent one story duplexes to the east. The scale and architectural design of the duplexes should blend in with the changing character of the neighborhood that is redeveloping into larger dwellings.

E) Service and Storage Areas:

1. *Screening – Service Yards and Outdoor Storage:* There is no service yard or storage yard with the project. Individual garbage cans/recycling bins will be provided to the dwelling units for garbage and recycling within the garages.
2. *Screening – Mechanical Equipment:* Not applicable.
3. *Screening – Display Areas:* Not applicable.

F) CPTED (Crime Prevention through Environmental Design):

The walkways and landscaping will direct visitors to the proper entrances to the dwelling units on the north and west sides of the development. The proposed landscaping is not so dense to impact viewing to and from the dwelling units. The property lines are defined with both landscaping and new 6 foot tall fencing (along the eastern and southern sides) that will be installed.

14. The duplexes are proposed to reflect the following building materials and colors as shown on the colored drawings and color chips provided, Exhibits 7 and 8. The design elements are also listed on the building elevation drawings. The building materials and colors are identified as:

- o Roof: Black composition shingles.
- o Siding: James Hardi siding, painted an earthy olive green with complementing ivory trim. Siding is both horizontal and vertical.
- o Paint Colors: Green color: "sage", Brown color: "Blue ridge mountains", Cream color: "albescens". Sample color chips are entered as Exhibit 8.
- o Windows: Clear glass and tempered glass.

15. Additional Approval Criteria for multifamily and duplex developments: IMC 18.07.440

Access and Circulation:

- 1) Motorized: Vehicular access is provided such that it will not have a negative impact upon adjacent land uses. Vehicle access is from 5th Avenue SE with a shared driveway.
- 2) Nonmotorized: Pedestrian walkways will be provided at the site with new sidewalks fronting both 5th Avenue SE and SE Andrews Street as required street improvements. Pedestrian walkways will connect the dwelling units to the new street sidewalks along the north and west side of the buildings.

Building Modulation:

The 2 duplexes has been designed to provide facade modulation in the form of indentations, extrusions, facade windows & doors and detailing with the use of varied wood materials and colors. Blank walls are not used as facades but will have windows, doors, trim bands, vertical and horizontal siding, and façade modulation indentations.

Duplex and Townhouse Standards in Single Family Neighborhoods:

The duplex is located in an established older single family residential neighborhood (Olde Town) that's going through transition to duplex dwellings as allowed by the SF-D zoning of this area. The architecture of the buildings as designed should be compatible

with the character of the neighborhood along SE Bush Street, although taller than the older one story dwellings. The style is traditional. The buildings are 3 floors in height and proposed to be built to the maximum allowed height.

Parking:

Parking is in compliance for multifamily developments as established in the Table of Off-Street Parking Standards, IMC 18.09.050. Each dwelling unit requires 2 parking spaces and 2 parking spaces in garages have been provided for each dwelling unit. A total of 8 on-site parking spaces are provided.

Private or Common useable Outdoor Space:

Private outdoor space for each of the 4 individual dwelling units is being provided on the middle floor of the units the form of decks. The decks measure 21'-6" x 10' each which amounts to 215 square feet of usable deck space per dwelling unit. The decks are located off the main living areas. A minimum of 48 sq. ft. per unit is required. Private outdoor space is acceptable.

Roofline Variation:

The roofs are pitched at 6/12 (dormers) and 12/12 and at different planes to create interesting rooflines as shown on the roof plan, sheet A2.4. The duplexes are within the allowable height range for the SF-D zone. Roof line variation is acceptable.

Screening - Parking and Structures:

The parking areas are fully screened in that all parking stalls will be located within garages. All required parking (2 stalls per unit) is required to be located on site.

16. The project Planning application and plans were routed to all project reviewing departments and divisions, and their comments and concerns have been addressed in this Notice of Decision.
17. Additional conditions may be placed on the project based on the Building division and Fire Department review of the construction permit requirements.
18. Public Notification: Public notification to property owners within 300 feet of the subject site was required as part of the Level 2 Review – Short Plat and Administrative Site Development Permit. Notice of the project was mailed out to property owners on July 12, 2012, and a comment period was established, ending on July 26, 2012. A public meeting was not required. 5 letters of correspondence were received from citizens (correspondence entered as Exhibits 12 - 16). Copies of the Notice of Decision will be mailed to those who provided written comments.

In summary, comments stated the following:

- Loss of all the trees on the property is not in the interest of Old Town Issaquah.
- 5th Avenue is narrow and may be dangerous for construction trucks and other vehicles to the site.
- The buildings are not attractive.
- 3 story buildings will increase the feeling of congestion and should be one story.
- Concern of destroying two beautiful trees (along Andrews Street).
- Proposed housing will create more traffic and congestion in the area.
- More off-street parking is needed.

