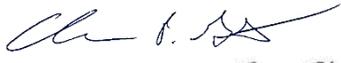




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**MEMORANDUM**

**To:** Kirkland Hearing Examiner

**From:** Christian Geitz, Planner   
Eric R. Shields, AICP, Planning Director 

**Date:** May 31, 2017

**File:** SUB17-00450

**Subject:** APPEAL OF THE 7206 NE 129<sup>TH</sup> STREET SHORT PLAT DECISION, SUB17-00450

**I. INTRODUCTION**

- A.** Appellant: Stephen and Christine Kiehl, residing at 12921 74<sup>th</sup> Avenue NE, neighboring property owners to the proposed short subdivision.
- B.** Actions Being Appealed: The Planning Director's decision to approve the proposed 8-Lot short plat at 7206 NE 129<sup>th</sup> Street. Appeal of this action is allowed under Kirkland Zoning Code (KZC) section 145.60.
- C.** Summary of Issues Under Appeal: The appellant disputes the Planning Director's decision related to the tree retention requirements of the Holmes Point Overlay and the general Tree Retention standards under KZC Chapters 70 and 95, respectively.

**II. RULES FOR THE APPEAL HEARING AND DECISION**

Conduct the appeal hearing on June 7, 2018. Take oral comments from parties entitled to participate in the appeal as defined in KZC section 145.60 and 145.70. Decide to:

- Affirm the decision being appealed;
- Reverse the decision being appealed; or,
- Modify the decision being appealed.

The decision by the Hearing Examiner is the final decision of the City.

**III. HEARING SCOPE AND CONSIDERATIONS**

KZC 145.95 states that the appellant has the burden of proving that the City made an incorrect decision.

**IV. PROJECT PROPOSAL**

- A. Site Location: Single-family parcel located at 7206 NE 129<sup>th</sup> Street (see Attachment 1 in Enclosure 1).
- B. Original Proposal: The proposal is to subdivide a 90,870 square foot parcel (2.08 acres) into eight (8) individual single-family residential parcels in the RSA 4 use zone (see Enclosure 1). The RSA 4 zone is a single-family residential zone with a maximum density of 4 units per acre and a minimum lot size of 7,600 square feet. Access to Lots 1-5 will be provided directly from the NE 129<sup>th</sup> Street or 72<sup>nd</sup> Avenue NE rights-of-way. Access to Lots 6-8 will be provided via a new access easement that wraps around one of the two significant tree groves on the subject property (see Attachment 2 of Enclosure 1).
- C. Planning Director Decision: On April 9, 2018, the Planning Director approved the application subject to the conditions outlined in the staff report (see Enclosure 1).
- D. Appeal Submitted: On April 27, 2018, Stephen and Christine Kiehl filed a timely appeal of the Planning Director's Decision approving the short plat (see Enclosure 2). Additionally, on May 3, 2018, a timely clarification statement of their appeal was filed with the City of Kirkland, consistent with the Hearing Examiner Rules of Procedure. The appellants are contesting the proposed retention of trees located within a grove along the southern portion of Lot 8 and that the decision failed to include and require the retention of trees located in the northeast corner of the subject property.

**V. STAFF ANALYSIS**

The appellants contest the proposed short subdivision approval, specifically related to tree retention standards of Kirkland Zoning Code (KZC) Chapters 70 and 95. KZC Section 145.80 requires that staff prepare an analysis of the specific elements of the Planning Director's decision disputed in the letter of appeal. The appellant's six (6) points of contention are summarized below, followed by staff analysis.

- A. **Appellant Comment**: Although the Director's decision was dated April 13, 2018, we did not receive the decision package until April 24, 2018, leaving only 3 days to review the materials, which is unreasonable.

*Staff Response: Pursuant to KZC section 145.45.5, the notice of decision standards require that, within four (4) business days after the Planning Director's written decision is issued, the Planning Official shall distribute the decision or summary of the decision and the procedures for appealing the decision to the applicant, each person who submitted written comments or information on the application, and each person who has requested notice of the decision. KZC section 5.10.223 defines the word distribute as "To provide notice and information or the location of notice and information to persons via postal mail or electronically."*

*The Planning Director's decision was dated April 9, 2018. An email including the Notice of Decision was sent to all required parties on April 13, 2018, within the required four business days (see Enclosure 3). While the City is not required to distribute a decision packet containing the staff report and attachments, one was sent to all parties of record via the United States Postal Service (USPS) on April 13, 2018. The City notified all parties according to the requirements of the Code.*

- B. Appellant Comment:** The decision packet that was mailed via USPS was incomplete and did not include an updated Tree Retention Plan, Attachment 9 or Attachment 11.

*Staff Response:* Pursuant to KZC 145.45.5, the City is required to distribute a notice of decision summary. The distribution of a staff report and associated attachments is not required. Those documents can be viewed during City business hours or pursued via the City's Public Records Request process. The City, as a courtesy, provided a hard copy of the staff report and attachments. It is unknown why the printed copy of the staff report received by the Kiehl's did not include attachments 9 and 11. All attachments associated with the Planning Director's decision on case SUB17-00450 are included in the official file (see Enclosure 1).

- C. Appellant Comment:** The City failed to identify several significantly sized Red Alder trees and other vegetation located near the north end of Lot 8. The City's conditions of approval located on page 7, section B.1.h, discussing the Holmes Point Overlay compliance standards, have not been met.

*Staff Response:* The applicant submitted an arborist report prepared by a qualified professional as part of the short plat application (see Attachment 4 of Enclosure 1). The City's Development Review Arborist completed a review of the originally submitted arborist report as part of the regular review process. The Development Review Arborist response and checklist can be found as Enclosure 4. The chart and comments pertinent to the short plat review were included with the Staff Report decision as part of Attachment 3.

On May 25, 2018, staff, including the Development Review Arborist, performed a site visit to confirm the vegetation located in the northeast corner of the subject property. The site visit confirmed the presence of one significant tree that was not included in the original arborist report. The missing tree was identified as a Cascara Tree with co-dominant trunks measuring 6 and 7 inches in diameter. The tree is located approximately 15 feet from the northern property line and approximately 20 feet from the eastern property line. The tree is overgrown with invasive ivy and blackberry and has no canopy connection to the nearest tree. A beaked chestnut was also observed closer to the northeast property corner. Beaked Chestnut is a shrub and was accurately excluded from the original arborist report.

The Cascara Tree that was not included in the original report should be evaluated and considered for retention during the review of the subsequent building permit for Lot 8. While not located in a required yard, the tree is significant and should be evaluated and retained if feasible, pursuant to the standards of KZC 95.30.

- D. Appellant Comment:** Trees numbered 100 and 101 on Lot 7 should be retained and included within Grove 1a. The arborist report provided by the applicant as Attachment 4 indicates trees 100 and 101 are in good condition, yet the Development Standards located in Attachment 3 identify tree 100 as not viable. Clarity of retention plans and consistency is requested.

*Staff Response:* The arborist included as Attachment 4 of the original City Decision was the report prepared by the applicant's arborist as part of the short plat application. The City's Development Review Arborist completed a peer review of the applicant's submitted arborist report and provided a summary assessment of

*the report for staff's use in preparation of a recommendation on the application (see Enclosure 4).*

*The City's Development Review Arborist concluded that tree number 100 was not viable due to its condition and the presence of noxious and invasive plants/weeds (see Enclosure 4). The Development Standards located in Attachment 3 of the City's Decision identify all significant trees and their associated retention value based on the City review. Additionally, tree 100 and 101 were not considered part of grove 1a since their canopies are not connected with those trees in grove 1a. Pursuant to KZC 95.10.6, a grove is defined as "A group of three (3) or more significant trees with overlapping or touching crowns." While not located in a required yard, Tree 101 is significant and should be evaluated and considered for retention during the review of the subsequent building permit for Lot 7. While not located in a required yard, the tree should be retained if feasible, pursuant to the standards of KZC 95.30.*

- E. Appellant Comment:** The City is requiring the retention of Grove 2 on Lots 6-8 to meet the Holmes Point Overlay requirements. This will shift the building site on Lot 8 far to the north, leaving the lot with no rear yard and severely impacting our privacy and access to light.

*Staff Response: Sections V.B and V.C of the City's Decision discuss compliance with the Holmes Point Overlay standards of KZC Chapter 70 and the Grove Preservation standards of KZC Chapter 95. These two separate portions of the Zoning Code provide similar retention and protection requirements for the proposed project. Specific to the appeal, the retention of existing trees and understory vegetation located across the southern portion of proposed lots 6-8 was proposed by the applicant in order to satisfy the KZC requirements for the retention of protected natural areas under KZC Chapter 70. Sections V.B and V.C provide the facts and conclusions relative to the retention of the grove.*

- F. Appellant Comment:** Our comment requesting the retention of several Pacific Madrona trees along NE 129<sup>th</sup> Street (tree #114, 123, 124 and 126) was ignored. These trees have a high retention value according to the tree inventory in the staff report and should be retained.

*Staff Response: The City identified in its Decision that the trees #114, 124, and 126 are considered high retention value trees due to size, location, or inclusion in a grove. Tree #123 was determined to be non-viable through the review of the City's Development Review Arborist, due to condition or invasive plant issues (see Enclosure 4).*

*Tree #124 is located within the proposed access easement roadway serving Lots 6-8. Due to the large number of trees located along the eastern portion of the NE 129<sup>th</sup> Street frontage, the applicant chose to design the project in order to impact the smallest number of trees as possible, while still providing access to the Lots 6-8. The first proposed design showed Lots 6-8 taking direct access from NE 129<sup>th</sup> Street. That design was not consistent with the Holmes Point Overlay standards of KZC Chapter 70, nor the Grove retention requirements of KZC Chapter 95. The City required correction through a redesign of the project, resulting in the retention of the Grove 2.*

*Additionally, the original proposal identified a sidewalk to be located immediately adjacent to the southern boundary line across the entire NE 129<sup>th</sup> Street frontage.*

*The location of the sidewalk was determined to negatively impact the Madrona trees within t Grove 2, including the trees in question by the appellant. The design of the project was altered to meander the sidewalk to the south, aligning the northern edge of the sidewalk with the existing northern roadway pavement edge as shown in Attachment 2 of Enclosure 1. The resulting adjustment of the sidewalk shifted the right-of-way improvements recommended by the Public Works Department to the south, requiring new roadway pavement be installed along the southern edge of NE 129<sup>th</sup> Street in order to maintain the minimum pavement width along the project frontage (see Sheet CV-01 of Attachment 2 in Enclosure 1). This proposed shift will retain an existing swale between the sidewalk and the trees along the southern property boundary, further reducing potential impacts during installation of the road improvements.*

**VI. CONCLUSION AND RECOMMENDATION**

Based on review of the appellant's submittal, staff analysis and response, the City recommends the Hearing Examiner affirm the initial Planning Director Decision.

**VII. ENCLOSURES**

1. SUB17-00450, 7206 NE 129<sup>th</sup> Street Planning Director Decision and Attachments
2. Appeal Letter filed by Stephen and Christine Kiehl
3. Decision Notice Email
4. Development Review Arborist Review Notes (City Review)

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cc: Applicant – Jessica Wagner, Blueline Group

Parties of Record (SUB17-00450)





**CITY OF KIRKLAND**  
**Planning and Building Department**  
123 5th Avenue, Kirkland, WA 98033  
425.587.3600 - [www.kirklandwa.gov](http://www.kirklandwa.gov)

**CITY OF KIRKLAND  
NOTICE OF DECISION**

**APRIL 13, 2018**

- Permit application:** ISOLA 129<sup>th</sup> SHORT PLAT ([SUB17-00450](#))
- Location:** [7206 NE 129<sup>th</sup> Avenue](#)
- Applicant:** Jessica Wagner with The Blueline Group
- Project description:** Subdivide a 90,870 square foot parcel into eight (8) individual single-family parcels within the RSA 4 Use Zone and Holmes Point Overlay. The applicant is proposing to remove the existing residence. The Short Plat does not include an Integrated Development Plan (see Attachments 1 and 2).
- Decisions Included:** Short Plat (Process I)
- Project Planner:** Christian Geitz
- Department Decision:** **Approval with Conditions**

 for  
Eric Shields, Director  
Planning and Building Department

|                  |                |
|------------------|----------------|
| Decision Date:   | April 9, 2018  |
| Appeal Deadline: | April 27, 2018 |

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

**How to Appeal:** *Only the applicant or those persons who previously submitted written comments or information to the Planning Director are entitled to appeal this decision.* A party who signed a petition may not appeal unless such a party also submitted independent written comments or information. An appeal must be in writing and delivered, along with fees set by ordinance, to the Planning Department by 5:00 p.m., April 27, 2018. For information about how to appeal, contact the Planning and Building Department at (425) 587-3600. An appeal of this project decision would be heard by the City's Hearing Examiner.

**Comment to City Council:** If you do not file an appeal, but would like to express concerns about policies or regulations used in making this decision or about the decision making process, you may submit comments to [citycouncil@kirklandwa.gov](mailto:citycouncil@kirklandwa.gov). Expressing your concerns in this way will not affect the decision on this application, but will enable the City Council to consider changes to policies, regulations or procedures that could affect future applications.

## I. CONDITIONS OF APPROVAL

- A. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. Attachment 3, Development Standards, is provided in this report to familiarize the applicant with some of these development regulations. This attachment references current regulations and does not include all of the additional regulations. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. When a condition of approval conflicts with a development regulation in Attachment 3, the condition of approval shall be followed.
- B. Prior to recording the short plat, the applicant shall:
  1. Place the net lot area on the face of the plat (see Section II).
  2. Place Protected Natural Areas over the lots as proposed (see Conclusion V.B.2).
  3. Place a note on the face of the short plat document that references the Protected Natural Areas identifying that the trees and associated vegetation shall be maintained in perpetuity (see Conclusion V.B.2).
  4. Place Preserved Grove Easements on the face of the short plat that define the areas of Grove 1(a) and Grove 2 on the property (see Conclusion V.D.2).
  5. Place a note on the face of the short plat document that references the grove areas and states that the groves and associated vegetation shall be maintained in perpetuity (see Conclusion V.D.2).
- C. As part of the application for a Land Surface Modification Permit, the applicant shall demonstrate compliance with the requirements of KZC Chapter 70 (see V.B.2).
- D. As part of the application for a Building Permit on Lots 1 through 5, the applicant shall submit materials that identify how trees located within Grove 1(b) and 1(c) may be retained. Those trees within Grove 1(b) and 1(c) that can successfully be retained throughout the development process shall be incorporated into groves and a Preserved Grove Easement placed on the property (see Conclusion V.D.2).
- E. Prior to occupancy, the applicant shall install native vegetation plantings within the dedicated PNAs established under the short plat, consistent with standards established in KZC 70.15(4) (see Conclusion V.B.2)

**II. SITE AND NEIGHBORHOOD CONTEXT**

|   |   |
|---|---|
| Zoning District                               | Residential Single-Family RSA 4   |
| Comprehensive Plan Designation                | (LDR 4) Low Density Residential, 4 dwelling units per acre  |
| Property Size                                 | 90,870 square feet (2.08 acres)   |
| Current Land Use                              | Single-family residence. The applicant is proposing to demolish the existing residence and associated improvements.   |
| Proposed Lot Sizes                            | Lot 1: 13,527 Square Feet<br>Lot 2: 10,750 Square Feet<br>Lot 3: 10,751 Square Feet<br>Lot 4: 10,751 Square Feet<br>Lot 5: 10,751 Square Feet<br>Lot 6: 9,247 Square Feet<br>Lot 7: 10,201 Square Feet<br>Lot 8: 10,751 Square Feet   |
| Lot Size Compliance                           | The minimum lot size is 7,600 square feet for the RSA 4 zone. For the purposes of calculating the lot size in the RSA Use Zone, only the net lot area shall be used when determining compliance with the minimum lot size.<br><br>All lots meet the minimum lot size for the zone and should be placed on the face of the plat at recording.  |
| Density and Lot Size Compliance for RSA Zones | The RSA 4 zone allows a maximum of 4 dwelling units per acre. The subject property contains 2.08 acres.<br><br>$(90,870 / 43,560) \times 4 = 8.34$<br><br>The maximum number of units on the subject property is 8. The applicant's proposal for 8 units complies with the density limitation.  |
| Terrain                                       | The subject property slopes gradually from the northern property line, down seven feet to the southwest corner over a distance of 195 feet, at a grade of approximately 3.5 percent.  |
| Trees   | There are 134 significant trees on the site and 1 significant tree located off site that may be affected by the proposed development. Attachment 4 shows the location, tree number, and general health of the trees, as assessed by the applicant's arborist. The applicant is proposing phased review of the short plat pursuant to KZC 95.30.6.a. See Attachment 3, Development Standards, for information on the City's review of the arborist report as well as tree preservation requirements. |

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|   |   |
|---|---|
| <p>Holmes Point Overlay (KZC 70):<br/>Proposed Protected Natural Area (PNA) sizes for each lot and percentage of lot size. See Section V.B for complete analysis.</p> | <p>At least 25% of the total lot area for each individual lot must be designated as a Protected Natural Area. Below is a breakdown of the proposed PNA for each lot:</p> <p>Lot 1: 5,367 SF (39%)<br/>Lot 2: 3,316 SF (31%)<br/>Lot 3: 3,316 SF (31%)<br/>Lot 4: 3,316 SF (31%)<br/>Lot 5: 3,316 SF (31%)<br/>Lot 6: 3,556 SF (33%)<br/>Lot 7: 2,920 SF (27%)<br/>Lot 8: 3,178 SF (29%)</p>   |
| <p>Access</p>   | <p>Access to Lot 1 will be provided directly from 72<sup>nd</sup> Avenue NE and access to Lots 2-5 will be provided directly from NE 129<sup>th</sup> Street. Access to Lots 6-8 will be provided via a private easement road of varying widths originating from NE 129<sup>th</sup> Street. The proposed access easement will cross over Lot 6, then turn east and wrap around Grove 2, in order to serve Lots 7 and 8 (see Attachment 2).</p> |
| <p>Neighboring Zoning and Development</p>   |   |
| <ul style="list-style-type: none"> <li>• North</li> </ul>   | <p>RSA 4, Single-Family Residence</p>   |
| <ul style="list-style-type: none"> <li>• South</li> </ul>   | <p>RSA 4, Single-Family Residence</p>   |
| <ul style="list-style-type: none"> <li>• East</li> </ul>  | <p>RSA 4, Single-Family Residence</p>   |
| <ul style="list-style-type: none"> <li>• West</li> </ul>  | <p>RSA 4, Single-Family Residence</p>   |

**III. PUBLIC NOTICE AND COMMENT**

**A.** The public comment period for this application ran from August 24, 2017 to September 11, 2017. The comments received are included as Attachment 5. Below is a summary of public comments by theme, followed by a brief staff response.

