

ITEM 2
Staff Report to Hearing Examiner
January 10, 2013

I. Application Name and Number

File Name: Belterra Preliminary Plat
File No: 2012PLT0001
Applicant: Pacific Ridge Homes
17921 Bothell-Everett Highway
Bothell, WA. 98012

Agent: Group 4, Inc./John Mirante
16030 Juanita-Woodinville Way, N.E.
Bothell, WA. 98011

Staff
Contact: Gloria Rivera, Senior Planner GR
(425) 670-5409/grivera@ci.lynnwood.wa.us

II. Proposal/Request

The project is a proposed eight (8) lot preliminary subdivision located at approximately 17101 36th Avenue W. The property is currently wooded and grassed. The former residence has been demolished.

The eight lots of the project will be served by a public right-of-way extension (dedication and improvement) of 171st Street. SW, between 33rd Place. SW and 36th Avenue. W. The proposed 25 foot wide road extension construction will include a minimum of 18 feet of driving surface, curb, gutter, and five foot wide sidewalk. The extension of 171st Street SW will be designed to meet City of Lynnwood standards for vehicular, pedestrian, and fire safety access.

In addition to the construction of the 171st Street SW extension, the Public Works Department is requiring the construction of a walkway and extruded curb on 36th Ave. W. Stormwater detention and water quality treatment will be provided in a below-ground detention facility located in an easement on Lots 7 and 8.

Per LMC 19.15.010, the City of Lynnwood will process approval of a preliminary plat as a Process 1 procedure. The Hearing Examiner is authorized to hold a public hearing on all preliminary plats and render a decision. In making the decision, the Hearing Examiner shall make findings and conclusions of law to indicate the proposed subdivision is in conformance with the zoning ordinance and other applicable land use controls and state law. Process I decisions by the Hearing Examiner are appealable to the Superior Court.

III. Exhibits

- 1.1. Application for Subdivision, prepared by John Mirante, Group 4, Inc., received September 5, 2012.
- 1.2. Preliminary Plat Map, prepared by Group 4, Inc., received September 5, 2012.
- 1.3. Conceptual Grading Plan, prepared by Group 4 Inc., received September 5, 2012.
- 1.4. Targeted Stormwater and Conceptual Utility Plan, prepared by Group 4 Inc., received September 5, 2012.
- 1.5. Road Profile, prepared by Group 4, received September 5, 2012.
- 1.6. Targeted Drainage Report, prepared by Group 4, Inc., received September 5, 2012.
- 1.7. Tree Condition Report and Tree Retention Plan, prepared by Tony Shoffner, received September 5, 2012.
- 1.8. Vicinity/Aerial Photo Map
- 1.9. Comprehensive Plan Map
- 1.10. Official Zoning Map
- 1.11. SEPA Checklist
- 1.12. Determination of Nonsignificance (DNS)
- 1.13. Referral Summary and Referrals
- 1.14. Notice of Application
- 1.15. Affidavit of Publication of Notice of Application
- 1.16. Notice of Public Hearing (mailed and posted)
- 1.17. Notice of Public Hearing (published)
- 1.18. Affidavit of Publication of Notice of Public Hearing
- 1.19. Corrected Notice of Public Hearing
- 1.20. Email Response to Notice of Application from Sam Virakpanyou, received October 31, 2012.
- 1.21. Email Response to Notice of Application from Steve and Margie Stoughton, received November 2, 2012.
- 1.22. Email Response to Notice of Public Hearing from Qi Heng Chen, received December 18, 2012.

IV. Noticing

A Notice of Application was posted at the City of Lynnwood official, posting sites and on site on October 18, 2012, and was published in the Everett Herald on October 18, 2012 (Exhibit 1.14). Owners of property within a 600-foot radius of the subject property were also mailed a Notice of Application. Two email responses were received regarding the trees on the subject property (Exhibits 1.20 and 1.21).

A Notice of Public Hearing was posted at the City of Lynnwood official, posting sites and on site on December 17, 2012, and was published in the Everett Herald on December 17, 2012 (Exhibits 1.16 and 1.17). Owners of property within a 600-foot radius of the subject property were also mailed a Notice of Public Hearing. One email response was received objecting to the subdivision (Exhibit 1.22).

