

Slocum Subdivision

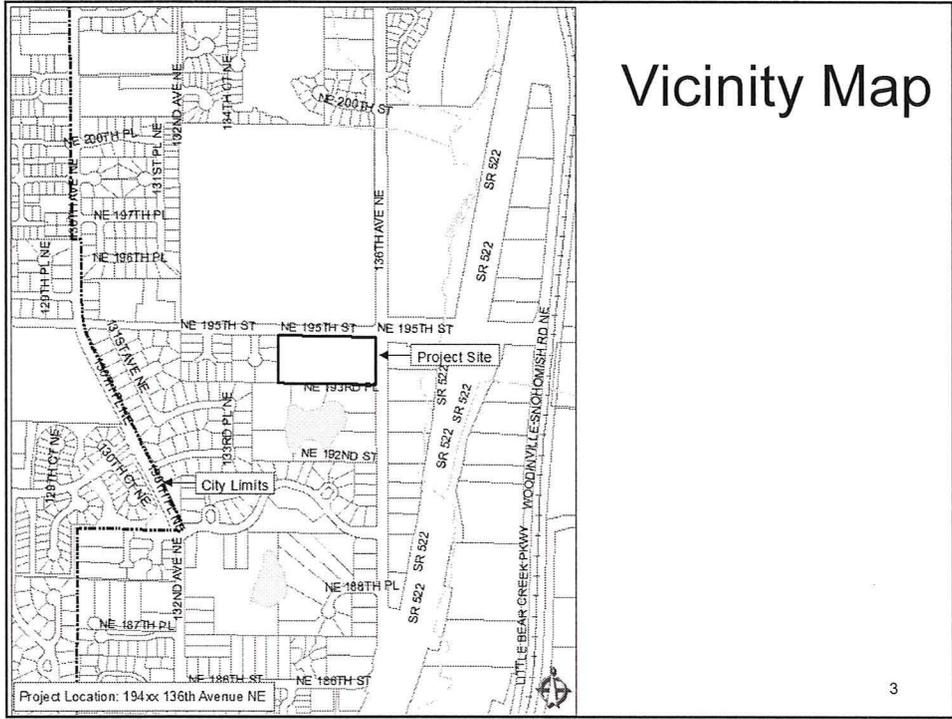
Public Hearing
June 25, 2013
7:00pm

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Administrative Matters

- Exhibits 1-29 provided previously
- Exhibit 18 retracted by staff
- Exhibit 30, 31 and 32 entered

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Proposal

- Preliminary Plat Application
- Submitted by Pace Engineers on behalf of the Trust of Lester Slocum
- 23-lots proposed in the R-6 zone
- New internal road for access

Procedural Matters

- Complete application submitted on 11/21/12
- Notice of Complete application issued 12/19/12
- Notice of Application issued 12/31/12
 - 15-day comment period
 - Comments received, summarized in staff report
- Request for Agency comments issued concurrently
 - Comments received, summarized in staff report
- SEPA Determination of Nonsignificance issued 5/6/13
 - 14-day comment/appeal period
 - Comments received, summarized in staff report
 - No appeals
- Public Hearing notice issued 6/10/13
 - min. 15 days before the hearing
 - Comments received, provided today
- NOA, DNS and Hearing notices issued following City code

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Exhibit 30

- Conditions #41 and #42, regarding performance and maintenance guarantees
- Allow surety bond for security, in addition to other options listed in code, assignment of funds and cash deposit

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Exhibit 31

- Public comment received – 3 issues identified
- Issue #1: Mitigation Funds, Sidewalk on 136th
 - Developer required to construct sidewalks along property frontage, pay Traffic Impact Fees (TIF)
 - TIF only funds projects on the project list specified by WMC 3.39
 - Existing deficiencies on 136th Ave NE to be addressed by City, not developer
- Issue #2: Impact of Construction
 - Construction noise limitations in place, City enforces these limitations
 - Developer and contractor required to attend pre-construction meeting to cover City requirements

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Exhibit 31 (cont)

- Issue #3: Traffic impact
 - Traffic report reviewed and accepted by the City
 - Project will add peak hour trips – 17 AM, 23 PM
 - Will not create a significant impact to the NE 195th Street/136th Avenue NE intersection
 - 195th/136th intersection operation will meet level of service requirements in WMC 21.28.090 (LOS E)
 - Alternate routes are available

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Special Conditions/Mitigation

- Internal road deviation, cul-de-sac design
 - Reduction in ROW and roadway width
 - Parking on one-side
- Stormwater detention pond
 - Type II landscaping on all sides
- Tree protection during construction
 - Protect trees on neighboring property
 - Analysis required after plat construction complete

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Recommendation

- Staff recommends approval, with conditions, of the preliminary plat application.
 - Conditions shown in Exhibit 1 (pages 9-15) and Exhibit 30
 - Staff has found that the proposal, as conditioned, is consistent with the City's development regulations

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