1. **Drainage:** Heavy rains in the past have caused the drainage ditch along the property frontage in NE 129<sup>th</sup> Street to overflow and flood across the street to lower properties. Water also ponds along the northern boundary line of the property. The development of the site must manage surface water correctly so as to not negatively impact neighboring properties.

*Staff Response: The proposed short plat application includes preliminary engineering and storm water design, which has been reviewed by the City's Public Works Department. The project includes a storm water detention vault to manage the surface water for the proposal. All subsequent building permits will be required to conform to the adopted King County Stormwater Design Manual.*

2. **Wetlands:** The preliminary wetland assessment prepared by the developer found no evidence of wetlands, but residents of surrounding properties have witnessed significant excessive water leaving the site. The wetland thought to be onsite may have been buried by imported soil during construction of sewers in the area by Northshore Utility District. A more thorough wetland assessment and review should be completed by the City.

*Staff Response: The City received a wetland report and geotechnical report for the subject property from the applicant (see Attachments 6 and 7). A peer review of the submitted wetland report was completed by the City's wetland consultant, The Watershed Company (TWC) (see Attachment 8). The Watershed Company found no presence of wetlands onsite.*

3. **Retention of native vegetation:** There are large specimen type native trees that should be tagged and saved. The removal of existing trees and allowing more clear-cutting will negatively impact the local environment. The property is located within the Holmes Point Overlay and applicants are required to save 25% of the native trees and vegetation onsite.

*Staff Response: The proposed plans identify the retention of two significant groves, along with understory vegetation. The applicant is proposing Protected Natural Areas (PNAs) pursuant to the Holmes Point Overlay standards in Kirkland Zoning Code chapter 70 at or above the minimum required size (see PNA area analysis in Section II table). As part of the conditions of approval for the proposed short plat, the trees and understory vegetation are required to be retained as PNAs and Groves (see Sections V.B. and V.C., below and Conditions of Approval).*

4. **Impact on Wildlife:** Neighboring property owners have seen a variety of animals on the subject property. Removing the habitat located on the property will negatively impact these animals and reduce available pockets of green space they use.

*Staff Response: The project will be required to retain and protect trees and understory vegetation pursuant to Kirkland Zoning Code standards found in Chapters 70 and 95. The proposed project includes the retention of two significant tree groves as shown in Attachment 2.*

5. **Lot and house design:** The average lot size and make up of house designs in the area should be complemented by any development of the property.

*Staff Response: The City of Kirkland does not regulate house design within single-family zones. The development of the site will be subject to bulk, mass, height, and other development standards effective in the RSA Use Zone.*

6. **Density:** While Kirkland's plan and zoning ordinance allow the proposed density, the area surrounding the proposed subdivision is largely developed with larger lots. The proposed development is inconsistent with the existing neighborhood and should be developed at no more than 3 units per acre.

*Staff Response: The subject property is located within the RSA 4 zone, which allows for development at the 4 unit per acre density. The property is 2.08 acres in size. The applicant is proposing to develop a total of eight units. The application is consistent with the allowed minimum density.*

7. **Traffic:** Additional traffic on the streets with no sidewalks will endanger pedestrians. The neighborhood has one access point from Juanita Drive and the addition of eight new homes will negatively impact the area.

*Staff Response:* The proposed eight lot short plat development is consistent with the density allowance for the underlying zone. The Public Works Department has identified required improvements to the public rights-of-way consistent with City codes, including road dedication, roadway widening, and installation of sidewalks along the property frontage (see Attachments 2 and 3).

8. **Utility and solid waste management:** Solid waste pick up service and electrical power are a problem in the neighborhood.

*Staff Response:* The required public right-of-way improvements identified by the Public Works Department establish roadway widths necessary to serve specific street types based on population, in order to allow adequate access for services. Power service will need to be installed in accordance with Puget Sound Energy standards with the subsequent development permits.

#### IV. CRITERIA FOR SHORT PLAT APPROVAL

- A. **Facts:** Municipal Code section 22.20.140 states that the Planning Director may approve a short subdivision only if:
1. There are adequate provisions for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools; and
  2. It will serve the public use and interest and is consistent with the public health, safety, and welfare. The Planning and Building Director shall be guided by the policy and standards and may exercise the powers and authority set forth in RCW 58.17.

Zoning Code section 145.45 states that the Planning and Building Director may approve a short subdivision only if:

3. It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
  4. It is consistent with the public health, safety, and welfare.
- B. **Conclusions:** The proposal complies with Municipal Code section 22.20.140 and Zoning Code section 145.45. It is consistent with the Comprehensive Plan. With the recommended conditions of approval, it is consistent with the Zoning Code and Subdivision regulations and there are adequate provisions for open spaces, drainage ways, rights-of-way, easements, water supplies, sanitary waste, power service, parks, playgrounds, and schools. It will serve the public use and interest and is consistent with the public health, safety, and welfare because it will add housing stock to the City of Kirkland in a manner that is consistent with applicable development regulations.

#### V. DEVELOPMENT REGULATIONS

- A. The following is a review, in a checklist format, of compliance with the design requirements for subdivisions found in KMC 22.28. All lots comply with the minimum lots sizes for this zone.

| Not<br>Applicable        | Complies as<br>proposed             | Complies as<br>conditioned | <b>Code Section</b>   |
|--------------------------|-------------------------------------|----------------------------|---|
|                          |                                     |                            | <b>KMC 22.28.050 – Lots - Dimensions</b>  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>   | Lots are shaped for reasonable use and development                              |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>   | Minimum lot width is 15' where abutting right-of-way, access easement, or tract |

**B.** Compliance with Holmes Point Overlay

1. Facts:

- a. All new lots in the Holmes Point Overlay must comply with the development standards as prescribed by KZC Chapter 70.
- b. The subdivision requirements listed in Chapter 70 identify that each lot within the subdivision must comply with the development standards in KZC 70.15 subsections 2 and 3. These standards limit impervious surfaces, require retention of significant trees, limit the total site alteration to 75% of each lot area, and require retention of at least 25% of the lot as a Protected Natural Area (PNA).
- c. The applicant has submitted a preliminary plan showing the approximate location and area of the proposed PNAs on each lot (see Attachment 2 and PNA area analysis in Section II., above).
- d. The PNAs for all the proposed lots incorporate large portions of two significant tree stands on the subject property. The larger of the two groves is located across the majority of the northern half of the property, while the smaller grove is located in the southeast corner (see Attachment 9).
- e. The City's Development Review Arborist has evaluated all existing trees and understory vegetation on site. The City's determination of viability and health of all significant trees and understory condition can be found in Attachment 3.
- f. The City's Development Review Arborist found the understory vegetation in the proposed PNA areas consists of a mix of native and non-native invasive species (see Attachment 3).
- g. KZC 70.15(4)(b) identifies when deficiencies in the existing native plantings must be improved through supplemental plantings.
- h. Pursuant to KZC 70.15.8, a created or established Protected Natural Area (PNA) must be retained in perpetuity. To the maximum extent possible, the PNA must consist of existing viable trees and native vegetation that meet the minimum vegetation condition standards set forth in KZC 70.15(4)(a).
- i. The applicant has chosen the phased tree review pursuant to KZC 95.30. Under phased review, the location of all improvements is not known at the time of short plat approval.
- j. Pursuant to KZC 70.15(3)(b), the total site alteration shall not exceed 75 percent of the lot area. The preliminary access easement and utility easement design indicates less than 75 percent of the lot will be disturbed with the installation of access and utilities (see Attachment 2).

2. Conclusions: The proposal complies with Protected Natural Area standards of Kirkland Zoning Code Chapter 70, provided the following conditions and associated recommendations are satisfied.
  - a. Prior to recording the short plat, the applicant should:
    - (1) Place Protected Natural Areas on each lot as shown in Attachment 9.
    - (2) Place a note on the face of the short plat document that references the Protected Natural Areas and states that the trees and associated vegetation shall be maintained in perpetuity (see Attachment 10).
  - b. As part of the land surface modification and building permits for each lot, the applicant should demonstrate compliance with the requirements of KZC Chapter 70.
  - c. Any PNAs dedicated under the short plat recording that do not meet the minimum native vegetation standards of KZC 70.15(4) should be improved with native vegetation plantings according to KZC 70.15(4) prior to issuance of the individual building permit certificate of occupancy.

**C. Grove Preservation**

1. Facts:
  - a. Chapter 95 of the Kirkland Zoning Code requires that, when a property is proposed to be developed, trees located within groves be preserved and retained to the maximum extent possible.
  - b. The property is proposed to be divided into eight parcels and has two distinct and expansive groves of viable trees. Grove 1 is located along most of the northern half of the property extending from 72<sup>nd</sup> Avenue NE across the northern portion of Lots 1-6, while Grove 2 is located in the southeast corner abutting NE 129<sup>th</sup> Street spanning Lots 6-8 (see Attachments 2 and 11). Both stands of trees meet the grove definition in the Kirkland Zoning Code (KZC 95.10.6).
  - c. Grove 1 has been broken up into three sections based on location relative to the proposed lot configuration, and right-of-way improvements (see Attachment 11 and Tree Plan Summary in Attachment 3).
    - (1) Trees located within Grove 1(a) have been proposed for retention and protection by the applicant.
    - (2) Trees within Groves 1(b) and 1(c) are located along the perimeter of Grove 1 and have been proposed for removal by the applicant.
  - d. The applicant has submitted an arborist report prepared by a qualified professional that identifies the trees within Grove 1(a) and Grove 2 as viable and in good health, with measures to allow them to be protected and retained (see Attachment 4).
  - e. The City of Kirkland Development Review Arborist has completed a peer review of the submitted arborist report and confirmed the health and location of all existing trees (see Attachment 3).

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- f. Pursuant to KZC 95.30, trees located in groves should be retained to the maximum extent possible.
  - g. The applicant is proposing to develop the site under the phased review process pursuant to KZC 95.30.6. The location of all improvements, including dwelling units is not known at this time. Tree retention outside the proposed Grove 1(a) and Grove 2 areas will be reviewed during subsequent building permit applications.
  - h. Pursuant to KZC 95.51, the City can require dedication over the portion of the property that includes the existing grove areas, establishing grove easements which ensure the preservation of the groves and associated vegetation in perpetuity (see Attachment 11 and 12).
2. Conclusions: The proposal complies with the Kirkland Zoning Code chapter 95 requirements established for retention of existing groves, provided the following conditions and associated recommendations are satisfied:
- a. Prior to recording the short plat, the applicant should:
    - (1) Place Preserved Grove Easements on the face of the short plat that define the areas of Grove 1(a) and Grove 2 on the property (see Attachment 11 and 12).
    - (2) Place a note on the face of the short plat document that references the grove areas and states that the groves and associated vegetation shall be maintained in perpetuity.
  - b. As part of the subsequent building permits for Lots 1 through 5, the applicant should identify how trees located within Grove 1(b) and 1(c) may be retained. Those trees within Grove 1(b) and 1(c) that can successfully be retained throughout the development process should be incorporated into groves and a Preserved Grove Easement placed on the property (see Attachment 11 and 12).

**D. Provisions for Public and Semi-Public Land**1. Facts:

- a. Municipal Code section 22.28.020 states that the City may require dedication of land for school sites, parks and open space, rights-of-way, utilities infrastructure, or other similar uses if this is reasonably necessary as a result of the subdivision.
- b. Zoning Code section 110.60 states that the Public Works Director may require the applicant to make land available, by dedication, for new rights-of-way and utility infrastructure if this is reasonably necessary as a result of the development activity.
- c. The Public Works Department is recommending that the applicant dedicate 10 feet of property for widening of the 72<sup>nd</sup> Avenue NE public right-of-way located along the western boundary of the subject property.
- d. The Public Works Department has identified the required street improvements for 72<sup>nd</sup> Avenue NE and NE 129<sup>th</sup> Street to include the following:
  - (1) Install Type-A concrete curb and gutter along both half-streets.

ISOLA 129<sup>th</sup> SHORT PLAT  
File No. SUB17-00450  
Page 10

- (2) Widen 72nd Ave NE to 14 feet, as measured from the adjusted construction centerline to face of curb. Move the proposed construction centerline 3 feet towards the property due to the current roadway misalignment. The pavement width on 72nd Ave NE shall be 24 feet minimum.
- (3) Widen the NE 129th St roadway pavement width to equal 12 feet from ROW centerline to face of curb.
- (4) Install a 4.5-ft landscape strip behind the curb, with street trees 30 feet on-center. Street trees to be installed west of access easement along NE 129<sup>th</sup> Street and along entire 72<sup>nd</sup> Ave NE frontage.
- (5) Install a 5-ft wide concrete sidewalk behind the landscape strip. Along eastern end of NE 129<sup>th</sup> Street, sidewalk to be placed at back of curb in order to protect trees located in grove on subject property.
- (6) Install ADA-compliant sidewalk ramps at the abutting corner of 72nd Ave and 129th Street. Provide a ramp to cross 72nd Ave and a ramp to cross 129th Street. Dedicate sufficient right-of-way (ROW) at the southwest corner of the lot to encompass the perpendicular sidewalk and ramp design.
- (7) Remove obsolete driveway cuts, and replace with new frontage improvements.
- (8) Identify and protect trees with retention value in the right-of-way and immediately adjacent to the right-of-way on the subject property.

2. Conclusion: Pursuant to Municipal Code section 22.28.020 / Zoning Code section 110.60, the applicant should dedicate 10 feet of right-of-way along 72<sup>nd</sup> Avenue NE, as shown on the proposed site plan, to the City for street widening as recommended in the Public Works Development Standards (see Attachment 3).

## **VI. SUBSEQUENT MODIFICATIONS**

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

## **VII. SHORT PLAT DOCUMENTS – RECORDATION – TIME LIMIT (KMC 22.20.370)**

The short plat must be recorded with King County within five (5) years of the date of approval or the decision becomes void; provided, however, that in the event judicial review is initiated, the running of the five (5) years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the recording of the short plat.

**VIII. APPENDICES**

Attachments 1 through 12 are attached.