An error was noted in the published Public Hearing Notice that listed the hearing be held before the City Council. A Corrected Public Hearing Notice with the public hearing before the Hearing Examiner was published on December 19, 2012 (Exhibit 1.19). The Notice of Public Hearing mailed to the property owners and posted on December 17, 2012 was correct regarding the proper hearing body.

V. Background

The project property lies within the RS-8 zoning designation and consists of two tax parcels totaling approximately two acres. Lot size averaging as permitted by the Lynnwood Municipal Code (LMC) in the RS-8 zone will be utilized. Lots range from 7,600 to 11,624 square feet.

Lot 1	8,466 sq. ft.
Lot 2	7,600 sq. ft.
Lot 3	7,600 sq. ft.
Lot 4	7,600 sq. ft.
Lot 5	7,600 sq. ft.
Lot 6	7,600 sq. ft.
Lot 7	(maximum claimed per LMC) 10,500 sq. ft.
Lot 8	(maximum claimed per LMC) 10,500 sq. ft.
	Lot Area 67,466 sq. ft.
	67,466/8 lots = 8,433 sq. ft.

The application was submitted on September 5, 2012 and determined to be complete on October 1, 2012.

VI. Relevant Legal Citations

A. City of Lynnwood Comprehensive Plan and Municipal Code:

Comprehensive Plan

The following goals and policies in the Comprehensive Plan are relevant to this subdivision:

1. The subject property is classified as Low Density Single Family Residential (SF-1) on the City's Comprehensive Plan Map.

Purpose: This Plan category is intended to provide for standard suburban style of housing and will be the majority of residential land use in the City.”

Principal Use: Detached single-family residences at a density range of four dwelling units per net acre.”

Subordinate Uses: Institutional, educational or cultural, as long as such use supports the residential use and that this use would not significantly impact nearby residences.”

Locational Criteria: Areas designated for this category of use should be well separated or buffered from incompatible or disruptive land uses and should not be subject to higher volumes of vehicular traffic.”

Site Design: Lot sizes within subdivisions shall comply with the City’s minimum development code requirements and, in no case, shall cause the overall density to be less than four units per net acre. Some lots smaller than 8,400 square feet may be allowed through lot-size averaging within subdivisions, and through the planned unit development process. Lot coverage by structures shall be limited to provide substantial yard space around the residence.”

Building Design: Either one or two stories high with an additional story permitted if located partially below ground level in a basement.”

Other Provisions: One accessory dwelling unit may be added to a lot in this category, provided that the accessory unit is attached to the primary residence and the single family character of the property and the neighborhood is not impaired. An accessory unit shall not be included in the calculation of allowable density.”

2. The Goal of the **Land Use Element** is:

“A balanced land use pattern that prevents urban sprawl, preserves and enhances residential neighborhoods, protects environmentally sensitive areas, protects people and property from environmental hazards, promotes economic development, and encourages community redevelopment at appropriate locations, resulting in a high quality physical environment for residents, workers, and visitors.”

Sub Goal: Single-Family Housing Retention

“Assure retention of existing single-family housing, and areas of such housing, through protection from conflict with or encroachment of incompatible land uses or activities.”

Policy LU-34:

“As a measure of success, the city will strive to maintain a mix of 80% single-family to 20% multifamily by area across all areas designated as residential on the future land use map.”

3. The Goal of the **Transportation Element** is:

“To provide mobility for residents, visitors and commuters through a balanced system of transportation alternatives that supports the City’s land use vision, protects neighborhoods from transportation impacts and minimizes adverse impacts on the environment.”

Sub Goal: Non-motorized Transportation System

“Strive to complete an integrated safety-orientated pedestrian, school walkway and bicycle system to provide mobility choices, reduce reliance on vehicular travel and provide convenient access to schools, recreational facilities, services, transit and businesses.”

Policy T-17.1:

“Public sidewalks shall be required of new development, including residential subdivisions.”

4. The Goal of the **Housing Element** is:

“Provide for sufficient availability and a variety of opportunities for safe, decent and affordable housing in strong, cohesive neighborhoods to meet the needs of present and future residents of Lynnwood.”

Chapter 1.35 LMC (Application Processing and Review)

LMC 1.35.025 requires the city to make a decision on a permit application and issue the notice of decision within 120 calendar days after the city notifies the applicant that the application is complete.