- Concern of aesthetics for neighborhood.
- Impact of 5th Avenue parking and traffic on that street.
- Concern of car headlights shining into windows of neighboring one story dwelling. Would like a fence on the property lines for shielding.
- Concern of toxic impact of demolition of existing dwellings – avoidance of toxic contamination to surrounding properties.
- What are working hours of the project, when might it start, how will construction take and control of dust from demolition.

Staff response:

- Not all of the trees on the property will be removed; just the Douglas fir and London Plane tree which due to their locations, are not practical to be saved and would also pose as hazardous. The two large apple trees along the north end of the site will be saved.
- 5th Avenue is narrow and it will be required that half street improvements fronting the site be done and City engineering is requiring that no parking signs shall be installed along the frontage of the property along 5th Avenue S.E.
- Attractiveness of buildings is subjective. The buildings have been designed to comply with the development standards of the SF-D zone and the design criteria for duplex dwelling, including façade modulation, avoidance of blank walls and varied roof design.
- The zoning allows dwellings to be 30 feet in height as measured to the average of the pitched roof (not measured to the higher ridgeline of the roof). This will allow a 3-story building. There is no regulation that new construction must match the height of the adjacent one story dwellings. The trend in the re-developing “Oldtown” neighborhood is for larger and taller buildings.
- The existing smaller development on the property contains 4 dwelling units and the proposed re-development calls for 4 dwelling units, so a Certificate of Transportation Concurrency was not required as Mon-Fri PM traffic as measured for concurrency will remain the same.
- Each dwelling unit requires a minimum of 2 parking stalls and the proposal is for 2 parking stalls in garages for each unit, for a total of 8 parking stalls. Parking requirements have been met. Additional parking is not required.
- The project will provide a solid cedar 6 foot high fence on the inside property lines to alleviate the concerns of vehicle headlights. In addition, those areas will also be landscaped with trees and shrubbery to further provide buffering.
- A demolition permit will be required for the removal of the older duplex dwellings and as part of that review, an asbestos survey must be conducted by an AHERA - certified building inspector and filed with the Puget Sound Clean Air Agency and a Notice of Intent must be filed with the Puget Sound Air Pollution Control Agency prior to any demolition work being done. All asbestos must be removed prior to demolition.
- 4 Building Permit applications have been applied for the construction and a Public Works Permit for the street work and utilities. The actual date of permit issuance is an unknown as is the length of time for the construction. Hours of construction are regulated by the city as Mon. – Fri. 7:00 a.m. to 6:00 p.m., except holidays. Weekend work requires special permission and no work is allowed on Sundays.

REASONS FOR DECISION: SHORT PLAT:

1. Issaquah Municipal Code (IMC) 18.04.400 of the Land Use Code authorizes the Development Services Department to review the Short Plat through the Level 2 Review process (administrative review and approval). The Level 2 Review requires public notice to

property owners within 300 feet of the site and a decision by the Development Services Department.

2. The property is zoned Single Family-Duplexes Suburban (SF-D). Duplex dwellings are a permitted land use in this zone. The subject property is currently developed with a single family house and a detached garage that will be demolished. The applicant desires to subdivide the property into 4 lots which will then allow a dwelling unit on its own lot, but visually from the street will appear as 2 duplex buildings.
3. The minimum lot size in the SF-D zone is 6,000 square feet according to the District Standards Table, IMC 18.07.360 and may be reduced to a minimum of 3,000 square feet as attached single family units as proposed. The density of the property is not increased by this 4-lot subdivision.
4. SEPA: Short plats are exempt from SEPA review as a minor land use decision, per WAC 197-11-800(6) and an Environmental Checklist is not required. This exemption only applies if there are no critical area impacts.
5. Review procedures: Review procedures are established under Chapter 18.13.370. The short plat is required to be revised under a Level 2 process per IMC 18.04.370, administrative review and with public notice to property owners within 300 feet of the site. The proposal met the public notification requirements (for notice of application and public comment notice) for the Level 2 Short Plat review. A notice of the short plat subdivision (concurrently with the Administrative Site Development Permit) including maps of the property was mailed to surrounding property owners within 300 feet of the site on July 12, 2012, and a 2 week comment period was provided. The comment period ended on July 26, 2012. No public comments were received regarding the short plat proposal. Comments were received regarding the development of the property for the Administrative Site Development Permit (Exhibits 12-16).
6. A Certificate of Transportation Concurrency was not required for the short plat subdivision and 4 dwelling units. The site currently contains 4 dwelling units within 2 duplexes and the density is not being increased with the proposal.
7. The Subdivision Code, stating with Chapter 18.13.020-E (Scope), establishes the Short Plat regulations that apply to land being divided into four or fewer lots and which have not been divided as part of a Short Plat within a period of five years previously. The subject property has not been subdivided within the last 5 years.
8. The Short Plat must meet the requirements of IMC 18.13.380 "Design Standards":
 - A. *Lands which the Planning Director/Manager has found to be unsuitable due to flood, inundation, or swamp conditions likely to be harmful to the safety, welfare and general health of the future residents, and the Planning Director/Manager considers inappropriate for development, shall not be subdivided unless adequate means of control have been formulated by the applicant and approved by the Public Works Director.*

Response: The site does not contain "critical areas" that make the property unsuitable for subdividing and further development.