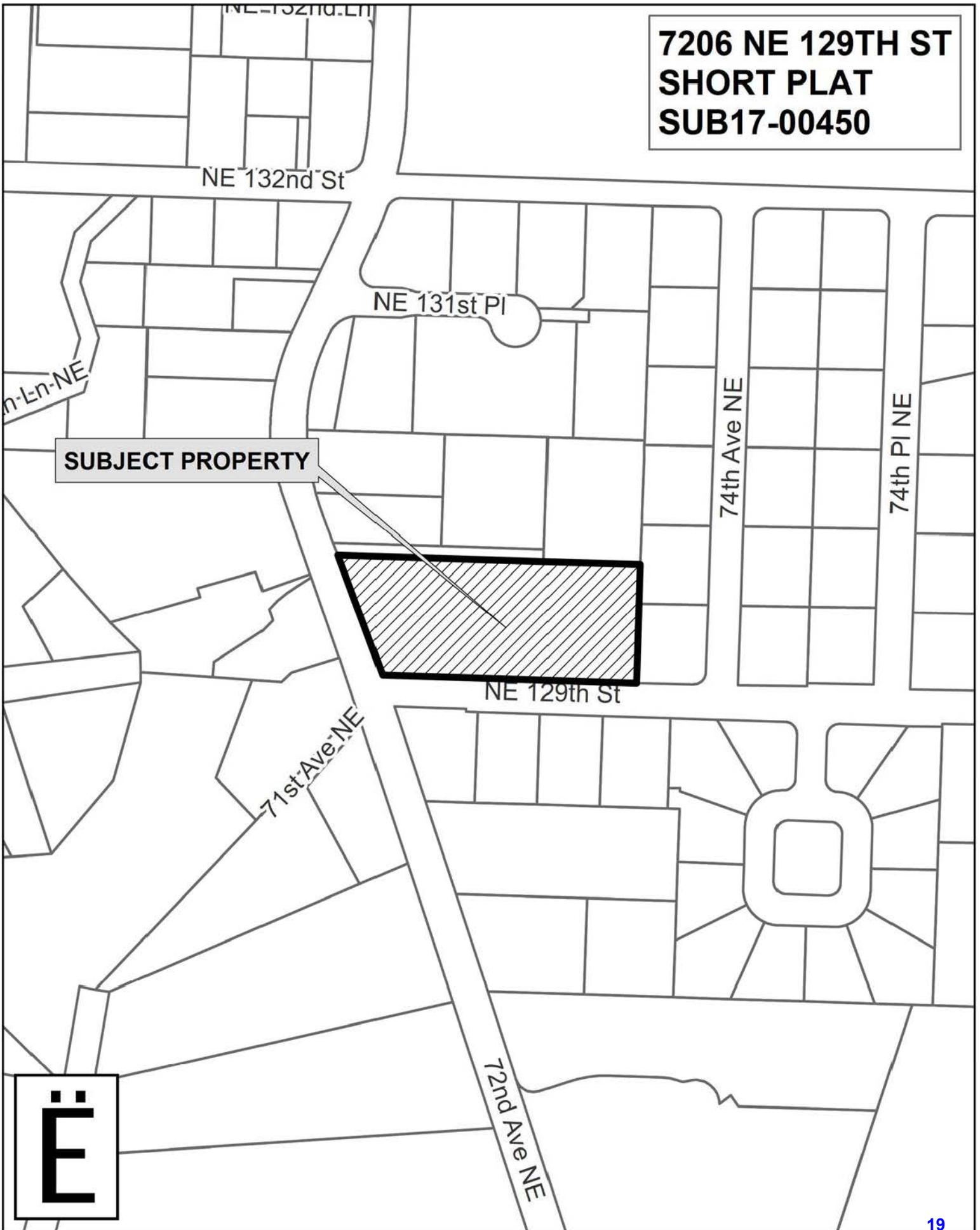
1. Vicinity Map
2. Proposed Plans
3. Development Standards
4. Arborist Report
5. Public Comments
6. Applicant provided Wetland Report
7. Geotechnical Report
8. The Watershed Company Wetland Review
9. Protected Natural Area Plan
10. Protected Natural Area Easement
11. Tree Grove Plan
12. Preserved Grove Easement

**IX. PARTIES OF RECORD**

Applicant: Jessica Wagner, Blueline Group, 25 Central Way, Kirkland, WA 98033  
Parties of Record  
Planning and Building Department  
Department of Public Works



**7206 NE 129TH ST  
SHORT PLAT  
SUB17-00450**

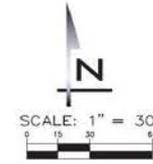




NE 1/4, NW 1/4, SEC 25, TWP 26N, RGE 4E, W.M.  
**7206 NE 129TH ST**  
**PRELIMINARY SHORT PLAT**



**VICINITY MAP**  
NOT TO SCALE

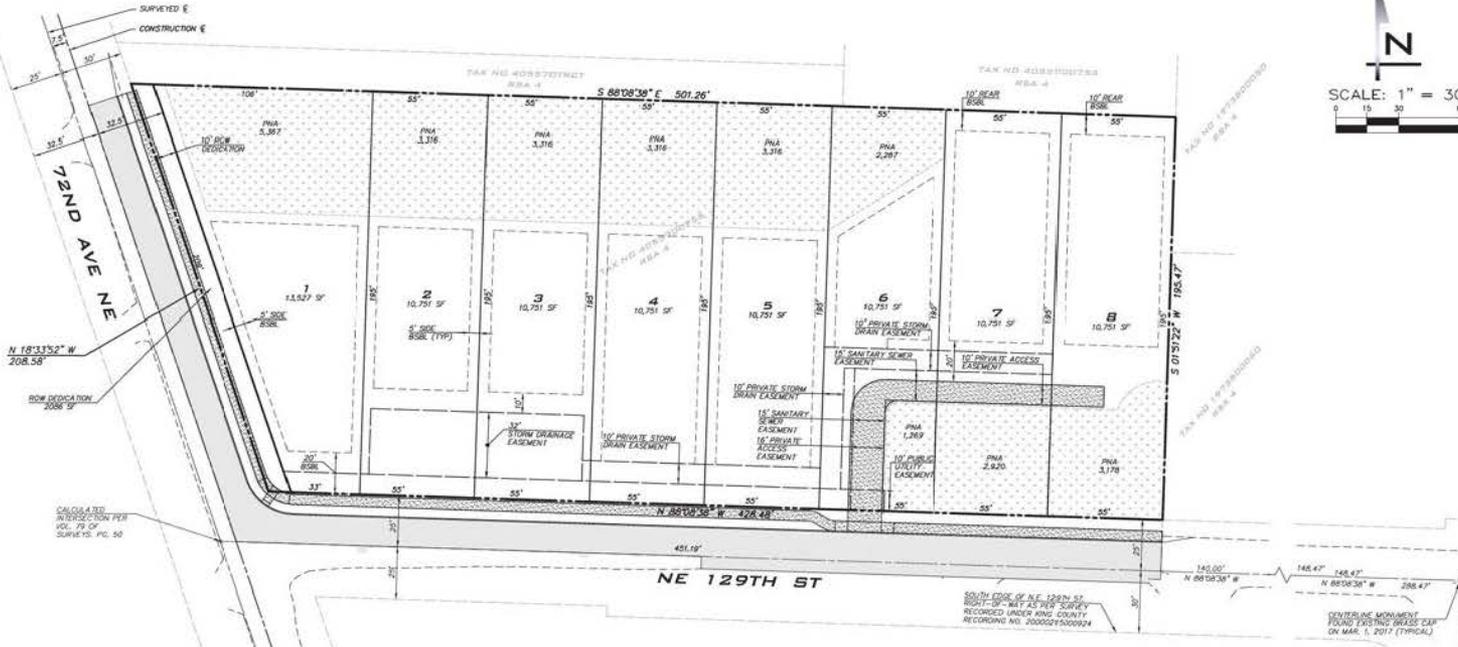


**PROJECT TEAM**

|  |  |
|--|--|
| <b>OWNER</b><br>SUELA HOMES<br>1518 1ST AVE S, SUITE 301<br>SEATTLE, WA 98134<br>(206) 737-9700<br>CONTACT: ALEX MASON                           | <b>ARBORIST</b><br>SHOFFNER CONSULTING<br>21529 4TH AVE W # 331<br>SEATTLE, WA 98147<br>(206) 725-2877<br>CONTACT: TONY SHOFFNER   |
| <b>CIVIL ENGINEER</b><br>THE BLUELINE GROUP<br>25 CENTRAL WAY, SUITE 400<br>KIRKLAND, WA 98033<br>(425) 255-7225<br>CONTACT: GEOFF E. TAMBLE, PE | <b>SURVEYOR</b><br>CHADWICK & WINTERS<br>1422 NW 85TH ST<br>SEATTLE, WA 98117<br>(206) 281-0986<br>CONTACT: ROBERT H. WINTERS, PLS |

**SITE DATA**

|   |  |
|---|--|
| <b>PROJECT DESCRIPTION:</b><br>ZONING:<br>SITE ADDRESS:<br>TAX PARCEL ID NUMBERS:<br>SITE ADDRESS:<br>ADJACENT DEVELOPMENT:<br>ACCESS:<br>SENSITIVE AREAS:<br>NUMBER OF LOTS PROPOSED:<br>PROPOSED USE:<br>DENSITY:<br>AVERAGE LOT SIZE:<br>SETBACKS:<br>ROW DEDICATION:<br>FRONTAGE IMPROVEMENTS:<br>OPEN SPACE:<br>SCHOOL DISTRICT:<br>WATER DISTRICT:<br>SEWER DISTRICT:<br>FIRE:<br>TELEPHONE SERVICE PROVIDER:<br>ELECTRIC & GAS PROVIDER:<br>CABLE TV PROVIDER: | 8 LOT SHORT PLAT<br>RSA 4 (HOLMES POINT OVERLAY)<br>2,06 AC / 90,870 SF<br>4055700755<br>7206 NE 129TH ST<br>SINGLE FAMILY<br>FROM PUBLIC STREET<br>N/A<br>8<br>SINGLE FAMILY RESIDENTIAL<br>4 DU/AC<br>11,668 SF<br>20' FRONT, 5' SIDEL, 10' REAR<br>0.05 AC / 2,086 SF<br>ALONG 72ND AVE NE AND NE 129TH ST<br>N/A<br>LAKE WASHINGTON<br>NORTSHORE UTILITY<br>NORTSHORE UTILITY<br>CITY OF KIRKLAND<br>CENTURY LINK/ACORDEM<br>PUGET SOUND ENERGY<br>COMCAST |
|---|--|



**LEGAL DESCRIPTION**

LOTS 1 AND 2, BLOCK 12, LAKE PARK TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 47, RECORDS OF KING COUNTY, WASHINGTON. EXCEPT THE NORTH 56.25 FEET THEREOF, MEASURED ALONG THE EAST LINE OF SAID LOTS.

**SURVEY NOTES**

- THIS SURVEY WAS PERFORMED BY FIELD TRIANGULATION USING A 10 SECOND TOTAL STATION. INCLUSIVE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
- CONTOUR INTERVAL = 1 FT.
- ELEVATION DATUM = NAVD83, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON MARCH 01, 2017.
- HORIZONTAL DATUM = NAD 83, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON MARCH 01, 2017.
- PARCEL AREA = 90,870 SQ. FT.
- THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. 2417021276, DATED FEBRUARY 13, 2017.
- UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON TIES TO ABOVE-GROUND STRUCTURES.
- TAX PARCEL NO. 4055700755
- TREE DIAMETERS AND DIMENSIONS DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
- WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE, AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION, WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTENCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

**LOT COVERAGE CALCULATIONS**

|  |                                   |
|--|-----------------------------------|
| LOT 1 AREA:<br>MAX LOT COVERAGE 50%<br>MAXIMUM IMPERVIOUS COVERAGE PER HOLMES POINT OVERLAY: | 13,527 SF<br>6,763 SF<br>3,753 SF |
| LOT 2 AREA:<br>MAX LOT COVERAGE 50%<br>MAXIMUM IMPERVIOUS COVERAGE PER HOLMES POINT OVERLAY: | 10,751 SF<br>5,376 SF<br>3,475 SF |
| LOT 3 AREA:<br>MAX LOT COVERAGE 50%<br>MAXIMUM IMPERVIOUS COVERAGE PER HOLMES POINT OVERLAY: | 10,751 SF<br>5,376 SF<br>3,475 SF |
| LOT 4 AREA:<br>MAX LOT COVERAGE 50%<br>MAXIMUM IMPERVIOUS COVERAGE PER HOLMES POINT OVERLAY: | 10,751 SF<br>5,376 SF<br>3,475 SF |
| LOT 5 AREA:<br>MAX LOT COVERAGE 50%<br>MAXIMUM IMPERVIOUS COVERAGE PER HOLMES POINT OVERLAY: | 10,751 SF<br>5,376 SF<br>3,475 SF |
| LOT 6 AREA:<br>MAX LOT COVERAGE 50%<br>MAXIMUM IMPERVIOUS COVERAGE PER HOLMES POINT OVERLAY: | 10,751 SF<br>5,376 SF<br>3,475 SF |
| LOT 7 AREA:<br>MAX LOT COVERAGE 50%<br>MAXIMUM IMPERVIOUS COVERAGE PER HOLMES POINT OVERLAY: | 10,751 SF<br>5,376 SF<br>3,475 SF |
| LOT 8 AREA:<br>MAX LOT COVERAGE 50%<br>MAXIMUM IMPERVIOUS COVERAGE PER HOLMES POINT OVERLAY: | 10,751 SF<br>5,376 SF<br>3,475 SF |

**FLOOR AREA RATIO CALCULATION**

|   |   |
|---|---|
| LOT 1<br>LOT AREA = 13,527 SF<br>MAX FLOOR AREA RATIO = 50.0%<br>MAX LIVING AREA = 6,763 SF | LOT 2<br>LOT AREA = 10,751 SF<br>MAX FLOOR AREA RATIO = 50.0%<br>MAX LIVING AREA = 5,376 SF |
| LOT 3<br>LOT AREA = 10,751 SF<br>MAX FLOOR AREA RATIO = 50.0%<br>MAX LIVING AREA = 5,376 SF | LOT 4<br>LOT AREA = 10,751 SF<br>MAX FLOOR AREA RATIO = 50.0%<br>MAX LIVING AREA = 5,376 SF |
| LOT 5<br>LOT AREA = 10,751 SF<br>MAX FLOOR AREA RATIO = 50.0%<br>MAX LIVING AREA = 5,376 SF | LOT 6<br>LOT AREA = 10,751 SF<br>MAX FLOOR AREA RATIO = 50.0%<br>MAX LIVING AREA = 5,376 SF |
| LOT 7<br>LOT AREA = 10,751 SF<br>MAX FLOOR AREA RATIO = 50.0%<br>MAX LIVING AREA = 5,376 SF | LOT 8<br>LOT AREA = 10,751 SF<br>MAX FLOOR AREA RATIO = 50.0%<br>MAX LIVING AREA = 5,376 SF |

**PNA CALCULATIONS**

|   |   |
|---|---|
| LOT 1 AREA:<br>PNA AREA REQUIRED:<br>PNA AREA PROVIDED: | 13,527 SF<br>(25%) 3,382 SF<br>3,763 SF |
| LOT 2 AREA:<br>PNA AREA REQUIRED:<br>PNA AREA PROVIDED: | 10,751 SF<br>(25%) 2,688 SF<br>3,316 SF |
| LOT 3 AREA:<br>PNA AREA REQUIRED:<br>PNA AREA PROVIDED: | 10,751 SF<br>(25%) 2,688 SF<br>3,316 SF |
| LOT 4 AREA:<br>PNA AREA REQUIRED:<br>PNA AREA PROVIDED: | 10,751 SF<br>(25%) 2,688 SF<br>3,316 SF |
| LOT 5 AREA:<br>PNA AREA REQUIRED:<br>PNA AREA PROVIDED: | 10,751 SF<br>(25%) 2,688 SF<br>3,316 SF |
| LOT 6 AREA:<br>PNA AREA REQUIRED:<br>PNA AREA PROVIDED: | 10,751 SF<br>(25%) 2,688 SF<br>3,316 SF |
| LOT 7 AREA:<br>PNA AREA REQUIRED:<br>PNA AREA PROVIDED: | 10,751 SF<br>(25%) 2,688 SF<br>3,316 SF |
| LOT 8 AREA:<br>PNA AREA REQUIRED:<br>PNA AREA PROVIDED: | 10,751 SF<br>(25%) 2,688 SF<br>3,316 SF |

\*5% INCREASE IN IMPERVIOUS PER A/C 70.03 FOR DRIVEWAY LONGER THAN 60 FEET AND PRESERVATION OF ADDITIONAL SIGNIFICANT TREES.

**SHEET INDEX**

- |   |       |   |
|---|-------|---|
| 1 | CV-01 | COVER SHEET   |
| 2 | EC-01 | EXISTING CONDITIONS                                 |
| 3 | PU-01 | PRELIMINARY UTILITY PLAN                            |
| 4 | PU-02 | PRELIMINARY UTILITY PLAN OFF-SITE STORM CONNECTIONS |
| 5 | TR-01 | TREE RETENTION PLAN                                 |
| 6 | TR-02 | TREE RETENTION DETAILS                              |

**UNDERGROUND UTILITY NOTE**

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL, THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON11.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.



SCALE: AS NOTED  
PROJECT MANAGER:  
GEOFF E. TAMBLE, PE  
PROJECT ENGINEER:  
ROBERT DAWN  
DESIGNER:  
NADIA KROUNOVA  
ISSUE DATE:  
12/6/2017

| NO. | DATE | BY | CHK | DESCRIPTION             |
|-----|------|----|-----|-------------------------|
| 1   |      |    |     | ISSUED FOR CITY RECORDS |

COVER SHEET  
**7206 NE 129TH ST**  
**PRELIMINARY SHORT PLAT**  
 PARCEL #4055700755  
 CITY OF KIRKLAND WASHINGTON



12/6/17  
JOB NUMBER:  
**17-096**  
SHEET NAME:  
**CV-01**  
SHT **1** OF **6**

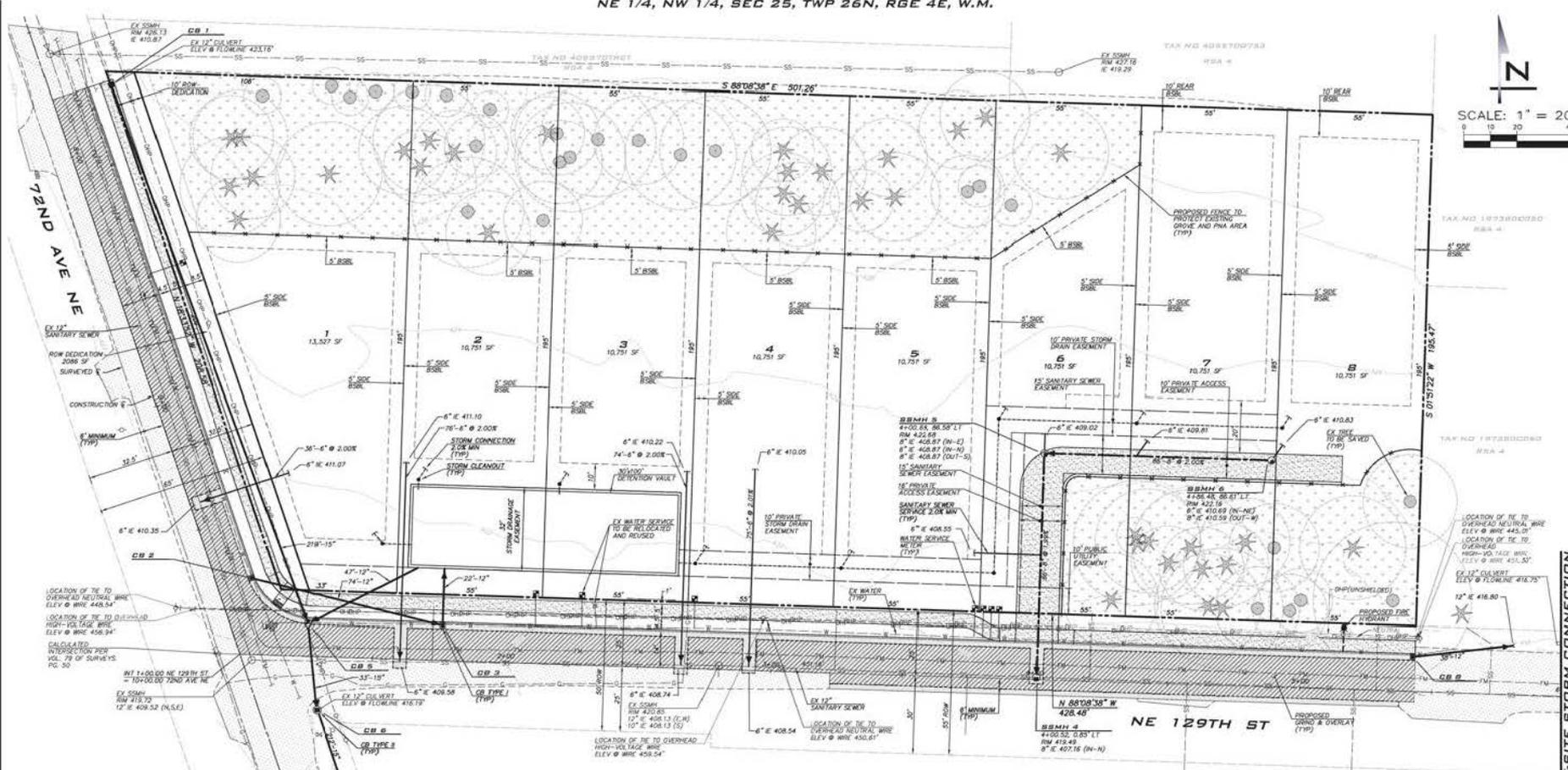
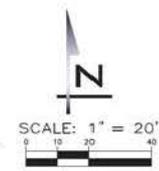


NE 1/4, NW 1/4, SEC 25, TWP 26N, RGE 4E, W.M.