Title 19 LMC(Subdivisions)

LMC 19.20.035 of the Lynnwood Municipal Code contains the following factors for consideration in the preliminary plat (subdivision) process:

- A. The preliminary plat shall conform to and it shall be the applicant's burden to demonstrate conformance to the following factors as they now exist or as they may be amended:
 1. The goals, policies and objectives of the Lynnwood Comprehensive Plan;
 2. The Lynnwood Comprehensive Parks and Recreation Plan;
 3. The Lynnwood Zoning Code;
 4. The standards of this Ordinance (Title 19 LMC) and Chapter 58.17 RCW;
 5. The Lynnwood Comprehensive Street and Arterial Plan;
 6. The Environmentally Sensitive Areas map and the City's Environmental Policies;
 7. The Lynnwood Water System Comprehensive Plan;
 8. The Lynnwood Comprehensive Trunk Storm Drainage Plan, and Chapter 13.40 LMC Drainage Plans;
 9. The compatibility of the plat to the existing neighborhoods;
 10. Other plans and programs as the City of Lynnwood may adopt.

- B. A proposed subdivision and dedication shall not be approved unless the City Council makes written findings that:
 1. Appropriate provisions are made for, but not limited to:
 - a. the public health, safety, and general welfare;
 - b. open spaces, drainage ways, streets, roads, alleys, other public ways and transit stops;
 - c. potable water supplies, and sanitary wastes;
 - d. parks and recreation, playgrounds, schools and school grounds;
 - e. all other relevant facts, including sidewalks and other planning features that assure safe walking conditions.

2. The public use and interest will be served by the platting of such subdivision and dedication.
3. The proposed subdivision and dedication is in conformity with the Lynnwood Zoning Code and land use controls.

LMC 19.35.020 establishes Street and Right-of-Way designs for subdivisions. LMC 19.35.020(7) establishes that where residential subdivisions abut a major arterial, the subdivider shall provide a landscape buffer strip a minimum of 10 feet in width along the plat boundary abutting the arterial. The buffer strip shall consist of one row of evergreen conifer trees, spaced a maximum of 10 feet on center. Minimum tree height shall be six feet. The remainder of the buffer strip shall be promptly planted with low evergreen plantings that will mature to a total groundcover within five years. A permanent six-foot site-screening fence shall be placed at the property line. The buffer strip shall be the property owners' responsibility to maintain. Care shall be taken to alleviate sight obstruction at intersections and driveways. Unless specifically approved otherwise, the strip shall be designated on the plat generally as follows: "This strip is reserved for screening. The placement of any structure hereon is prohibited."

36th Avenue W. is a major arterial and the subdivider is responsible for planting of the strip per the Code requirements. The property owner of Lot 1 will be responsible for the ongoing maintenance of the landscape strip.

Title 21 LMC (Zoning Code)

Chapter 21.42 LMC provides the permitted uses within a residential zone and the development standards with which all proposed subdivisions must comply.

B. Revised Codes of Washington (RCW):

RCW 58.17.110 states, in part, that the City shall approve the subdivision if the subdivision would provide appropriate provisions to the public health, safety, and general welfare and whether the public interest will be served by the subdivision and dedication.

RCW 36.70B.030 (Project Review – Required elements – Limitations) states, in part, that land use planning choices made in adopted comprehensive plans and development regulations shall serve as the foundation for project review. During project review, the City shall not reexamine alternatives to or hear appeals on subsection (2) of RCW 36.70B.030(a) through (c). These subsections' deal with land use permitted at the site, density of residential development and availability and adequacy of public facilities identified in the comprehensive plan.

RCW 36.70B.040 (Determination of Consistency) requires the City to determine that the proposal is consistent with adopted development regulations or in the absence of applicable development regulations that the proposal is consistent with the appropriate elements of the comprehensive plan.

VII. Referrals

Referrals were sent to other department and affected agencies on October 18, 2012. These agencies were requested to provide comments on the proposed preliminary plat by November 2, 2012. The comments received are included in Exhibits 1.13. The majority of the comments were reflected as “No Comment,” however specific comments were provided as follows:

Lynnwood Public Works Department

- Curb, gutter, and sidewalk are required on the south side of 171st Street SW.;
- A temporary five foot wide walkway and extruded curb are required on 36th Avenue. W.;
- Hydrants are required by the Fire Department;
- No direct driveway access to 36th Avenue W from Lot #1.