- B. *The applicant shall furnish a soil test if required by the Public Works Director. The Public Works Director shall determine whether control measures are warranted. The applicant shall be responsible for the design, installation and expense of any device or corrective measures subject to the approval of the Public Works Director.*

Response: A soils test was not required for the Short Plat. The property is already developed with a single family dwelling. A soils report will be required with the Building Permits for the new dwellings.

- C. *All lots shall abut upon or have adequate access, by easement or private road, to a dedicated or deeded public right-of-way. In the event that an existing abutting public right-of-way does not meet the minimum width standards, additional right-of-way may be required prior to approval of a short subdivision.*

Response: All four lots will have adequate vehicular access to 5th Avenue SE via a single shared driveway. The short plat drawing identifies a private utility and access easement for the 4 lots. No additional street dedication is required for the project, but offsite street improvements to the abutting street to the north and west are required.

- D. *The minimum land area for each lot shall be no less than the minimum allowed by this Code (District Standards Table, IMC 18.07.360) for the specific zone in which the proposed short subdivision is planned to be located, plus any additional area to be used for access easement and/or private roadway.*

Response: The proposed lots will be almost square like. The short plat will place each dwelling unit on its own lot. Zero lot line will be achieved for the duplex on lots A and B and for the duplex on lots C and D, creating single family attached units. The SF-D (Single Family-Duplexes) zoning requires a minimum lot size of 3,000 square feet for attached single family units. The 4 lots contain the required minimum square footage as shown below and by the closure calculations (Exhibit 9).

<u>LOTS:</u>	<u>LOT AREA:</u>
• Lot No. A:	3,000 square feet
• Lot No. B	3,000 square feet
• Lot No. C	3,000 square feet
• Lot No. D	3,000 square feet

9. The proposed Short Plat will create 4 lots as identified on the Short Plat site drawings, Exhibits 32 & 33. The property is currently developed with 2 duplexes that will be demolished. Non-buildable lots are not being created with the short plat.

The SF-D zoning of the property allows a maximum impervious surface ratio of 50% on each lot. The lots within the short plat when developed with attached dwellings will comply with the maximum impervious ratio of 50% or less.

10. All 4 lots have acceptable access for ingress & egress. The property is surrounded by SE Andrews Street to the north and 5th Avenue SE to the west. All 4 of the dwelling units will have driveway access from 5th Avenue SE that will be a shared driveway that leads to the garages. No access is provided from Andrews Street. Pedestrian access will be from both streets.

11. The property does not contain Critical Areas that make the property unsuitable for the short plat subdivision.
12. IMC 18.13.390 "Required Improvements" states that the Planning Director/Manager shall determine that the following improvements are available for each parcel created by the division of land:

A. *Adequate water supply when necessary;*

Response: The 4 lots are adequately served by City water. An existing 6 inch water service line runs down SE Andrews Street.

B. *Adequate method of sewage disposal;*

Response: The 4 lots are adequately served by City sewer. An existing 8 inch sanitary sewer runs down 5th Avenue NW and in the alley just west of this site between the streets of SE Andrews Street and SE Bush Street.

C. *Provision for appropriate deed, dedications and easements;*

Response: No street dedication is necessary for the off-site improvements that will be required of the short plat. A vehicular access easement will be placed on the short plat for access to all 4 lots from 5th Avenue SE.

D. *Storm drainage improvements and storm sewers when necessary;*

Response: A 12 inch storm drainage water line lies just north of the property in SE Andrews Street. The project will be required to comply with the City of Issaquah's 2011 Addendum to the 2009 King County's Surface Water Design Manual for Small Project Drainage Requirements.

E. *Fire hydrants when necessary;*

Response: Adequate fire hydrants are available. An existing fire hydrant is located just west of the site at the southwest street intersection of SE Andrews Street and 5th Avenue SE.

F. *Street and alley paving, and concrete curbs, gutters and sidewalks when necessary;*

Response: A 5 foot wide sidewalk will be constructed along both SE Andrews Street and 5th Avenue SE to the north and west abutting the subject property. The sidewalk will meander to save apple trees located along the Andrews Street property line.

G. *Street lights when necessary;*

Response: No additional street lighting is required for the short plat. Existing street lights are adequate.