ENCLOSURE 2  
SUBD 00-160 ASUB 00-0450

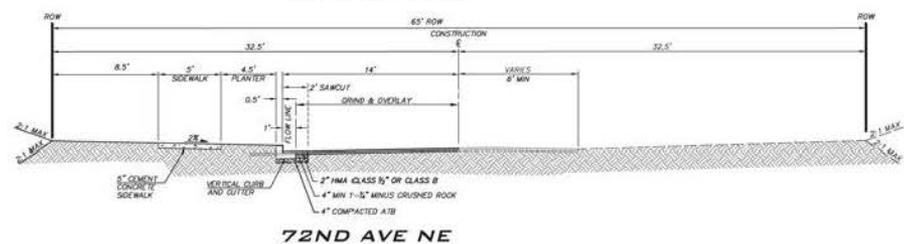


SCALE: AS NOTED  
PROJECT MANAGER:  
GEOFF E. TAMBLE, PE  
PROJECT ENGINEER:  
ROBERT DAWN  
DESIGNER:  
NADIA KROUNOVA  
ISSUE DATE:  
12/6/2017

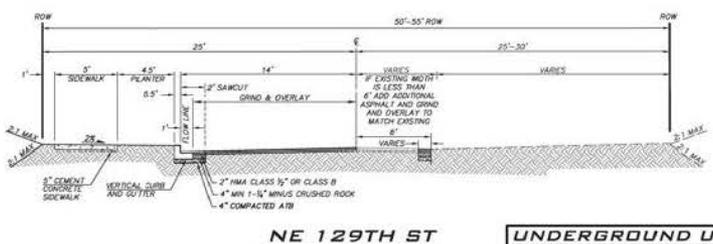


FOR OFF-SITE STORM CONNECTION  
SEE SHEET PU-02

FOR OFF-SITE STORM CONNECTION  
SEE SHEET PU-02



**72ND AVE NE**  
SCALE: 1" = 5'



**NE 129TH ST**  
SCALE: 1" = 5'

- NOTES**
1. ALL SIDE SEWERS AT 2.0% MIN SLOPE
  2. ALL PROPOSED ON-SITE UTILITY TRANSMISSION LINES SHALL BE UNDERGROUND.

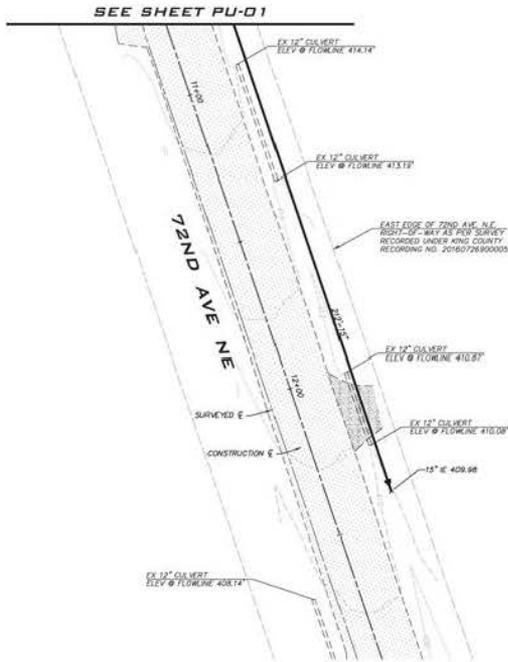
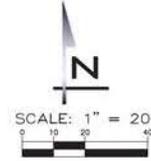
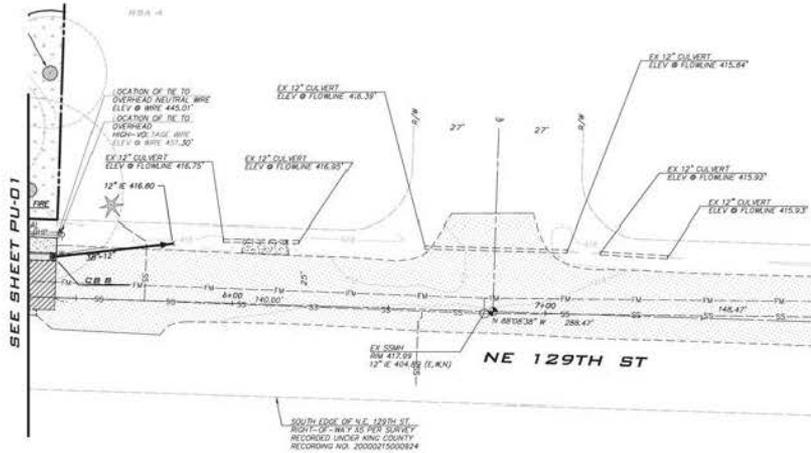
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PRELIMINARY UTILITY PLAN  
7206 NE 129TH ST  
PRELIMINARY SHORT PLAT  
PARCEL #4055700755  
CITY OF KIRKLAND WASHINGTON



12/6/17  
JOB NUMBER:  
**17-096**  
SHEET NAME:  
**PU-01**  
SHT **3** OF **6**

NE 1/4, NW 1/4, SEC 25, TWP 26N, RGE 4E, W.M.



ENCLOSURE 2  
SUB 17 00 160 ASB 7500450



**BLUELINE**  
SCALE: AS NOTED  
PROJECT MANAGER:  
GEOFF E. TAMBLE, PE  
PROJECT ENGINEER:  
ROBERT DAWN  
DESIGNER:  
NADIA KROUNOVA  
ISSUE DATE:  
12/6/2017

| NO. | DATE     | BY | REVISION                 |
|-----|----------|----|--------------------------|
| 1   | 12/06/17 | MM | ISSUED FOR CITY COMMENTS |

**PRELIMINARY UTILITY PLAN  
OFF-SITE STORM CONNECTIONS**  
**7206 NE 129TH ST**  
**PRELIMINARY SHORT PLAT**  
PARCEL #4055700755  
CITY OF KIRKLAND WASHINGTON

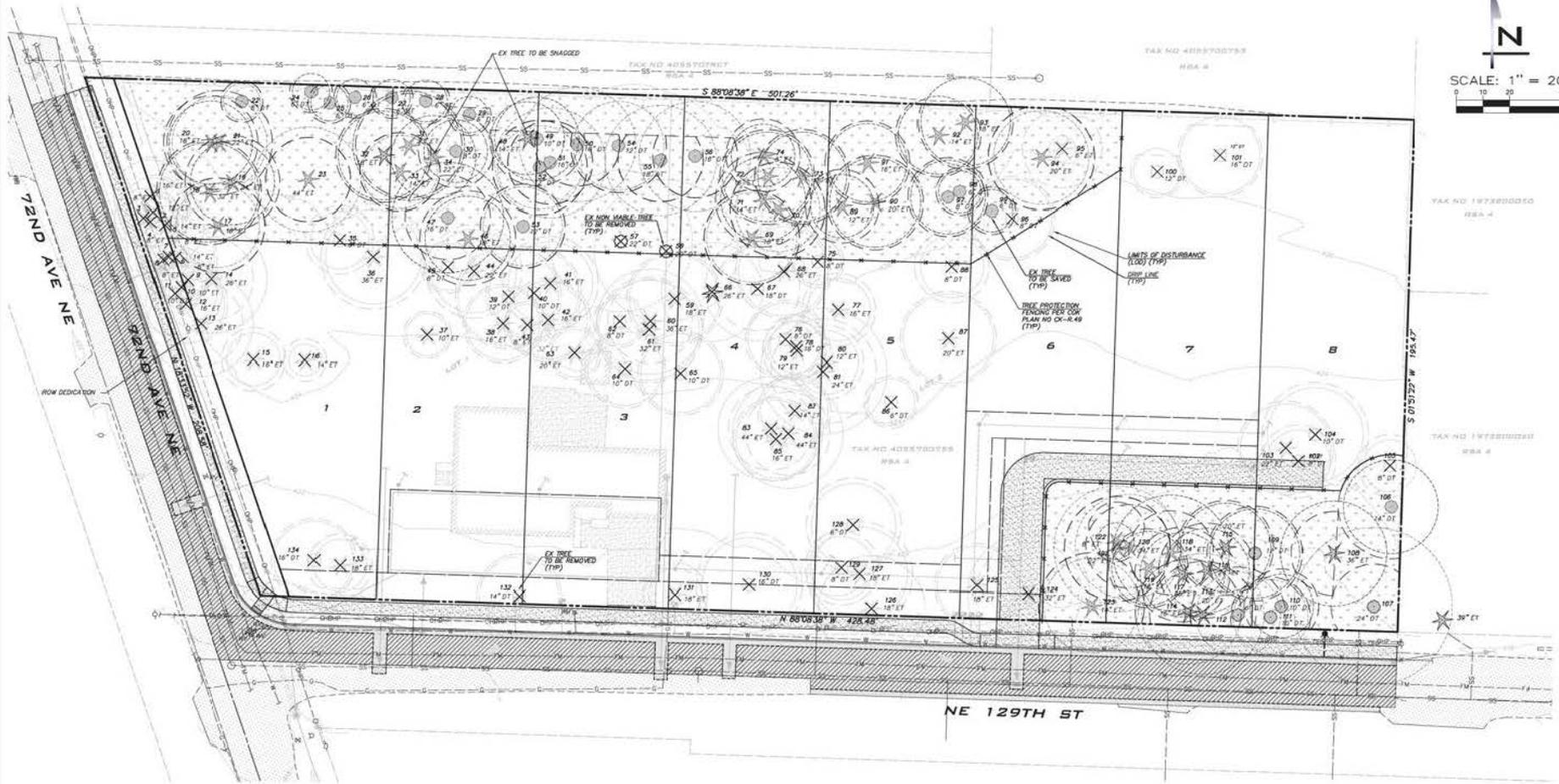


12/6/17  
JOB NUMBER:  
**17-096**  
SHEET NAME:  
**PU-02**  
SHT 4 OF 6

**UNDERGROUND UTILITY NOTE**  
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12/16/17 10:28 AM - 12/16/17 10:28 AM - 12/16/17 10:28 AM - 12/16/17 10:28 AM - 12/16/17 10:28 AM

NE 1/4, NW 1/4, SEC 25, TWP 26N, RGE 4E, W.M.



ENCLOSURE 2  
SUBSET 00460 ASUBSET00450

**BLUELINE**

SCALE: AS NOTED  
PROJECT MANAGER: GEOF E. TAMBLE, PE  
PROJECT ENGINEER: ROBERT DAWN  
DESIGNER: NADIA KROUNOVA  
ISSUE DATE: 12/6/2017

| NO. | DATE    | BY | REVISION                |
|-----|---------|----|-------------------------|
| 1   | 12/6/17 | MD | ISSUED FOR CITY PERMITS |

**TREE RETENTION PLAN**  
**7206 NE 129TH ST**  
**PRELIMINARY SHORT PLAT**  
**PARCEL #4055700755**  
**CITY OF KIRKLAND WASHINGTON**

12/6/17  
JOB NUMBER:  
**17-096**  
SHEET NAME:  
**TR-01**  
SHT **5** OF **6**

**TREE RETENTION CALCULATIONS:**

REQUIRED MIN. DENSITY =  $\frac{30 \text{ CREDITS}}{\text{ACRES}}$  30 CR x 2.04 AC = 61.2 CREDITS  
 PROPOSED DENSITY\* = 260  
 \*PROPOSED TREE DENSITY AT LSM STAGE

**LEGEND**

- EXISTING TREE TO BE REMOVED
- EXISTING NON Viable TREE TO BE REMOVED
- EXISTING TREE TO BE SAVED

**NOTE**  
INDIVIDUAL TREE RETENTION CALCULATION PER LOT WILL BE PROVIDED AT BUILDING PERMIT STAGE.

**UNDERGROUND UTILITY NOTE**  
UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL, THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON1.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

12/6/17 10:46:20 AM - 12/6/17 10:46:20 AM - 12/6/17 10:46:20 AM  
 C:\Projects\17096\17096\_Short\_Plats\17096\_Short\_Plats.dwg  
 © 2017 THE BLUELINE GROUP





**CITY OF KIRKLAND**  
**Planning and Building Department**  
**123 5th Avenue, Kirkland, WA 98033**  
**425.587.3600 - [www.kirklandwa.gov](http://www.kirklandwa.gov)**

## SHORT PLAT DEVELOPMENT STANDARDS LIST

**File:** SUB17-00450

*This application must comply with all applicable standards. The listing below outlines those standards in a typical development sequence.*

*KMC refers to Kirkland Municipal Code, KZC refers to Kirkland Zoning Code*

|                          |
|--------------------------|
| <b>TREE PLAN SUMMARY</b> |
|--------------------------|

### **KMC 22.28.210 & KZC 95.30 Significant Trees.**

Phased Review: A Tree Retention Plan was submitted with the short plat. During the review of the short plat, all proposed improvements were unknown. Therefore KZC Section 95.30 (6)(a) – Phased Review applies in regards to tree retention. There are 125 significant trees on the site, of which 105 are viable. These trees have been assessed by staff and the City’s Arborist. Trees onsite and in the adjacent public right-of-way (ROW) are identified by number, inclusion in a grove, and retention value in the following chart. Below the chart is an explanation section summarizing the Development Review Arborist review.