Lynnwood Building Department

- Building setbacks to property lines and fire rated assemblies per the state building code with state amendments.

Lynnwood Fire Department

- A fire hydrant is required at each intersection with additional hydrants spaced at 600 foot intervals. Hydrants are to be installed and serviceable prior to combustible construction.

Lynnwood Parks Department:

- Stadler Ridge Park, a new park, needs to be added to the staff report.

Lynnwood Building Department:

- Building setbacks to property lines and fire rated assemblies per the state building code with state amendments.

Alderwood Water and Wastewater District

- Public water and sewer lines would need to be extended and developer extension agreements entered into. Backflow protection may be required for any fire sprinkler systems.

Public Utility District No. 1 (PUD)

- The District has sufficient electric system capacity to serve the development, however, The developer may be required to upgrade the District facilities. A ten foot easement and an 8 foot clearance between buildings/structures and transformers/ switch cabinets for underground electrical facilities must be installed prior to the proposed development.

Snohomish County Health District

- The District has no objection with the understanding the plat will be served by public water and sewer.

VIII. Public Comment

The 14-day public comment period on the proposal Notice of Application ended November 2, 2012. Two written comments were received that addressed maintenance of trees on the site. (Exhibits 1.20 and 1.21)

The 20-day public comment period on the proposal Notice of Public Hearing will end on January 10, 2013. One written comment has been received objecting to the preliminary plat (Exhibit 1.22).

IX. Environmental Review

The SEPA Responsible Official for the City of Lynnwood issued a Determination of Nonsignificance (DNS) (Exhibit 1.12) on November 9, 2012. The comment period on the DNS ended on November 26, 2012 and the appeal period ended on December 10, 2012. No comments and no appeal of the DNS were filed.

X. Staff Analysis

A. Consistency Analysis

Comprehensive Plan

The proposed subdivision is consistent with the Comprehensive Plan's Future Land Use designation of Low Density Single Family Residential (SF-1) which establishes a minimum density of four units per acre.

The development's density is approximately 5.08 lots per net acre as detailed in the following table which exceeds the minimum density in SF-1 designated area.

Total Site Area (gross)	87,154 sq. ft.
Lot 1	8,466 sq. ft.
Lot 2	7,600 sq. ft.
Lot 3	7,600 sq. ft.
Lot 4	7,600 sq. ft.
Lot 5	7,600 sq. ft.
Lot 6	7,600 sq. ft.
Lot 7	10,500 sq. ft.
Lot 8	11,624 sq. ft.
	Net Lot Area (Less dedicated road) 68,590 sq. ft.
Total Lot Area	Net Acres 1.58
Number of Lots per Net Acre	5.08

The proposed development will provide the City with eight (seven net when taking into account the dwelling that had been removed) new detached single family residences that will help reach the housing balance outlined in the 2011 Comprehensive Plan in which

the City “strives to maintain a mix of 80% single-family to 20% multifamily by area across all areas designated as residential on the future land use map.”

Application Processing and Review

The Hearing Examiner’s January 10, 2013 public hearing will be held on day 101 of the review process.

Preliminary Plat

It is the applicant’s burden to demonstrate conformance to the factors to be considered in the preliminary plat process. The applicant has provided a response to these factors (Exhibit 1.1) and staff concurs that the plat complies with the requirements of Title 19.

The following is staff’s analysis of the proposal with respect to these factors:

1. *Public Health, Safety and Welfare:* The proposed plat, including the proposed lot sizes and configurations, meets all the minimum requirements of the City of Lynnwood Municipal Code, which are the official City standards and regulations regarding public health, safety and welfare. The design of the public road will meet all applicable City standards.
2. *Open spaces, drainage ways, streets, roads, alleys, and other public ways and transit stops:* The City currently has no code requirements for open space or park dedication. The plat proposes a stormwater collection, detention and treatment system in conformance with the 2005 Washington State Department of Ecology Stormwater Manual (Exhibit 1.4 and 1.6).
3. *Potable water supplies and sanitary wastes:* Preliminary utility plans indicate that public water and the sewer system for the plat will be provided by Alderwood Water and Wastewater District. Water service is available from 33rd Place W. and from 171st Street SW with extension required along 171st Street SW. Sewer service is available from 171st Street SW. with extension required along 171st Street SW. Developer extensions agreements must be entered into for both water and sewer. Backflow protection may be required for any fire sprinkler system.
4. *Parks and recreation, playgrounds, schools and school grounds:* The proposed subdivision is within the service areas of Pioneer Park, Spruce Park, and Stadler Ridge Park. No park or school impact fees are required by the City of Lynnwood.
5. *Sidewalks and safe walking conditions:* The applicant will be required to provide a walkway with extruded curb along 36th Avenue W and a sidewalk along the 171st Street SW. extension which will provide safe walking conditions for students who walk to and from school (RCW 58.17.060).
6. *Serving the public use and interest:* The City has designated the property for single family use on the Future Land Use Plan of the Comprehensive Plan and zoned the site RS-8, indicating that it would serve the public use and interest to develop the property