H. *Adequate provisions for sidewalks and other planning features that assure safe walking conditions for students who walk to and from school.*

Response: The proposed short plat will be adequately served by Issaquah schools and City parks, including Clark Elementary School to the south, and Tiger Mt. High, Issaquah High School to the south and Issaquah Middle School to the west. Memorial Field Park and the "Rainier Greenway" parkway are to the northwest which links to other paved pedestrian walkways.

Summary: The proposal meets the short plat requirements, A – H, as discussed above.

13. The City has determined that appropriate provisions are available or have been made for public health, safety, and general welfare.
14. The application was routed to City Departments for review and comment. Those comments are incorporated into this Notice of Decision.
15. In accordance to IMC 18.13.400, all short plats shall be filed with the King County Department of Records and Elections and shall not be deemed formally approved until so filed. The filing of the short plat shall be the responsibility of the applicant. Every short plat filed for record must be accompanied by a title report confirming that the title of the lands as described and shown on the short plat is in the name of the applicant (entered as Exhibit 7). A copy of the recorded plat shall be returned to the Issaquah Permit Center within ten (10) days of recording along with an electronic copy in a format acceptable to the Public Works Department.

Time Limit of Approval:

The final decision approving the Planning Permits is valid for three years as specified by IMC 18.04.220-C-5

EXHIBIT LIST:

1. Administrative Site Development Permit application, PLN12-00020, received 4-9-2012
2. Short Plan application, PLN12-00022, received 4-9-2012
3. Vicinity Map
4. Affidavit of Ownership/Agent Authority (4 pages), received 4-9-2012
5. Project Narrative #1 (2 pages), received 4-9-2012
6. Project Narrative #2 (2 pages) received 4-9-2012
7. Colored elevation drawings (3) of buildings, received 4-11-2012
8. Color chips for proposed building colors, received 4-11-2012
9. Closure calculations for short plat, received 1-24-2013
10. Notice of Application, issued by Development Services Dept. 7-12-2012
11. Photographs of site (11), taken by Development Services Department, 8-3-2012

Correspondence Received:

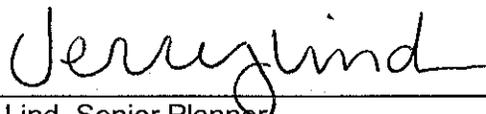
12. Correspondence received from John W. Bernard (Woody Bernard), received 7-19-2012
13. Correspondence received from Jan Eskelsen, received 7-25-2012
(followed up by a meeting with Jan Eskelsen and Sue Hall on 7-27-2012)
14. Correspondence received from Lois and Jim Touhey, received 7-26-2012
15. Correspondence received from Earle Smith, received 8-10-2012
16. Correspondence received from Earle Smith (2nd letter), received 8-20-2012

Project Drawings:

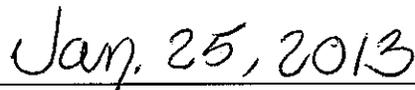
17. Cover Sheet, sheet A0.1, received 6-14-2012
18. Site Plan, sheet A1.1, received 6-14-2012
19. Site Survey, sheet 1 of 1, received 6-14-2012
20. Lovridge Short Plat drawing, sheet 1 of 3, received 6-14-2012
21. Lovridge Short Plat drawing, sheet 2 of 3, received 6-14-2012
22. Lovridge Short Plat drawing, sheet 3 of 3, received 6-14-2012
23. Landscape Plan, sheet A1.3, received 6-14-2012
24. Ground Floor Plans, sheet A2.1, received 6-14-2012
25. Mid Level Floor Plans, sheet A2.2, received 6-14-2012
26. Upper level Floor Plans, sheet A2.3, received 6-14-2012
27. Roof Plan, sheet A2.4, received 6-14-2012
28. Elevations, sheet A3.1, received 6-14-2012
29. Elevations, sheet A3.2, received 6-14-2012
30. Elevations, sheet A3.3, received 6-14-2012
31. Elevations, sheet A3.4, received 6-14-2012
32. Short Plat drawing, sheet 1 of 2, received 11-16-2012
33. Short Plat drawing, sheet 2 of 2, received 11-16-2012
34. Preliminary Grading/Drainage/Utility & Frontage Plan, sheet 1 of 3, received 11-16-2012
35. Notes and Details, sheet 2 of 3, received 11-16-2012
36. TESC Plan, sheet 3 of 3, received 11-16-2012

Updated Drawings:

37. Cover Sheet, sheet A0.1, received 1-16-2013
38. Site Plan, sheet A1.1, received 1-16-2013
39. Landscape Plan, sheet A1.3, received 1-16-2013
40. Building Elevations, sheet A3.2, received 1-16-2013



Jerry Lind, Senior Planner



Date

JL/jl