| <b>Significant Trees:</b> | <b>High Retention Value</b> | <b>Moderate Retention Value</b> | <b>Low Retention Value</b><br>(V) – viable<br>(NV) – not viable |
|---------------------------|-----------------------------|---------------------------------|---|
| 1 (ROW)                   | X – G1(c)                   |                                 |   |
| 2(ROW)                    | X – G1(c)                   |                                 |   |
| 3(ROW)                    |                             |                                 | NV  |
| 4(ROW)                    |                             |                                 | NV  |
| 5                         | X – G1(c)                   |                                 |   |
| 6                         | X – G1(c)                   |                                 |   |
| 7(ROW)                    | X – G1(c)                   |                                 |   |
| 8(ROW)                    |                             |                                 | NV  |
| 9                         | X – G1(c)                   |                                 |   |
| 10(ROW)                   | X – G1(c)                   |                                 |   |
| 11(ROW)                   |                             |                                 | NV  |
| 12(ROW)                   | X – G1(c)                   |                                 |   |
| 13                        | X – G1(c)                   |                                 |   |
| 14                        | X – G1(c)                   |                                 |   |
| 15                        | X                           |                                 |   |
| 16                        |                             | X                               |   |
| 17                        | X – G1(a)                   |                                 |   |
| 18                        | X – G1(a)                   |                                 |   |

|    |           |  |    |
|----|-----------|--|----|
| 19 | X - G1(a) |  |    |
| 20 | X - G1(a) |  |    |
| 21 | X - G1(a) |  |    |
| 22 | X - G1(a) |  |    |
| 23 | X - G1(a) |  |    |
| 24 | X - G1(a) |  |    |
| 25 | X - G1(a) |  |    |
| 26 | X - G1(a) |  |    |
| 27 | X - G1(a) |  |    |
| 28 | X - G1(a) |  |    |
| 29 | X - G1(a) |  |    |
| 30 | X - G1(a) |  |    |
| 31 | X - G1(a) |  |    |
| 32 | X - G1(a) |  |    |
| 33 | X - G1(a) |  |    |
| 34 |           |  | NV |
| 35 | X - G1(a) |  |    |
| 36 | X - G1(a) |  |    |
| 37 |           |  | NV |
| 38 | X - G1(b) |  |    |
| 39 | X - G1(b) |  |    |
| 40 |           |  | NV |
| 41 | X - G1(b) |  |    |
| 42 | X - G1(b) |  |    |
| 43 |           |  | NV |
| 44 | X - G1(b) |  |    |
| 45 | X - G1(b) |  |    |
| 46 | X - G1(a) |  |    |
| 47 |           |  | NV |
| 48 | X - G1(a) |  |    |
| 49 | X - G1(a) |  |    |
| 50 | X - G1(a) |  |    |
| 51 | X - G1(a) |  |    |
| 52 | X - G1(a) |  |    |
| 53 | X - G1(a) |  |    |
| 54 | X - G1(a) |  |    |
| 55 | X - G1(a) |  |    |
| 56 | X - G1(a) |  |    |
| 57 |           |  | NV |
| 58 |           |  | NV |
| 59 | X         |  |    |
| 60 | X - G1(b) |  |    |
| 61 | X - G1(b) |  |    |
| 62 | X - G1(b) |  |    |
| 63 | X - G1(b) |  |    |
| 64 |           |  | NV |

|     |           |   |    |
|-----|-----------|---|----|
| 65  |           |   | NV |
| 66  |           |   | NV |
| 67  | X - G1(b) |   |    |
| 68  | X - G1(a) |   |    |
| 69  | X - G1(a) |   |    |
| 70  | X - G1(a) |   |    |
| 71  | X - G1(a) |   |    |
| 72  | X - G1(a) |   |    |
| 73  | X - G1(a) |   |    |
| 74  | X - G1(a) |   |    |
| 75  |           |   | NV |
| 76  | X - G1(b) |   |    |
| 77  | X - G1(b) |   |    |
| 78  | X - G1(b) |   |    |
| 79  | X - G1(b) |   |    |
| 80  | X - G1(b) |   |    |
| 81  | X - G1(b) |   |    |
| 82  | X - G1(b) |   |    |
| 83  | X - G1(b) |   |    |
| 84  | X - G1(b) |   |    |
| 85  | X - G1(b) |   |    |
| 86  |           | X |    |
| 87  |           | X |    |
| 88  | X - G1(a) |   |    |
| 89  | X - G1(a) |   |    |
| 90  | X - G1(a) |   |    |
| 91  | X - G1(a) |   |    |
| 92  | X - G1(a) |   |    |
| 93  | X - G1(a) |   |    |
| 94  | X - G1(a) |   |    |
| 95  |           |   | NV |
| 96  | X - G1(a) |   |    |
| 97  | X - G1(a) |   |    |
| 98  | X - G1(a) |   |    |
| 99  |           |   | NV |
| 100 |           |   | NV |
| 101 |           | X |    |
| 102 |           |   | NV |
| 103 |           |   | NV |
| 104 |           | X |    |
| 105 | X - G2    |   |    |
| 106 | X - G2    |   |    |
| 107 | X - G2    |   |    |
| 108 | X - G2    |   |    |
| 109 | X - G2    |   |    |
| 110 | X - G2    |   |    |

|     |      |   |    |
|-----|------|---|----|
| 111 | X-G2 |   |    |
| 112 | X-G2 |   |    |
| 113 | X-G2 |   |    |
| 114 | X-G2 |   |    |
| 115 | X-G2 |   |    |
| 116 | X-G2 |   |    |
| 117 | X-G2 |   |    |
| 118 | X-G2 |   |    |
| 119 | X-G2 |   |    |
| 120 | X-G2 |   |    |
| 121 | X-G2 |   |    |
| 122 | X-G2 |   |    |
| 123 |      |   | NV |
| 124 | X    |   |    |
| 125 | X    |   |    |
| 126 | X    |   |    |
| 127 | X    |   |    |
| 128 |      | X |    |
| 129 | X    |   |    |
| 130 |      |   | NV |
| 131 |      |   | NV |
| 132 |      |   | NV |
| 133 | X    |   |    |
| 134 | X    |   |    |

**Observations**

Site visit on 8/4/2017, Development Review Arborist made general observations of the onsite trees in order to gauge areas worthy of retention as Protected Natural Areas (PNAs). The majority of the trees on the subject property are located within two large forested areas, one that runs most of the north side of the property and a smaller forested area in the SE corner. These areas are comprised of a mixed native conifer-deciduous forest with an abundance of native understory vegetation, intermixed with non-native, invasive species such as English ivy, holly and yellow archangel. The remainder of the property is landscaped with ornamental vegetation and turf.

The applicant has proposed locating all PNAs along the north property line. Based on my observations and the trees already established on the property, I would recommend the PNAs are established in the locations shown in Figure 2. The retention value of each tree was based on this configuration. High retention value trees are those located within required yards or in the proposed PNAs.

The arborist report is fairly accurate with the exception related to the viability of the following trees due to their condition or noxious weed status. These are also highlighted in green in the tree table included in this report. They are: 3, 4, 8, 11, 37, 43, 47, 64, 65, 75, 95, 99, 100, 102, 103, 123 and 130.

No trees are to be removed with an approved short plat or subdivision permit. Based on the approved Tree Retention Plan, the applicant shall retain and protect all viable trees throughout the development of each single family lot except for those trees allowed to be removed for the installation of the plat infrastructure improvements with an approved Land Surface Modification permit. Subsequent approval for tree removal is granted for the construction of the house and other associated site improvements with a required Building Permit. The Planning Official is authorized to require site plan alterations to retain High Retention value trees at each stage of the project. In addition to retaining viable trees, new trees may be required to meet the minimum tree density per KZC Section 95.33.

**PRIOR TO RECORDING**

**KMC 22.20.362 Short Plat - Title Report.** The applicant shall submit a title company certification which is not more than 30 calendar days old verifying ownership of the subject property on the date that the property owner(s) (as indicated in the report) sign(s) the short plat documents; containing a legal description of the entire parcel to be subdivided; describing any easements or restrictions affecting the property with a description, purpose and reference by auditor's file number and/or recording number; any encumbrances on the property; and any delinquent taxes or assessments on the property.

**KMC 22.20.366 Short Plat - Lot Corners.** The exterior short plat boundary and all interior lot corners shall be set by a registered land surveyor. If the applicant submits a bond for construction of short plat improvements and installation of permanent interior lot corners, the City may allow installation of temporary interior lot corners until the short plat improvements are completed.

**KMC 22.20.390 Short Plat - Improvements.** The owner shall complete or bond all required right-of-way, easement, utility and other similar improvements.

**KMC 22.28.110-130 Vehicular Access Easements.** Municipal Code sections 22.28.110 and 22.28.130 establish that if vehicular access within the plat is provided by means other than rights-of-way, the plat must establish easements or tracts, compliant with Zoning Code Section 105.10, which will provide the legal right of access to each of the lots served.

**KZC 95.50.3 Maintenance of Preserved Grove.** The applicant shall provide a legal instrument acceptable to the City ensuring the preservation in perpetuity of approved groves of trees to be retained.

**KMC 22.32.010 Utility System Improvements.** All utility system improvements must be designed and installed in accordance with all standards of the applicable serving utility.

**KMC 22.32.020 Water System.** The applicant shall install a system to provide potable water, adequate fire flow and all required fire-fighting infrastructure and appurtenances to each lot created.

**KMC 22.32.030 Stormwater Control System.** The applicant shall comply with the construction phase and permanent stormwater control requirements of the Municipal Code.

**KMC 22.32.040 Sanitary Sewer System.** The developer shall install a sanitary sewer system to serve each lot created.

**KMC 22.32.050 Transmission Line Undergrounding.** The applicant shall comply with the utility lines and appurtenances requirements of the Zoning Code.

**KMC 22.32.080 Performance Bonds.** In lieu of installing all required improvements and components as part of a plat or short plat, the applicant may propose to post a bond, or submit evidence that an adequate security device has been submitted and accepted by the service provider (City of Kirkland and/or Northshore Utility District), for a period of one year to ensure completion of these requirements within one year of plat/short plat approval.

**LAND SURFACE MODIFICATION AND/OR BUILDING PERMIT REQUIREMENTS**

**KZC 95.35.2.b.(3)(b)i Tree Protection Techniques.** A description and location of tree protection measures during construction for trees to be retained must be shown on demolition and grading plans.

**KZC 95.34 Tree Protection.** Prior to development activity or initiating tree removal on the site, vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities. Protection measures for trees to be retained shall include (1) placing no construction material or equipment within the protected area of any tree to be retained; (2) providing a visible temporary protective chain link fence at least 4 feet in height around the protected area of retained trees or groups of trees until the Planning Official authorizes their removal; (3) installing visible signs spaced no further apart than 15 feet along the protective fence stating "Tree Protection Area, Entrance Prohibited" with the City code enforcement phone number; (4) prohibiting excavation or compaction of earth or other damaging activities within the barriers unless approved by the Planning Official and supervised by a qualified professional; and (5) ensuring that approved landscaping in a protected zone shall be done with light machinery or by hand.

**KZC 95.45 Tree Installation Standards.** All supplemental trees to be planted shall conform to the Kirkland Plant List. All installation standards shall conform to Kirkland Zoning Code Section 95.45.

**KZC 110.60.5 Street Trees.** All trees planted in the right-of-way must be approved as to species by the City. All trees must be two inches in diameter at the time of planting as measured using the standards of the American Association of Nurserymen with a canopy that starts at least six feet above finished grade and does not obstruct any adjoining sidewalks or driving lanes.

**KZC 95.52 Prohibited Vegetation.** Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

**KZC 105.10 Vehicular Access Easements or Tracts.** The access easement or tract shall be 16 feet wide and contain a paved surface 16 feet tapering down to 10 feet in width (see SUB17-00450 Attachment 2).

**105.10.2 Pavement Setbacks.** The paved surface in an access easement or tract shall be set back at least 5 feet from any adjacent property which does not receive access from that easement or tract. An access easement or tract that has a paved area greater than 10 feet in width must be screened from any adjacent property that does not receive access from it. Screening standards are outlined in this section.

**KZC 105.47 Required Parking Pad.** Except for garages accessed from an alley, garages serving detached dwelling units in low density zones shall provide a minimum 20-foot by 20-foot parking pad between the garage and the access easement, tract, or right-of-way providing access to the garage.

**KZC 115.25 Work Hours.** It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning Official.

**KZC 115.40 Fence Location.** Fences over 6 feet in height may not be located in a required setback yard. A detached dwelling unit abutting a neighborhood access or collector street may not have a fence over 3.5 feet in height within the required front yard. No fence may be placed within a high waterline setback yard or within any portion of a north or south property line yard, which is coincident with the high waterline setback yard.

**KZC 115.42 Floor Area Ratio (F.A.R.) Limits.** Floor area for detached dwelling units is

limited to a maximum floor area ratio in low density residential zones. See Use Zone charts for the maximum percentages allowed. This regulation does not apply within the disapproval jurisdiction of the Houghton Community Council.

**KZC 115.43 Garage Requirements for Detached Dwelling Units in Low Density Zones.** Detached dwelling units served by an open public alley, or an easement or tract serving as an alley, shall enter all garages from that alley. Whenever practicable, garage doors shall not be placed on the front façade of the house. Side-entry garages shall minimize blank walls. For garages with garage doors on the front façade, increased setbacks apply, and the garage width shall not exceed 50% of the total width of the front façade. These regulations do not apply within the disapproval jurisdiction of the Houghton Community Council. Section 115.43 lists other exceptions to these requirements.

**KZC 115.75.2 Fill Material.** All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

**KZC 115.90 Calculating Lot Coverage.** The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations See Section 115.90 for a more detailed explanation of these exceptions.

**KZC 115.95 Noise Standards.** The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

**KZC 115.115 Required Setback Yards.** This section establishes what structures, improvements and activities may be within required setback yards as established for each use in each zone.

**KZC 115.115.3.g Rockeries and Retaining Walls.** Rockeries and retaining walls are limited to a maximum height of four feet in a required yard unless certain modification criteria in this section are met. The combined height of fences and retaining walls within five feet of each other in a required yard is limited to a maximum height of 6 feet, unless certain modification criteria in this section are met.

**KZC 115.115.3.n Covered Entry Porches.** In residential zones, covered entry porches on dwelling units may be located within 13 feet of the front property line if certain criteria in this section are met. This incentive is not effective within the disapproval jurisdiction of the Houghton Community Council.

**KZC 115.115.3.o Garage Setbacks.** In low density residential zones, garages meeting certain criteria in this section can be placed closer to the rear property line than is normally allowed in those zones.

**KZC 115.115.3.p HVAC and Similar Equipment:** These may be placed no closer than five feet of a side or rear property line, and shall not be located within a required front yard; provided, that HVAC equipment may be located in a storage shed approved pursuant to subsection (3)(m) of this section or a garage approved pursuant to subsection (3)(o)(2) of this section. All HVAC equipment shall be baffled, shielded, enclosed, or placed on the property in a manner that will ensure compliance with the noise provisions of KZC 115.95.

**KZC 115.115.5.a Driveway Width and Setbacks.** For a detached dwelling unit, a driveway and/or parking area shall not exceed 20 feet in width in any required front yard, and shall be separated from other hard surfaced areas located in the front yard by a 5-foot wide landscape strip. Driveways shall not be closer than 5 feet to any side property line unless certain standards are met.

**KZC 115.135 Sight Distance at Intersection.** Areas around all intersections, including the

entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

**KZC 145.22.2 Public Notice Signs.** Within seven (7) calendar days after the end of the 21-day period following the City's final decision on the permit, the applicant shall remove all public notice signs.

|                           |
|---------------------------|
| <b>PRIOR TO OCCUPANCY</b> |
|---------------------------|

**KZC 95.50.2.b Tree Maintenance.** For detached dwelling units, the applicant shall submit a 5-year tree maintenance agreement to the Planning Department to maintain all pre-existing trees designated for preservation and any supplemental trees required to be planted.

**KZC 110.60.6 Mailboxes.** Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group mailboxes for units or uses in the development.

**KZC 110.75 Bonds.** The City may require or permit a bond to ensure compliance with any of the requirements of the Required Public Improvements chapter. A \_\_\_\_ shall be submitted for \_\_\_\_.



## DEVELOPMENT STANDARDS SUB17-00450

### BUILDING DEPARTMENT

Contact: Tom Jensen – tjensen@kirklandwa.gov

1. Prior to issuance of Building, Demolition or Landsurface Modification permit applicant must submit a proposed rat baiting program for review and approval. Kirkland Municipal Ordinance 21.41.302.
2. A separate demolition permit is required for removal of the existing structures .
3. Plumbing meter and service line shall be sized in accordance with the current UPC.
4. Any vault or retaining walls to be constructed with the LSM will require separate building permits.
5. Building permits must comply with 2015 edition of the International Building, Residential and Mechanical Codes and the Uniform Plumbing Code as adopted and amended by the State of Washington and the City of Kirkland .
6. Structures must comply with 2015 edition of the International Energy Conservation Code as adopted and amended by the State of Washington.
7. Kirkland reviews, issues and inspects all electrical permits in the city. Kirkland currently uses the 2014 Washington Cities Electrical Code chapters 1 and 3 as published by WABO. Permits submitted after June 30, 2017 shall comply with the 2017 code edition.
8. Structures must be designed for seismic design category D, wind speed of 110 miles per hour and exposure B.

### FIRE DEPARTMENT

#### FIRE DEPARTMENT COMMENTS

Contact: Grace Steuart at 425-587-3660; or gsteuart@kirklandwa.gov

#### ACCESS

Due to access, the houses on Lots 7 and 8 shall be equipped with fire sprinklers.

This project is in Northshore Utility District. Before submitting fire sprinkler plans to the Kirkland Fire Department, please contact NUD to discuss the requirements for backflow prevention for the type of system to be installed (i.e. standard 13D or flow-through/multipurpose).

#### HYDRANTS

The new hydrant as well as the existing hydrant south of the corner of 72nd Ave NE and NE 129th Street shall be equipped with 5" Storz fittings.

#### SPRINKLER THRESHOLD

Per Kirkland Municipal Code, all new buildings which are 5,000 gross square feet or larger require fire sprinklers. Included are single family homes, duplexes, and zero lot line townhouses where the aggregate area of all connected townhouses is greater than 5,000 square feet; garages, porches, covered decks, etc, are included in the gross square footage. (This comment is included in the shortplat conditions for informational purposes only.)

### PUBLIC WORKS DEPARTMENT

#### PUBLIC WORKS CONDITIONS

Permit #: SUB17-00450

Project Name: 7206 NE 129th St (Isola) Short Plat

Project Address: 7206 NE 129th St

Date: December 8, 2017

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Public Works Staff Contacts

Land Use and Pre-Submittal Process:

Building and Land Surface Modification (Grading) Permit Process:

Tuan Phan, Development Engineer

Phone: 425-587-3843 / E-mail: tphan@kirklandwa.gov

General Conditions:

1. All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site.

2. This project will be subject to Public Works Permit and Connection Fees. It is the applicant's responsibility to contact the Public Works Department by phone or in person to determine the fees. The applicant should anticipate the following fees:

- o Water and Sewer Connection Fees (to be paid to Northshore Utility District)
- o Surface Water Connection Fees \*
- o Septic Tank Abandonment Inspection Fee (if any, shall be with the Demo permit)
- o Right-of-way Fee
- o Review and Inspection Fee
- o Building Permits associated with this proposed project will be subject to the traffic, park, and school impact fees per Chapter 27 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s). Any existing buildings within this project which are demolished will receive a Traffic Impact Fee credit, Park Impact Fee Credit and School Impact Fee Credit. This credit will be applied to the first Building Permits that are applied for within the project. The credit amount for each demolished building will be equal to the most currently adopted Fee schedule.