as a single family detached subdivision in conformance with designated land use and zoning standards.

7. *Subdivision and dedication in conformity with the Lynnwood Zoning Code and land use controls:* This criterion is met for the reasons set forth described above and later in the **Zoning Analysis** section.

Chapter 19.35 LMC sets forth design standards for a plat. The design of lots for this preliminary plat complies with LMC 19.35.010 (A). The block design complies with LMC 19.35.010 (B). Required utility easements have been provided per LMC 19.35.015. Street and right-of-way design complies with LMC 19.35.020. All eight lots will have direct driveway access to the 171st Street SW. extension. A condition of the plat will be that a notation shall be placed on Lot 1 that the property owner is responsible for maintenance of a minimum ten-foot wide landscape strip and fence per City Code requirements.

Title 21 LMC (Zoning Code Analysis)

The applicant has proposed a preliminary plat that meets the development standards for the RS-8 zone. All lots with street access have at least 20 feet of street frontage. All lots are at least 70 feet in width. All lots will provide adequate on-site parking, by either a driveway or garages, which will be verified at time of building permits. Compliance with building setbacks will also be verified at time of building permits.

LMC 21.42.210 establishes “Additional Development Standards” for single-family residential lots. The minimum lot area is 8,400 square feet and the minimum lot width is 70 feet. However, 21.42.210(C) allows the following for lot averaging in the RS-8 zone:

“C. Minimum Lot Area in RS-8 and RS-7 Zones. Within RS-8 or RS-7 zoned land the required minimum lot size standards for individual lots will be considered to be met if the average lot size of the lots in the subdivision or short subdivision (the total land area within lots divided by the number of lots) is equal to or larger than the required minimum lot size allowed in the respective zone; provided, that:

1. No lot shall be smaller than 90 percent of the required minimum lot size in that zone;
2. Not more than a 25 percent increase over the required minimum lot size for any individual lot shall be credited in computing average lot size;
3. Corner or reverse corner lots shall not be smaller than the required minimum lot size allowed in that zone;
4. A lot which is, by these provisions, smaller than the required minimum lot size is allowed a reduction of five feet from the required minimum lot width;
5. Final plats or short plats which utilize lot size averaging shall list the lot areas of all lots on the face of the plat; and
6. Preliminary plats approved utilizing lot size averaging shall not receive final approval by divisions unless each division individually satisfies these provisions.

Lots 1, 7 and 8 have a minimum lot area of 8,400 square feet. Lots 2, 3, 4, 5, and 6, have a minimum lot area of 7,600 square feet which is allowed and meets the minimum lot size standards provision when taking the remainder of the lots into consideration for lot averaging. All lots with the exception of Lot 1 meet the minimum requirement for 70 feet of lot width (65 feet for lot widths for Lots 2, 3, 4, 5 and 6 utilizing lot averaging) off the 171 Street SW extension. Lot 1 meets the minimum lot width at building line of 70 feet off 36th Avenue W.

XI. Conclusions and Recommendation

A. Conclusion

Staff concludes that subject to the following recommended conditions the proposed preliminary plat fulfills the decision criteria for preliminary plats in the LMC and RCW (stated above). The proposed plat is compatible with the surrounding neighborhood, which is a mix of 20-30 year old single-family structures with newer single-family structures south of 170th Street SW and west of 33rd Avenue W. The development will result in an increase of seven new residential lots (for a total of eight) and is unlikely to have a significant impact on City services. The applicant has carried the burden of proof for the proposed subdivision by addressing subdivision criteria and preliminary plat factors.