\* Fee to be paid with the issuance of a Building Permit.

3. All street and utility improvements shall be permitted by obtaining a Land Surface Modification (LSM) Permit, including the required LSM Checklist.

4. Submittal of Building Permits within a subdivision prior to recording:

- Submittal and Issuance of a Building Permit with an existing legal building site prior to subdivision recording.

A. Submittal - A Building Permit can be submitted prior to recording of the subdivision for each existing legal building site in the subject subdivision if one the following is met:

- I. A complete Building Permit shall include all the required utility and street improvement engineering for the legal building site; or,
- II. A separate complete LSM Permit has been applied for prior to or at the same time that Building Permit is applied for that includes all of the required utility and street improvement engineering.
- III. The Building Permit shall comply with applicable codes for that legal building site.

B. Issuance – The Building Permit will be reviewed and approved for issuance (the Building Department determines when the permit can be issued) by the Public Works Department if the following conditions are met:

- I. The utility and street improvement engineering was reviewed with the Building Permit; or,
- II. The LSM is approved before the Building Permit is issued; or,
- III. The Development Engineer determines that the LSM review is substantially complete to allow the Building Permit issuance. In this case the Development Engineer may opt to add special conditions to the new Building Permit related to utility and street improvement engineering that must be completed prior to final inspection of the Building.

- Submittal of Building Permits within an Integrated Development Plan (IDP): If the subdivision is using the IDP

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process, the Building Permits for the new homes can only be submitted after the LSM Permit has been submitted, reviewed, and approved.

- Submittal of a Building Permit within a standard subdivision (non IDP): If the subdivision is not using the IDP process, the Building Permits for the new houses can be applied for after the subdivision is recorded and the LSM permit has been submitted, reviewed, and approved.
- Review of Expedited or Green Building Permits: A new single family Building Permit within a subdivision can only be applied for after the subdivision is recorded and will only be reviewed as an expedited or green building fast track if submitted electronically through MBP and the LSM permit has been submitted, reviewed, and approved.

5. Subdivision Performance and Maintenance Securities:

- The subdivision can be recorded in advance of installing all the required street and utility improvements by posting a performance security equal to 130% of the value of work. This security amount will be determined by using the City of Kirkland's Improvement Evaluation Packet (available in either Excel or PDF). Contact the Development Engineer assigned to this project to assist with this process.
- If a recording Performance Security has not yet been posted, then prior to issuance of the LSM Permit a standard right of way restoration security ranging from \$10,000.00 to \$30,000.00 (value determined based on amount of ROW disruption) shall be posted with Public Works Department. This security will be held until the project has been completed.
- Prior to Final Inspection of the Land Surface Modification improvements, there will be a condition of the permit to establish a two year Maintenance security.

6. This project is exempt from concurrency review.

7. All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy G-7, Engineering Plan Requirements. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.

8. All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.

9. All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).

10. A completeness check meeting is required prior to submittal of any Building Permit applications .

11. The required tree plan shall include any significant tree in the public right-of-way along the property frontage.

12. All subdivision recording documents shall include the following language:

o Utility Maintenance: Each property owner shall be responsible for maintenance of the sanitary sewer, storm water stub, rain garden, permeable pavement, or any infiltration facilities (known as Low Impact Development) from the point of use on their own property to the point of connection in the City sanitary sewer main or storm water main . Any portion of a sanitary sewer, surface water stub, rain garden, permeable pavement, or any infiltration facilities, which jointly serves more than one property, shall be jointly maintained and repaired by the property owners sharing such stub. The joint use and maintenance shall "run with the land" and will be binding on all property owners within this subdivision, including their heirs, successors and assigns.

o Public Right-of-way Sidewalk and Vegetation Maintenance: Each property owner shall be responsible for keeping the sidewalk abutting the subject property clean and litter free. The property owner shall also be responsible for the maintenance of the vegetation within the abutting landscape strip. The maintenance shall "run with the land" and will be binding on all property owners within this subdivision, including their heirs, successors and assigns.

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If the lots have on-site private storm water facilities, include this language on the subdivision recording document:

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Maintenance of On-site Private Stormwater Facilities: Each Lot within the Subdivision has a stormwater facility (infiltration trench, dry wells, dispersion systems, rain garden, and permeable pavement) which is designed to aid storm water flow control for the development. The stormwater facility within the property shall be owned, operated and maintained by the Owner. The City of Kirkland shall have the right to ingress and egress the Property for inspection of and to reasonable monitoring of the performance, operational flows, or defects of the stormwater/flow control facility.

If the City of Kirkland determines related maintenance or repair work of the stormwater facility is required, the City of Kirkland shall give notice to the Owner of the specific maintenance and/or repair work required. If the above required maintenance or repair is not completed within the time set by the City of Kirkland, the City of Kirkland may perform the required maintenance or repair, or contract with a private company capable of performing the stormwater facility maintenance or repair and the Owner will be required to reimburse the City for any such work performed.

The Owner is required to obtain written approval from the City of Kirkland prior to replacing, altering, modifying or maintaining the storm water facility.

If the project contains LID storm improvements that will be installed as a condition of the new home Building Permit , then include this condition on the Short Plat recording documents:

o Installation of Low Impact Development (LID) storm drainage improvements with Building Permits: All LID storm drainage features depicted on Sheet \_\_\_\_ of \_\_\_\_ of issued permit LSM1X-0XXXX shall be installed in conjunction with the construction of each new home on lots X to X. The LID improvements include, but are not limited to the rain gardens and the pervious driveways. The Building Permit for the new signal family home on lots X to X will not receive a final inspection until said LID improvements are installed. The pervious access road/ Tract serving lots X and X shall be constructed or secured by a performance bond prior to recording of the short plat

Sanitary Sewer and Water System Conditions:

1. Northshore Utility District (NUD) approval required for sanitary sewer and water service. A letter of sewer/water availability is required. Contact NUD at 425-398-4400.

Surface Water Conditions:

1. Provide temporary and permanent storm water control in accordance with the 2016 King County Surface Water Design Manual (the Manual) and the City of Kirkland Addendum (Policy D-10).

2. To determine the drainage review level required , the target impervious surface area is the maximum allowable lot coverage area for the project, plus any offsite improved impervious areas. See Policies D-2 and D-3 in the Public Works Pre-Approved Plans for drainage review information, or contact Kirkland Surface Water staff at (425) 587-3800 for assistance. The Kirkland Drainage Review Flow Chart is a helpful tool to determine a project's drainage review level. Anticipate this project will require a Full Drainage Review. Drainage review levels are summarized below:

- Basic Drainage Review
  - o Threshold: 500 sf – 1,999 sf of new and/or replaced impervious surface added
  - o LID Best Management Practices (BMPs) are recommended, but not required
  - o Route stormwater in a manner that will not adversely impact neighbors
- Simplified Drainage Review
  - o Applicable only for single family residential projects (both infill and short plats)
  - o Threshold:
    - Greater than 2,000 sf of new and/or replaced impervious surface or greater than 7,000 sf of land disturbing activity, and
    - Results in less than 5,000 sf of PGIS, and
    - Results in less than ¼ ac of PGPS, and

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- If in predominantly till soils:
    - Results in no more than 7,947 sf of target impervious surface and proposed pervious surface area is equal to or less than  
14,941 – 1.88 x (target impervious surface)
  - If in predominantly outwash soils:
    - Results in no more than 6,872 sf of target impervious surface and proposed pervious surface area is equal to or less than  
20,343 – 1.88 x (target impervious surface)
  - Targeted Drainage Review
    - o Threshold: Any project (size does not matter) will trigger a targeted drainage review if the project:
      - Contains or is adjacent to a flood, erosion, steep slope hazard area, or landslide hazard area, or
      - Proposes to construct or modify a drainage pipe /ditch that is 12" or larger or receives runoff from a 12" or larger drainage pipe /ditch, or
    - Redevelopment projects proposing >\$100,000 in improvements to an existing high use site.
  - Full Drainage Review
    - o Any non-residential project that creates more than 2,000 sf of new and/or replaced impervious surface, or greater than 7,000 sf of land disturbing activity will trigger a Full Drainage Review.
    - o For single family residential projects that do not fall under Simplified Drainage Review, they will be a Full Drainage Review.
3. A preliminary drainage report (Technical Information Report) must be submitted with the subdivision application . This must include a downstream analysis for all projects (except for Basic Drainage Review projects).
4. If a stormwater detention system is required, it shall be designed to Level 2 standards. Historic (forested) conditions shall be used as the pre-developed modeling condition.
5. Evaluate the feasibility and applicability of dispersion, infiltration, and other stormwater Low Impact Development (LID) facilities per the 2016 King County Surface Water Design Manual. If feasible, stormwater LID facilities are required. If LID is determined to be infeasible, a Surface Water Adjustment is required for the project. Also, if LID is infeasible, pervious pavement cannot be used to reduce overall impervious lot coverage.
6. Special inspections may be required for LID facilities on this project. Provide documentation of inspections by a licensed geotechnical professional that the facility will function as designed.
7. If the project will create or replace more than 5,000 square feet of new impervious area that will be used by vehicles (PGIS - pollution generating impervious surface). Provide stormwater quality treatment per the 2016 King County Surface Water Design Manual.
8. Because this project site is one acre or greater, the following conditions apply:
- Amended soil requirements (Pre-Approved Plan CK-E.12) must be used in all landscaped areas.
  - If the project meets minimum criteria for water quality treatment (5,000 sf pollution generating impervious surface area), the enhanced level of treatment is required if the project is multi-family residential, commercial, or industrial. Enhanced treatment targets the removal of metals such as copper and zinc.
  - The applicant is responsible to apply for a Construction Stormwater General Permit from Washington State Department of Ecology. Provide the City with a copy of the Notice of Intent for the permit. Permit Information can be found at the following website: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>
    - o Among other requirements, this permit requires the applicant to prepare a Storm Water Pollution Prevention Plan (SWPPP) and identify a Certified Erosion and Sediment Control Lead (CESCL) prior to the start of construction. The CESCL shall attend the City of Kirkland PW Dept. pre-construction meeting with a completed SWPPP.
  - Turbidity monitoring by the developer/contractor is required if a project contains a lake, stream, or wetland.
  - A Stormwater Pollution Prevention and Spill (SWPPS) Plan must be kept on site during all phases of construction and shall address construction-related pollution generating activities. Follow the guidelines in the 2016 King County Surface Water Design Manual for plan preparation.

9. Provide a level one off-site analysis (based on the King County Surface Water Design Manual, core requirement #2).
10. Provide a separate storm drain connection to each lot for conveyance. All roof and driveway drainage must be tight-lined to the storm drain system or utilize low impact development techniques on-site.
11. Provide collection and conveyance of right-of-way storm drainage. The drainage ditches along both frontages shall be filled and replaced by the installation of 12" PVC public storm drainage pipe. Install catch basins at the termination points, at collection low points, at junctions, and where the pipe alignment changes directions. Provide a plan and profile design for the storm sewer system. Size and material of construction shall be in accordance with the City Kirkland Pre-Approved Plans and Notes.
12. The applicant is hereby given notice that the Army Corps of Engineers (COE) has asserted jurisdiction over upland ditches draining to streams. Either an existing Nationwide COE permit or an Individual COE permit may be necessary for work within ditches, depending on the project activities.  
Applicants should obtain the applicable COE permit; information about COE permits can be found at: U.S. Army Corps of Engineers, Seattle District Regulatory Branch <http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx>

Specific questions can be directed to: Seattle District, Corps of Engineers, Regulatory Branch, CENWS-OD-RG, Post Office Box 3755, Seattle, WA 98124-3755, Phone: (206) 764-3495

13. Provide an erosion control report and plan with the Building or Land Surface Modification Permit application. The plan shall be in accordance with the 2016 King County Surface Water Design Manual.
14.  
Construction drainage control shall be maintained by the developer and will be subject to periodic inspections. During the period from May 1 and September 30, all denuded soils must be covered within 7 days; between October 1 and April 30, all denuded soils must be covered within 12 hours. Additional erosion control measures may be required based on site and weather conditions. Exposed soils shall be stabilized at the end of the workday prior to a weekend, holiday, or predicted rain event.

#### Street and Pedestrian Improvement Conditions:

1. The subject property abuts 72nd Ave NE and NE 129th St. These are Neighborhood Access type streets. Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 establishes that this street must be improved with the following:
  - A. Install Type-A concrete curb and gutter along both half-streets.
  - B. Widen 72nd Ave NE to 14 feet, as measured from the ADJUSTED construction centerline to face of curb. Move the Blueline construction centerline 3 feet towards the property because the road is misaligned. The pavement width on 72nd Ave NE shall be 24 feet minimum.
  - C. Widen NE 129th St to 12 feet from ROW centerline to face of curb.
  - D. Install a 4.5-ft landscape strip behind the curb, with street trees 30 feet on-center.
  - E. Install a 5-ft wide concrete sidewalk behind the landscape strip.
  - F. Install ADA-compliant sidewalk ramps at the abutting corner of 72nd Ave and 129th St. Provide a ramp to cross 72nd Ave and a ramp to cross 129th St. Dedicate sufficient right-of-way (ROW) at the southwest corner of the lot to encompass the perpendicular sidewalk and ramp design.
  - G. Remove obsolete driveway cuts, and replace with new frontage improvements.
  - H. Identify and protect trees with retention value in the right-of-way.
2. Access Requirements (KZC Chapter 105.10):
  - A. The proposed private access is generally adequate. Address the following concerns: (1) Driveway pavement will transition to parking pad for Lot 6, and will not be rounded as shown in the proposal. (2) Shared access ends at

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property line. Driveway and turnaround to lot 8 are integral and will not look as proposed. If shown, show with the turnaround and call out as to be installed with building permit for Lot 8.

B. Provide vehicle turnarounds where needed to allow vehicles to drive forward across an easement or tract.

C. The driveway for each lot shall be long enough so that parked cars do not extend into any easement, tract, or right-of-way (20' minimum). The parking pad shall measure 20' by 20'.

3. Meet the requirements of the Kirkland Driveway Policy R-4. At a minimum, driveway cuts shall be spaced 50 feet from the intersection and 10 feet from adjacent driveway.

4. Meet the requirements of the Kirkland Intersection Sight Distance Policy R.13. All street and driveway intersections shall not have any visual obstructions within the sight distance triangle.

5. When three or more utility trench crossings occur within 150 lineal ft. of street length or where utility trenches parallel the street centerline, the street shall be overlaid with new asphalt or the existing asphalt shall be removed and replaced per the City of Kirkland Street Asphalt Overlay Policy R-7.

- Existing streets with 4-inches or more of existing asphalt shall receive a 2-inch (minimum thickness) asphalt overlay. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.
- Existing streets with 3-inches or less of existing asphalt shall have the existing asphalt removed and replaced with an asphalt thickness equal or greater than the existing asphalt provided however that no asphalt shall be less than 2-inches thick and the subgrade shall be compacted to 95% density.

6. It shall be the responsibility of the applicant to relocate any above-ground or below-ground utilities which conflict with the project, associated street, or utility improvements.

7. Underground all new and existing on-site utility lines and overhead transmission lines. Underground any new off-site transmission lines.

8. Zoning Code Section 110.60.9 establishes the requirement that existing utility and transmission (power, telephone, etc.) lines on-site and in rights-of-way adjacent to the site must be underground. The Public Works Director may determine if undergrounding transmission lines in the adjacent right-of-way is not feasible and defer the undergrounding by signing an agreement to participate in an undergrounding project, if one is ever proposed. In this case, the Public Works Director has determined that undergrounding of existing overhead utility on 72nd Ave NE and NE 129th St is not feasible at this time and the undergrounding of off-site/frontage transmission lines should be deferred with a Local Improvement District (LID) No Protest Agreement. The final recorded subdivision mylar shall include the following note:

Local Improvement District (LID) Waiver Agreement. Chapter 110.60.7.b of the Kirkland Zoning Code requires all overhead utility lines along the frontage of the subject property to be converted to underground unless the Public Works Director determines that it is infeasible to do so at the time of the subdivision recording. If it is determined to be infeasible, then the property owner shall consent to the formation of a Local Improvement District, hereafter formed by the City or other property owners. During review of this subdivision it was determined that it was infeasible to convert the overhead utility lines to underground along the frontage of this subdivision on 72 nd Ave NE and NE 129th St. Therefore, in consideration of deferring the requirement to underground the overhead utility lines at the time of the subdivision recording, the property owner and all future property owners of lots within this subdivision hereby consent to the formation of a Local Improvement District hereafter formed by the City or other property owners

9. New LED street lights are required per Puget Sound Energy design and Public Works approval. Contact the INTO Light Division at PSE for a lighting analysis. If lighting is necessary, design must be submitted prior to issuance of a grading or building permit.

Brynja Myren - Account Sales Manager, Intolight, PUGET SOUND ENERGY  
Tel 425-462-3833 | Cell 206-604-3348 | Fax 425-462-3149  
Email brynja.myren@pse.com | Website: www.intolight.com

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#### Related City Website Links

- [City of Kirkland Pre-Approved Plans and Policies](#)
- [Public Works Development Fees](#)
- [Stormwater FAQs](#)
- [Application Forms \(Electronic, Paper\)](#)
- [KZC105 – Private Drive, Private and Pedestrian Walkway Requirements](#)
- [KZC110 - Public Right-of-way Improvement Requirements](#)

## SHOFFNER CONSULTING

21529 4<sup>TH</sup> AVE. W #C31 BOTHELL, WA 98021 MOBILE:(206)755-2871

May 26, 2017

Revised: October 31, 2017

Alex Mason  
Isola Homes  
1518 1st Ave. S. Suite 301  
Seattle, WA 98134

RE: Tree Inventory and Vegetation Composition Report - 7206 NE 129th St. Kirkland, WA. Tax Parcel No. 4055700755.