B. Recommendation

Staff recommends that the Hearing Examiner recommend approval of the preliminary plat to the City Council with the following conditions:

1. Exhibit 1.2 shall be the approved preliminary plat map. Minor plat revisions are allowed pursuant to LMC 19.25.005(B).
2. Prior to final plat approval, the platlor shall meet all conditions and requirements and provide all improvements identified in the referral process (Exhibits 1.13) which includes:
 - A. The installation of 25 foot wide half-street (171st Street SW) improvements to include sidewalk, curb, and gutter. The 25 foot half street improvements shall include "No Parking" signage until such time as the total 50 foot wide right-of-way for 171st Street SW is completed.
 - B. A temporary five foot wide walkway and extruded curb are required on 36th Avenue W.
 - C. Fire hydrants shall be installed in accordance with Lynnwood Fire Department; regulations; and,
 - D. No direct vehicular access to Lot 1 from 36th Avenue W. shall be permitted. This shall be noted on the final plat.

- E. Water and sewer services are to be provided in accordance with the referrals from Alderwood Water and Wastewater District, including the extensions of water and sewer facilities. Developer agreements must be entered into. Backflow protection may be required for any fire sprinkler systems.
- F. Per the referrals, electrical services are to be provided in accordance with Public Utility District No. 1 policies, including costs of any work, new or to upgrade, required connecting the proposed development to the District electric system. A ten foot easement and an 8 foot clearance between buildings/structures and transformers/ switch cabinets for underground electrical facilities must be installed prior to the proposed development. The proposal must include in the permits any utility related work for the project.

EXHIBIT 1.1



Land Use Application Cover Sheet **RECEIVED**

File Name: Belterra Park SEP 05 2012
 File Number: 12PLTD001
12ER0018 CITY OF LYNNWOOD PERMIT CENTER

Instructions for Applicants

Please read and follow all instructions on your application carefully. If you have any questions about the process or your project, it is strongly recommended that you speak with staff prior to submitting your application to help ensure that processing can advance in a timely manner. Every application must include this cover sheet, the application/checklist and all required items, and a notarized affidavit of ownership (if applicable).

Specific Type of Land Use Application to be submitted (check all that apply):

- | | | |
|--|---|---|
| <input type="checkbox"/> Accessory Dwelling Unit | <input type="checkbox"/> Environmental Review (SEPA) | <input type="checkbox"/> Wireless Communication Facility |
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Project Design Review | <input type="checkbox"/> Other (please specify): _____ |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Rezone/PUD | |
| <input type="checkbox"/> Boundary Line Adjustment/ Lot Combination | <input type="checkbox"/> Short Subdivision (Short Plat) | <input type="checkbox"/> Comprehensive Plan Suggested Amendment |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> Subdivision (Long Plat) | <input type="checkbox"/> Comprehensive Plan Amendment |
| | <input type="checkbox"/> Variance | |

Please Print or Type Legibly

Applicant: Pacific Ridge Homes			Phone: 425-438-8444
Address: 17921 Bothell-Everett Highway, Suite 100			Cell:
City: Bothell	State: WA	Zip: 98012	Fax: 425-438-8944
E-Mail: LShleman@pacificridgehomes.com			
Contact Person, if different: John Mirante / Group Four, Inc. <u>153</u>			Phone: 425-408-1152
Address: 16030 Juanita-Woodinville Way NE, Suite 200			Cell: 206-619-4009
City: Bothell	State: WA	Zip: 98011	Fax: 425-877-1341
E-Mail: johnm@grp4.com			
Property Owner(s), if different: Louis Hendricks.			Phone:
Address: PO Box 2008			Cell:
City: Lynnwood	State: WA	Zip: 98037	Fax:
E-Mail:			
Site Address(es): 17101 36 th Ave. W.			Zoning: RS 8
Assessor Parcel Number(s) – (APNs): 00372700100904 <u>0.62</u>			Comp. Plan Designation: SF
Description of Proposal: Subdivide a one acre parcel into 8 single family residential lots.			
I/We certify that the information provided in this application, including all submittals and attachments, is true and correct to the best of my/our knowledge.			
Signature of Applicant/Agent: <u>[Signature]</u>			Date: <u>8/28/12</u>
Signature of Property Owner: <u>Eric Hendricks - executor</u>			Date: <u>8/30/12</u>

File Name: Belterra Park SEP 05 2012

File Number: 12PLTD001
12ERL0018 CITY OF LYNNWOOD PERMIT CENTER

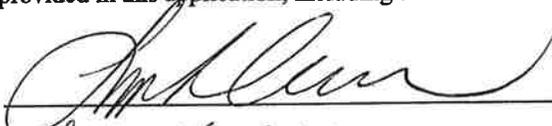
Instructions for Applicants

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Specific Type of Land Use Application to be submitted (check all that apply):

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| | <input type="checkbox"/> Variance | |

Please Print or Type Legibly

Applicant: Pacific Ridge Homes			Phone: 425-438-8444
Address: 17921 Bothell-Everett Highway, Suite 100			Cell:
City: Bothell	State: WA	Zip: 98012	Fax: 425-438-8944
E-Mail: LEshleman@pacificridgehomes.com			
Contact Person, if different: John Mirante / Group Four, Inc. <i>153</i>			Phone: 425-408-1152
Address: 16030 Juanita-Woodinville Way NE, Suite 200			Cell: 206-619-4009
City: Bothell	State: WA	Zip: 98011	Fax: 425-877-1341
E-Mail: johnm@grp4.com			
Property Owner(s), if different: Louis Hendricks.			Phone:
Address: PO Box 2008			Cell:
City: Lynnwood	State: WA	Zip: 98037	Fax:
E-Mail:			
Site Address(es): 17101 36 th Ave. W.			Zoning: RS 8
Assessor Parcel Number(s) – (APNs): 00372700100904 <i>0.02</i>			Comp. Plan Designation: SF
Description of Proposal: Subdivide a one acre parcel into 8 single family residential lots.			
I/We certify that the information provided in this application, including all submittals and attachments, is true and correct to the best of my/our knowledge.			
Signature of Applicant/Agent:			Date: 8/28/12
Signature of Property Owner:			Date: 8/30/12

PRELIMINARY PLAT APPROVAL – REQUIRED ITEMS

- block designations;
- L. The contours, with intervals of five feet or less, which shall be referenced to mean sea level datum and shall extend reasonably beyond the boundaries of the site;
- M. The zoning of tracts and adjacent land; and
- N. The location of any sensitive areas as defined in LMC Title 17 as known to the applicant at the time of submittal.
- 3. Two (2) copies of a conceptual utility plan, to be provided at the discretion of the Public Works Director, containing the following:
 - A. A layout showing the location and sizes of sewer lines, catch basins, pumps or other drainage and sewage structures;
 - B. A layout of a proposed water distribution system;
 - C. The grades of proposed streets and methods of storm drainage;
 - D. A layout of the proposed underground utility wiring system containing an authorized signature of each applicable utility agency involved; and
 - E. A tree retention, land clearing, and/or grading plan.
- 4. A vicinity map showing all adjacent subdivisions, streets, tract lines, and bordering property. It shall also show how the streets and public ways in the proposed subdivision may connect with existing and proposed streets and public ways in neighboring subdivisions or unplatted property to produce an advantageous development of the entire neighborhood.
- 5. A master plan and schedule if the property is intended to be developed in phases.
- 6. A list of all proposed lots, easements, tracts, and/or private roads.
- 7. A copy of all recorded documents pertaining to the subject property.
- 8. Two (2) sets of reduced copies (no larger than 11 by 17 inches) of all plans and oversized documents.
- 9. Any additional information as required for staff to review and approve the proposed development.
- 10. A completed SEPA application, unless the project is categorically exempt from SEPA review.
- 11. A complete, notarized Affidavit of Ownership for all property owner(s) of the involved property, with original signatures.
- 12. Application fee(s).

For Staff Use ONLY	
Verified	Waived
✓	
✓	
	✓
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FINAL APPROVAL – REQUIRED ITEMS

After approval of the preliminary plat and detailed construction plans, the subdivider shall prepare a final plat and supplementary materials within the time limits set forth in LMC 19.20.040. The final plat shall conform to the preliminary plat approved by the city council and to any conditions of said approval. Slight deviations from the approved preliminary plat may be allowed if the Community Development Director and/or the Public Works Director determine that such deviations are necessary due to unforeseen technical problems.