Alex:

This report is provided to address the City of Kirkland's requirements for tree and native vegetation assessments and retention on projects in the Holmes Point Overlay District as specified in chapter 70 of the Kirkland Zoning Code. This report presents a baseline of the existing conditions for use in planning the retention of trees and native vegetation in required Protected Natural Areas. Please see the Tree Retention Plan (sheet TR-01) prepared by Blueline Group and Tree Evaluation Data spreadsheet for reference to this report. The original draft of this report, dated May 26, 2017, was prepared prior to determining which trees would be retained in the two groves. Recent changes have been made, as recommended by the City of Kirkland, to achieve retaining significant portions of the two groves while still allowing for development of the lots.

As required by Chapter 70 of the KZC, this report, in conjunction with the accompanying documents, provides the following information as preparation for the site plan and Tree Retention Plan:

- An inventory of all significant trees on the property with information on species, size, dripline diameters, condition, recommended limits of disturbance radius (LOD) and tree density credits;
- A description of the existing conditions as it pertains to general locations of shrubs and groundcover to used for determining best areas for the Protected Natural Areas (PNA).

Please see chapter 70 of the KZC for all information pertaining to establishing and maintaining PNAs in new developments in the Holmes Point Overlay District.

### 1. Assessment Methods

The following methods were utilized in conducting the tree inventory in early April of 2017:

1. Visual condition assessments (vca) were conducted on all trees meeting the minimum size requirement to be classified as significant. The vcas were

conducted up close to inspect conditions of the trunk and to gather information on trunk diameter (dsh), species and crown spread diameter, as well as condition notes of any trunk defects. I also conducted vcas from afar to observe conditions in the crowns as an indicator of overall tree health and vigor. Any defects or conditions indicating poor structure, health or vigor were noted. Unless otherwise noted, the trees were found to be in good condition and health.

2. Each inventoried tree was tagged with a numbered metal tag for identification. These numbers correspond to those on the Tree Inventory map and in the tree evaluation data spreadsheet.
3. Using the survey showing the tree numbers, I used the trees as reference points to delineate and map out the vegetation composition zones, six in all.

## **2. Site Conditions - General**

The project site is one lot measuring 90,990 square feet in size. It is developed with a single family residence near its southwest corner. A small portion of the site around the house is landscaped with ornamental vegetation and turf. the remainder of the site is not landscaped and contains largely native vegetation. See the Vegetation Composition Assessment portion of this report and for more detailed descriptions of the vegetation zones and the City of Kirkland's retention requirements. The Tree Inventory and Vegetation Zone map shows the approximate boundaries of the six zones I identified as areas of differing composition based on the dominant components. In general, most of the site is open and without considerable native tree or understory components. This area is the entire landscape surrounding the house in the southwest corner and continues to the east through the center of the site in meadow habitat.

### **2.0 Tree Inventory and Condition Assessment**

I conducted a tree inventory and condition assessment on all significant trees on the property. In total there are 134 significant trees on the property. Two were found to be in an advanced state of decline (dying) and one was found to be dead.

The species of trees on the property include the following:

- Big leaf maple (*Acer macrophyllum*)
- Boulevard cypress (*Chamaecyparis pisifera* 'Boulevard')
- Cascara (*Rhamnus purshiana*)
- Deodar cedar (*Cedrus deodara*)
- Douglas fir (*Pseudotsuga menziesii*)
- English Holly (*Ilex aquifolium*)
- Flowering cherry (*Prunus serrulata*)
- Leyland cypress (*x. Cupressocyparis leylandii*)
- Pacific madrone (*Arbutus menziesii*)
- Red alder (*Alnus rubra*)
- Saucer magnolia (*Magnolia x. soulangeana*)
- Sitka spruce (*Picea sitchensis*)
- Western red cedar (*Thuja plicata*)
- Willow (*Salix* species)

See the tree evaluation data spreadsheet for detailed information on each tree.

### **3.0 Tree Retention Requirements and Retention Provided and Replacement**

Per the Holmes Point Overlay District requirements, trees are to be retained or replaced to satisfy 150 density credits per acre. The project site is 90,990 square feet in size, equal to 2.08 acres. At 150 credits per acre, a total of 313 density credits are required to be provided either through retention or replacement. There are 534 density credits of the healthy, significant trees on the property.

Credits not retained below the minimum required can be added by replacement trees at one credit per tree for coniferous trees a minimum of six feet in height or deciduous or broadleaf trees at a minimum of one inch caliper.

The revised site plan proposes the retention of 56 of the healthy, significant, native, high value trees. The trees proposed to be retained in the two groves range in size from 6 to 44 inches in diameter and include the following species:

- Bittercherry (*Prunus emarginata*)
- Bigleaf maple (*Acer macrophyllum*)
- Douglas fir (*Pseudotsuga menziesii*)
- Pacific madrone (*Arbutus menziesii*)
- Red alder (*Alnus rubra*)
- Western red cedar (*Thuja plicata*)

There are four trees within the northern grove retention area that are either in an advanced state of decline or are dead. Two of these, #34 and #48, are evergreens and well within the grove. These are to be snagged and retained as habitat trees. Two others, #57 and #58, are big-leaf maples located on the southern edge of the retention area, adjacent to the lots. These trees are to be removed entirely.

Retaining the 56 trees will provide 235 of the required 313 required tree density credits. The remaining 78 tree density credits will need to be provided through replacement. In order to qualify as a replacement tree, the trees need to be a minimum of six feet in height for evergreens and a minimum of one inch caliper for deciduous and broadleaf trees.

Both of these retention areas have dense understories with a wide variety of native plants. Retaining these portions of the groves will provide very aesthetically pleasing habitats on the border of the property.

### **4.0 Vegetation Composition Assessment**

I have defined six different vegetation zones on the property, based upon the composition of both the overstory and the understory species. While some of the zones include some of the same components in both the overstory and understory, there are significant differences that differentiate them. Following are descriptions of the six zones:

1. Zone 1 is located in the northeast corner of the site. It is approximately 7,976 square feet in size. This zone is characterized by a very sparse overstory with only four significant trees and an understory that is dominated by a very dense stand of Himalayan blackberry.
2. Zone 2 is to the west of Zone 1 and borders Zones 2, 3, 5 and 6; it is approximately 12,310 square feet in size. It has a rather dense overstory of mix native evergreens and deciduous trees and a single small exotic invasive, English Holly. The trees range in size from 6 to 44 inches dsh. The understory includes scattered small native trees including big-leaf maple, mountain ash, Pacific madrone, Douglas firs, western red cedars and small English Hollies. The shrub and ground cover layers include salal (which forms a very dense stand toward the northeastern portion of this zone), ocean spray, osoberry, western hazlenut, Oregon grape, swordfern, pacific trailing blackberry and a very dense stand of a low-growing invasive house plant ivy mainly towards the southern portion of this zone. Because of the dense overstory, the light levels below the trees are low.
3. Zone 3 extends from zone 2 to its east to the western border of the property; it borders zone 6 to the south and measures approximately 22,378 square feet in size. It has a dense overstory of mix native evergreens and deciduous trees. There are a few ornamental species along the southern border of this zone and a few English holly within the zone. The understory is dominated by English ivy throughout and in places is very dense, thus the shrub layer is not as dense in this area. Also in this zone are patches of the invasive house plant vine. Within the shrub layer, there are many of the same tree and shrub species as in zone 2 including small trees big-leaf maple, Douglas fir, western red cedars, red alders and shrubs including beaked hazlenuts, osoberry and oceanspray. The light levels below the canopy are low.
4. Zone 4 is in the southeast corner of the site. It measures approximately 4,681 square feet in size. Because it borders the southern property boundary it receives ample sunlight. The overstory is not very dense but includes some very large trees including western red cedars, and a few Pacific madrones that are in very good condition and health for a species in this area that is struggling to combat a variety of diseases causing general decline of its population. The understory is sparse in terms of overall species composition, but does include some small trees (big-leaf maple, western red cedar and Pacific madrone) and some small shrubs such as osoberry and oceanspray and approximately 12-15 medium to large beaked hazlenut shrubs. There are small patches of Himalayan blackberry and English ivy in this zone.
5. Zone 5 is the largest of the vegetation; it stretches across the entire eastern half of the site from zone 6 to its west to the eastern property boundary. Zone 5 is bordered by zones 1 and 2 to the north and zone 4 to the south. This zone is dominated by herbaceous meadow plants such as grasses and weeds. Along its southern border is a small stand of very small red alders, less than 6" dsh.
6. Zone 6 is the area surrounding the house in the western portion of the site. This zone is landscaped with ornamental tree and shrub species and turfgrass.

Once the areas for the PNAs are defined, a report and plan detailing measures to eliminate the unwanted vegetation and establish a native community with existing and newly planted trees and shrubs will need to be prepared.

### **5.0 Tree Protection and Additional Measures**

The City of Kirkland is requiring five foot setbacks from the driplines of retained trees. Since the trees are being retained in large groupings, the setbacks only apply to retained trees along the perimeters of the retention areas, adjacent to the areas of development. Protection measures are to be placed outside the five foot setbacks of retained trees on the edges of the retention areas.

The following trees to be retained are along the perimeters of the tree retention areas, adjacent to the areas of development with driplines that either spread across the boundary of the retention area and into the lots, or with driplines that are at the edges of the retention area. These trees will require protection setbacks of an additional five feet from their driplines.

#### Northern retention area

- 17
- 35
- 46
- 47
- 53
- 69
- 94
- 96

#### Southern retention area

- 106
- 108
- 109
- 115
- 118
- 120
- 121
- 122

If the development of the lots proposes encroachment into the setbacks or the driplines of these trees, the impacts are to be assessed in order to determine the extent of potential damage in order to determine if the impacted trees can be retained with the lot being developed as proposed, or if the impacts could be changed so as to not impact the trees.

Fencing is to be chainlink anchored in concrete blocks, around the entire, on-site perimeter of the tree retention areas. It is to be erected prior to beginning clearing and grading and is to remain in place throughout construction.

Prior to installing the fencing, the perimeters of the retention areas are to be delineated with visible plastic flagging.

Signs reading "Tree Retention Area. No Entrance. No Storage of Materials. No Dumping. No Impacts," are to be attached to the fencing, every 15 feet.

Any stumps of trees removed within the protection zone (inside five foot setback) of retained trees are to be ground down to below the ground surface and not pulled.

There is a fair amount of English holly in the northern tree retention area. All of these trees (they are very small) are to be removed completely, including their roots.

Other non-native, invasive plants, such as ivys, within the northern retention area is also to be removed.

#### **6.0 Use of This Report and Limitations**

This report is provided to Isola Homes as a means of reporting on the inventory and of the trees and vegetation zones located on the 72016 NE 129th St. project site, to make recommendations for retention based upon City of Kirkland requirements and to specify protection measures. While Shoffner Consulting has used every means available to determine tree health and development impacts, trees are dynamic and their conditions can change rapidly given changes in environmental factors and site development, therefore these assessments pertain only for those noted on the day of their evaluation, and no guarantee can be made against damage caused by unforeseen development-related impacts. Natural decline and failure of trees is not predictable, therefore, Shoffner Consulting and Tony Shoffner cannot be held liable for retained trees that die or fail prior to or following development of the property.

Cordially,



Tony Shoffner  
ISA Certified Arborist #PN-0909A  
CTRA #1759

## Tree Evaluation Data

7206 NE 129th St. Kirkland

Limits of Disturbance Distance (Radial Feet)

| Tree Tag # | Location | Species | DBH | Credit | Crown | N   | S   | E   | W   | Impacts | Rating | Condition Notes                               | Status |
|------------|----------|---------|-----|--------|-------|-----|-----|-----|-----|---------|--------|---|--------|
| 1          | Zone 3   | DF/Pm   | 16  | 4      | 28    | 15  | 15  | 15  | N/A | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 2          | Zone 3   | DF/Pm   | 12  | 2      | 26    | 14  | 14  | 14  | N/A | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 3          | Zone 3   | DF/Pm   | 8   | 1      | 22    | 13  | 13  | 13  | N/A | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 4          | Zone 3   | DF/Pm   | 8   | 1      | 20    | 12  | 12  | 12  | N/A | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 5          | Zone 3   | DF/Pm   | 14  | 3      | 28    | 15  | 15  | 15  | N/A | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 6          | Zone 3   | DF/Pm   | 14  | 3      | 30    | 16  | 16  | 16  | N/A | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 7          | Zone 3   | DF/Pm   | 8   | 1      | 14    | 8   | 8   | 8   | N/A | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 8          | Zone 3   | DF/Pm   | 8   | 1      | 16    | 9   | 9   | 9   | N/A | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 9          | Zone 3   | DF/Pm   | 6   | 1      | 14    | 8   | 8   | 8   | N/A | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 10         | Zone 3   | DF/Pm   | 10  | 1      | 16    | 9   | 9   | 9   | N/A | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 11         | Zone 3   | BLM/Am  | 10  | 1      | 32    | 18  | 18  | 18  | N/A | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 12         | Zone 3   | DF/Pm   | 16  | 4      | 30    | 16  | 16  | 16  | N/A | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 13         | Zone 3   | DF/Pm   | 26  | 9      | 40    | 16  | 16  | 16  | N/A | N/A     | 2      | Generally good condition, larger and older    | Remove |
| 14         | Zone 3   | DF/Pm   | 26  | 9      | 42    | 16  | 16  | 16  | N/A | N/A     | 2      | Generally good condition, larger and older    | Remove |
| 15         | Zone 6   | SS/Ps   | 16  | 4      | 20    | 12  | 12  | 12  | N/A | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 16         | Zone 6   | BC/Cpb  | 14  | 3      | 12    | 8   | 8   | 8   | 8   | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 17         | Zone 3   | DF/Pm   | 18  | 5      | 32    | 18  | 18  | 18  | 18  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 18         | Zone 3   | WRC/Tp  | 32  | 12     | 38    | 20  | 20  | 20  | 20  | N/A     | 2      | Generally good condition, larger and older    | Retain |
| 19         | Zone 3   | WRC/Tp  | 24  | 8      | 32    | 18  | 18  | 18  | 18  | N/A     | 2      | Generally good condition, larger and older    | Retain |
| 20         | Zone 3   | DF/Pm   | 18  | 5      | 32    | 18  | 18  | 18  | 18  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 21         | Zone 3   | DF/Pm   | 22  | 7      | 36    | 20  | 20  | 20  | 20  | N/A     | 2      | Generally good condition, larger and older    | Retain |
| 22         | Zone 3   | RA/Ar   | 6   | 1      | 14    | N/A | 8   | 8   | 8   | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 23         | Zone 3   | WRC/Tp  | 44  | 18     | 40    | 16  | 16  | 16  | 16  | N/A     | 2      | Generally good condition, larger and older    | Retain |
| 24         | Zone 3   | RA/Ar   | 6   | 1      | 14    | N/A | 8   | 8   | 8   | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 25         | Zone 3   | RA/Ar   | 6   | 1      | 14    | N/A | 8   | 8   | 8   | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 26         | Zone 3   | RA/Ar   | 6   | 1      | 14    | N/A | 8   | 8   | 8   | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 27         | Zone 3   | RA/Ar   | 6   | 1      | 14    | N/A | 8   | 8   | 8   | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 28         | Zone 3   | RA/Ar   | 6   | 1      | 16    | N/A | 9   | 9   | 9   | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 29         | Zone 3   | RA/Ar   | 6   | 1      | 14    | N/A | 8   | 8   | 8   | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 30         | Zone 3   | BLM/Am  | 8   | 1      | 24    | 14  | 14  | 14  | 14  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 31         | Zone 3   | PM/Am   | 20  | 6      | 42    | 20  | 20  | 20  | 20  | N/A     | 2      | Generally good condition, larger and older    | Retain |
| 32         | Zone 3   | DF/Pm   | 18  | 5      | 34    | 18  | 18  | 18  | 18  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 33         | Zone 3   | DF/Pm   | 14  | 3      | 28    | 15  | 15  | 15  | 15  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 34         | Zone 3   | WRC/Tp  | 22  | 0      | 32    | N/A | N/A | N/A | N/A | N/A     | 4      | Dying - Retain as snag                        | Retain |
| 35         | Zone 3   | BLM/Am  | 8   | 1      | 22    | 13  | 13  | 13  | 13  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 36         | Zone 3   | DF/Pm   | 24  | 8      | 36    | 20  | 20  | 20  | 20  | N/A     | 2      | Generally good condition, larger and older    | Remove |
| 37         | Zone 6   | EH/la   | 10  | 1      | 16    | 9   | 9   | 9   | 9   | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 38         | Zone 3   | DF/Pm   | 16  | 4      | 28    | 15  | 15  | 15  | 15  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 39         | Zone 3   | BLM/Am  | 12  | 2      | 38    | 20  | 20  | 20  | 20  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 40         | Zone 3   | BLM/Am  | 10  | 1      | 34    | 18  | 18  | 18  | 18  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 41         | Zone 3   | DF/Pm   | 16  | 4      | 32    | 18  | 18  | 18  | 18  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 42         | Zone 3   | DC/Cd   | 16  | 4      | 30    | 16  | 16  | 16  | 16  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 43         | Zone 3   | EH/la   | 8   | 1      | 16    | 9   | 9   | 9   | 9   | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 44         | Zone 3   | DF/Pm   | 22  | 7      | 32    | 18  | 18  | 18  | 18  | N/A     | 2      | Good condition and health                     | Remove |
| 45         | Zone 3   | Ca/Rp   | 8   | 1      | 18    | 10  | 10  | 10  | 10  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 46         | Zone 3   | DF/Pm   | 18  | 5      | 32    | 18  | 18  | 18  | 18  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 47         | Zone 3   | BLM/Am  | 16  | 4      | 42    | 16  | 16  | 16  | 16  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 48         | Zone 3   | DF/Pm   | 14  | 0      | 28    | N/A | N/A | N/A | N/A | N/A     | 4      | Dying - Retain as snag                        | Retain |
| 49         | Zone 3   | BLM/Am  | 10  | 1      | 32    | N/A | 18  | 18  | 18  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 50         | Zone 3   | BLM/Am  | 16  | 4      | 44    | N/A | 16  | 16  | 16  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 51         | Zone 3   | BLM/Am  | 16  | 4      | 42    | 16  | 16  | 16  | 16  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 52         | Zone 3   | BLM/Am  | 12  | 2      | 32    | 18  | 18  | 18  | 18  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 53         | Zone 3   | BLM/Am  | 12  | 2      | 30    | 16  | 16  | 16  | 16  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 54         | Zone 3   | BLM/Am  | 12  | 2      | 34    | N/A | 18  | 18  | 18  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 55         | Zone 3   | BLM/Am  | 18  | 5      | 42    | N/A | 16  | 16  | 16  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 56         | Zone 3   | BLM/Am  | 16  | 4      | 42    | N/A | 16  | 16  | 16  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 57         | Zone 3   | BLM/Am  | 22  | 0      | 54    | N/A | N/A | N/A | N/A | N/A     | 4      | Extensive decay                               | Remove |
| 58         | Zone 3   | BLM/Am  | 20  | 0      | 54    | N/A | N/A | N/A | N/A | N/A     | 4      | Dead  | Remove |
| 59         | Zone 3   | DF/Pm   | 18  | 5      | 34    | 18  | 18  | 18  | 18  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 60         | Zone 3   | WRC/Tp  | 36  | 14     | 40    | 16  | 16  | 16  | 16  | N/A     | 2      | Generally good condition, larger and older    | Remove |
| 61         | Zone 3   | WRC/Tp  | 32  | 12     | 38    | 20  | 20  | 20  | 20  | N/A     | 2      | Generally good condition, larger and older    | Remove |
| 62         | Zone 3   | Wil/Ss  | 8   | 1      | 18    | 10  | 10  | 10  | 10  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 63         | Zone 6   | BC/Cpb  | 20  | 6      | 18    | 10  | 10  | 10  | 10  | N/A     | 2      | Generally good condition, larger and older    | Remove |

## ATTACHMENT 4

SUB17-00450

| Tree Tag # | Location | Species | DBH  | Credit | Crown | N   | S   | E   | W   | Impacts | Rating | Condition Notes                               | Status |
|------------|----------|---------|------|--------|-------|-----|-----|-----|-----|---------|--------|---|--------|
| 64         | Zone 6   | FC/Ps   | 10   | 1      | 28    | 15  | 15  | 15  | 15  | N/A     | 2      | Generally good condition, larger and older    | Remove |
| 65         | Zone 6   | FC/Ps   | 10   | 1      | 30    | 16  | 16  | 16  | 16  | N/A     | 2      | Generally good condition, larger and older    | Remove |
| 66         | Zone 3   | DF/Pm   | 26   |        | 38    | N/A | N/A | N/A | N/A | N/A     | 4      | Sparse crown, pitch, dying                    | Remove |
| 67         | Zone 2   | BLM/Am  | 18   | 5      | 40    | 16  | 16  | 16  | 16  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 68         | Zone 2   | WRC/Tp  | 26   | 9      | 34    | 18  | 18  | 18  | 18  | N/A     | 2      | Good condition and health                     | Remove |
| 69         | Zone 3   | DF/Pm   | 18   | 5      | 34    | 18  | 18  | 18  | 18  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 70         | Zone 2   | DF/Pm   | 18   | 5      | 32    | 18  | 18  | 18  | 18  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 71         | Zone 3   | DF/Pm   | 14   | 3      | 32    | 18  | 18  | 18  | 18  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 72         | Zone 3   | DF/Pm   | 16   | 4      | 34    | 18  | 18  | 18  | 18  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 73         | Zone 2   | DF/Pm   | 18   | 5      | 34    | 18  | 18  | 18  | 18  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 74         | Zone 3   | BLM/Am  | 8    | 1      | 24    | 14  | 14  | 14  | 14  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 75         | Zone 2   | Ca/Rp   | 8    | 1      | 18    | 10  | 10  | 10  | 10  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 76         | Zone 2   | BLM/Am  | 8    | 1      | 28    | 15  | 15  | 15  | 15  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 77         | Zone 2   | DF/Pm   | 16   | 4      | 24    | 14  | 14  | 14  | 14  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 78         | Zone 2   | BLM/Am  | 6    | 1      | 20    | 12  | 12  | 12  | 12  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 79         | Zone 2   | DF/Pm   | 12   | 2      | 22    | 13  | 13  | 13  | 13  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 80         | Zone 2   | DF/Pm   | 12   | 2      | 24    | 14  | 14  | 14  | 14  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 81         | Zone 2   | PM/Am   | 24   | 8      | 48    | 20  | 20  | 20  | 20  | N/A     | 2      | Generally good condition, larger and older    | Remove |
| 82         | Zone 2   | DF/Pm   | 14   | 3      | 26    | 14  | 14  | 14  | 14  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 83         | Zone 2   | DF/Pm   | 44   | 18     | 40    | 16  | 16  | 16  | 16  | N/A     | 2      | Generally good condition, larger and older    | Remove |
| 84         | Zone 2   | DF/Pm   | 44   | 18     | 42    | 16  | 16  | 16  | 16  | N/A     | 2      | Generally good condition, larger and older    | Remove |
| 85         | Zone 2   | DF/Pm   | 16   | 4      | 30    | 16  | 16  | 16  | 16  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 86         | Zone 2   | BC/Pe   | 6    | 1      | 18    | 10  | 10  | 10  | 10  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 87         | Zone 2   | DF/Pm   | 20   | 6      | 34    | 18  | 18  | 18  | 18  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 88         | Zone 2   | BLM/Am  | 8    | 1      | 24    | 14  | 14  | 14  | 14  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 89         | Zone 2   | DF/Pm   | 12   | 2      | 24    | 14  | 14  | 14  | 14  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 90         | Zone 2   | DF/Pm   | 20   | 2      | 34    | 18  | 18  | 18  | 18  | N/A     | 2      | Generally good condition, larger and older    | Retain |
| 91         | Zone 2   | DF/Pm   | 16   | 4      | 30    | 16  | 16  | 16  | 16  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 92         | Zone 2   | WRC/Tp  | 14   | 3      | 30    | N/A | 16  | 16  | 16  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 93         | Zone 2   | DF/Pm   | 18   | 5      | 34    | N/A | 18  | 18  | 18  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 94         | Zone 1   | DF/Pm   | 20   | 6      | 36    | N/A | 20  | 20  | 20  | N/A     | 2      | Generally good condition, larger and older    | Retain |
| 95         | Zone 2   | EH/la   | 6    | 1      | 10    | N/A | 15  | 15  | 15  | N/A     | 1      | Invasive, non-native species                  | Remove |
| 96         | Zone 2   | BLM/Am  | 8    | 1      | 30    | 16  | 16  | 16  | 16  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 97         | Zone 2   | BLM/Am  | 8    | 1      | 28    | 15  | 15  | 15  | 15  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 98         | Zone 2   | BC/Pe   | 6    | 1      | 16    | 9   | 9   | 9   | 9   | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 99         | Zone 2   | BC/Pe   | 6    | 1      | 16    | 9   | 9   | 9   | 9   | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 100        | Zone 1   | Wil/Ss  | 12   | 2      | 18    | N/A | 10  | 10  | 10  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 101        | Zone 2   | BC/Pe   | 16   | 4      | 30    | N/A | 16  | 16  | 16  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 102        | Zone 5   | RA/Ar   | mt 8 | 1      | 24    | 14  | 14  | 14  | 14  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 103        | Zone 5   | WRC/Tp  | 22   | 7      | 34    | 18  | 18  | 18  | 18  | N/A     | 2      | Generally good condition, larger and older    | Remove |
| 104        | Zone 5   | BLM/Am  | 10   | 1      | 36    | 20  | 20  | 20  | 20  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 105        | Zone 4   | BC/Pe   | 8    | 1      | 20    | 12  | 12  | N/A | 12  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 106        | Zone 4   | BLM/Am  | 14   | 3      | 36    | 20  | 20  | N/A | 20  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 107        | Zone 4   | BLM/Am  | 24   | 8      | 60    | 16  | N/A | N/A | 16  | N/A     | 2      | Generally good condition, larger and older    | Remove |
| 108        | Zone 4   | WRC/Tp  | 36   | 14     | 40    | 16  | 16  | N/A | 16  | N/A     | 2      | Generally good condition, larger and older    | Retain |
| 109        | Zone 4   | BLM/Am  | 12   | 2      | 32    | 18  | 18  | 18  | 18  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 110        | Zone 4   | BLM/Am  | 10   | 1      | 24    | 14  | N/A | 14  | 14  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 111        | Zone 4   | BLM/Am  | 10   | 1      | 28    | 15  | N/A | 15  | 15  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 112        | Zone 4   | BLM/Am  | 6 mt | 1      | 32    | 18  | N/A | 18  | 18  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 113        | Zone 4   | PM/Am   | 20   | 6      | 46    | 20  | N/A | 20  | 20  | N/A     | 2      | Generally good condition, larger and older    | Retain |
| 114        | Zone 4   | PM/Am   | 16   | 4      | 40    | 20  | N/A | 20  | 20  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 115        | Zone 4   | WRC/Tp  | 20   | 6      | 34    | 18  | 18  | 18  | 18  | N/A     | 2      | Generally good condition, larger and older    | Retain |
| 116        | Zone 4   | WRC/Tp  | 24   | 8      | 34    | 18  | 18  | 18  | 18  | N/A     | 2      | Generally good condition, larger and older    | Retain |
| 117        | Zone 4   | WRC/Tp  | 20   | 6      | 32    | 18  | 18  | 18  | 18  | N/A     | 2      | Generally good condition, larger and older    | Retain |
| 118        | Zone 4   | WRC/Tp  | 34   | 13     | 44    | 16  | 16  | 16  | 16  | N/A     | 2      | Generally good condition, larger and older    | Retain |
| 119        | Zone 4   | WRC/Tp  | 18   | 5      | 28    | 15  | 15  | 15  | 15  | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 120        | Zone 4   | WRC/Tp  | 34   | 13     | 40    | 16  | 16  | 16  | 16  | N/A     | 2      | Generally good condition, larger and older    | Retain |
| 121        | Zone 4   | PM/Am   | 22   | 7      | 48    | 20  | 20  | 20  | 20  | N/A     | 2      | Generally good condition, larger and older    | Retain |
| 122        | Zone 4   | WRC/Tp  | 6    | 1      | 14    | 15  | 8   | 8   | 8   | N/A     | 1      | Good condition and health, young and vigorous | Retain |
| 123        | Zone 4   | PM/Am   | 14   | 3      | 36    | 20  | N/A | 20  | 20  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 124        | Zone 4   | PM/Am   | 32   | 12     | 46    | 20  | N/A | 20  | 20  | N/A     | 2      | Generally good condition, larger and older    | Remove |
| 125        | Zone 4   | DF/Pm   | 18   | 5      | 30    | 16  | N/A | 16  | 16  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 126        | Zone 4   | PM/Am   | 18   | 5      | 40    | 20  | N/A | 20  | 20  | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 127        | Zone 5   | DF/Pm   | 18   | 5      | 36    | 20  | 20  | 20  | 20  | N/A     | 1      | Good condition and health, young and vigorous | Remove |

ATTACHMENT 4

SUB17-00450

| Tree Tag # | Location | Species | DBH     | Credit | Crown | N  | S   | E  | W  | Impacts | Rating | Condition Notes                               | Status |
|------------|----------|---------|---------|--------|-------|----|-----|----|----|---------|--------|---|--------|
| 128        | Zone 5   | BC/Pe   | 6 mt    | 1      | 32    | 18 | 18  | 18 | 18 | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 129        | Zone 5   | BLM/Am  | 8       | 1      | 24    | 14 | 14  | 14 | 14 | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 130        | Zone 6   | FC/Ps   | 16-2 tr | 4      | 36    | 20 | N/A | 20 | 20 | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 131        | Zone 6   | BC/Cpb  | 18      | 5      | 20    | 12 | N/A | 12 | 12 | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 132        | Zone 6   | FC/Ps   | 14      | 3      | 30    | 16 | N/A | 16 | 16 | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 133        | Zone 6   | LC/xCl  | 18      | 5      | 20    | 12 | N/A | 12 | 12 | N/A     | 1      | Good condition and health, young and vigorous | Remove |
| 134        | Zone 6   | SM/Mxs  | 16      | 4      | 30    | 16 | N/A | 16 | 16 | N/A     | 1      | Good condition and health, young and vigorous | Remove |

534

Tree Tag # Number assigned to tree on survey tag

Location Vegetation Zone

Species Species code:

BC/Cpb=Boulevard cypress (Chamaecyparis pisifera 'boulevard')

Bc/Pe=Bittercherry (Prunus emarginata)

BLM/Am=Bigleaf maple (Acer macrophyllum)

Ca/Rp=Cascara (Rhamnus purshiana)

DC/Cd=Deodar cedar (Cedrus deodara)

DF/Pm=Douglas fir (Pseudotsuga menziesii)

EH/la=English holly (Ilex aquifolium)

FC/Ps=Flowering cherry (Prunus serrulata)

LC/xCl=Leyland cypress (x. Cupressocyparis leylandii)

PM/Am=Pacific madrone (Arbutus menziesii)

RA/Ar=Red alder (Alnus rubra)

SM/Mxs=Saucer magnolia (Magnolia x. soulangeana)

SS/Ps=Sitka spruce (Picea sitchensis)

Will/Ss=Willow (Salix species)

WRC/Tp=Western red cedar (Thuja plicata)

Dbh Diameter at 4.5' above ground surface

Credit Density Credit value

Crown Maximum diameter of crown spread in feet

Limits of Development Recommended limits of development in radial feet

Impacts The distance in feet to the impacts and the direction the impacts are to the tree (S=to south, N=to north, W=to west, E=to east)

Rating Condition rating (1=Excellent condition and health; 2=Generally good condition and health; 3=fair condition and health, minor defects or stress

4=Poor condition and/or health)

Condition Notes General notes about health, condition and vigor

Status To be Removed (TBRem) or To Be Retained (TBRet) based upon trench impacts

ATTACHMENT 4  
SUB17-00450

## Christian Geitz

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**From:** goodwin <goodwin.hp@gmail.com>  
**Sent:** Saturday, September 09, 2017 10:23 PM  
**To:** Christian Geitz  
**Cc:** Scott Morris  
**Subject:** sub17-00450 / 7206 ne 129th / Wagner property  
**Attachments:** 7206 ne 129th sub17-00450 Wagner property 917.pptx

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Christian,

As you review application SUB17-00450 I'd like to make the following comments and requests:

-Critical Area: Since this property is next to the MacDonalld landslide and environmentally sensitive (including steep slopes, landslide hazard areas and erosion hazard areas) it's very important a clear documented report, prepared by a geotechnical professional, is submitted and demonstrates there will be no adverse impact on properties located downhill from this proposed development. Due to site soils and clay layers the area around this property has a history for surface water/stormwater problems. And due to history of landslides in the hp zone it must be required the geotech report be reviewed by 3rd party hired by city and paid for by the developer.

-Site Disturbance: Per KZC70 HPO total site alteration, including impervious surfaces and other alterations, shall not exceed 75 percent of the total lot area. It appears this proposed development will include lot coverage over 2600sqft for lots less than 6500sqft.

-Protected Natural Area (PNA): HPO states at least 25 percent of the total lot area shall be designated as a Protected Natural Area (PNA). I have found previous city projects in the Holmes Point (HP) area PNA protective fencing has been moved or has fallen. This has led to disturbance of the PNA which causes loss of its natural designation. If a PNA is disturbed at this site I feel it must be deleted from the original PNA plan & a stop work order must be issued. If a PNA is disturbed a new PNA plan must be submitted and all work on the site shall stop until new plan is approved. To help assure this doesn't happen at this property I feel the city must clearly document where the fencing is to be located and you must visit the site to clearly document it is placed per the plan. For transparency this report should be sent to party's of record during comment period. If at any time the fencing is moved or falls and isn't replaced the city the developer must be issued a stop order.

-PNA Management: To assure the PNA(s) are managed and cared for properly it's important prior to final inspection of a building permit, the applicant it's important the applicant provides: A final as built landscape plan showing all vegetation required to be planted (no plants on King County's noxious weed or weeds of concern lists are allowed to be planted including ivy, laurels and holly) or preserved, a recorded PNA protection easement, in a form approved by the City Attorney, to maintain and replace all vegetation that is required to be protected by the City. The agreement shall be recorded with the King County Bureau of Elections and Records. Land survey information shall be provided for this purpose in a format approved by the Planning Official. Plants that die must be replaced in kind or with similar plants contained on the Native Plant