- 1. A final plat map prepared on mylar or other material acceptable to Snohomish County that is 18 by 24 inches in size with a 1/2 inch border, completed by a licensed surveyor registered in the state of Washington, which contains the following information and is completed in accordance with the requirements of the Public Works Director's surveying standards:
 - A. All documents, maps, and survey notes shall contain the name of the subdivision, and the name and address of the subdivider and his surveyors or engineer, or will be clearly referenced to them;

FEES See LMC 3.104 or contact our office for current fee information.

- NOTES**
1. The approval of a Subdivision Application does not in any way replace, modify or waive any requirement for the compliance of the proposal with other applicable codes, standards, or regulations including, but not necessarily limited to, those of the Building, Fire or Public Works Departments. You are advised to contact these departments concerning such requirements.
 2. It is the responsibility of the owners, applicants and agents to become aware of the requirements of Title 19-Subdivisions and Title 21-Zoning of the Lynnwood Municipal Code. It is strongly encouraged that a pre-application conference with the City staff be scheduled prior to submittal of an application.
 3. An application may be amended only in writing.
 4. Submittal of this application grants the appropriate city officials the right of entry to the project site during a reasonable hour and, upon proper identification, to the building, structure and/or premise, which is directly related to this application.
 5. In each application the burden of proof rests with the applicant, petitioner or proponent.
 6. Items with any typewritten information must be 10-point font or larger to ensure legibility of scanned documents.
 7. *Optional consolidated review:* Per LMC 1.35.080, projects involving two or more land use applications filed at the same time may be "consolidated" upon written request by the applicant at the time of submittal. When applications are consolidated for review, the entire package will proceed using the process involving the highest decision-making authority. For example, for a project involving a Project Design Review application and a Rezone application, both applications would have a final decision issued by City Council. It is strongly recommended that you speak with a staff member about consolidated review so that you are informed of your options and how your applications would be affected.

I/We hereby request consolidated review.

8. Staff strongly recommends that the applicant submit a written statement with the Preliminary Plat Application which responds to the factors that are considered during review of a preliminary plat. It is the applicant's burden to demonstrate conformance to the following factors as they now exist or as they may be amended until this application is deemed complete:

- A. The goals, policies and objectives of the Lynnwood Comprehensive Plan;
- B. The Lynnwood Comprehensive Parks and Recreation Plan;
- C. The Lynnwood Zoning Code;
- D. The standards of LMC Title 19 – Subdivisions, and RCW 58.17;
- E. The Lynnwood Comprehensive Street Arterial Plan;
- F. The Environmentally Sensitive Areas map and the City's Environmental Policies;
- G. The Lynnwood Water System Comprehensive Plan;
- H. The Lynnwood Comprehensive Trunk Storm Drainage Plan and LMC 13.40 Drainage Plans;
- I. The compatibility of the plat to the existing neighborhoods; and
- J. Any other plans and programs as the City of Lynnwood may adopt.

I/We Louis R. Hendricks, ERIC Hendricks, executor, owner(s) of the property commonly known as 17101-36th AVE. W, Lynnwood, do hereby apply for permission to subdivide the above-referenced property. I/We certify that the information provided in this application, including all submittals and attachments, is true and correct to the best of my/our knowledge.

Signature of Owner:

Eric Hendricks

Date: Aug 30, 2012

Please print name:

Eric Hendricks - executor of estate

FOR CITY USE ONLY

PRELIMINARY APPROVAL

Date Approved: _____

Field Checked: _____

Date: _____

Comments/Conditions: _____

FINAL APPROVAL

Date Approved: _____

Ordinance No.: _____

Comments/Conditions: _____

Affidavit of Ownership

File Name: BETTENVA PARK

File Number: 12PLT0001

12ERC0018

RECEIVED
SEP 05 2012
Date Stamp
CITY OF LYNNWOOD
PERMIT CENTER

Property Owner: Louis Hendricks

Contact Address: PO BOX 2008., Lynnwood, WA 98037 Phone: _____

Any person with a verifiable interest in the subject property must complete this form. If the above property owner has an express interest in additional parcels involved in the listed project than there is space provided for below, those parcel numbers and associated legal descriptions must be provided on further copies of this form.

Site Address: 17101 36th Ave. W. APN: 00372700100904

Legal Description: See attached.

Site Address: _____ APN: _____

Legal Description: _____

AFFIDAVIT OF OWNERSHIP – To Be Completed in the Presence of a Notary Public

I, _____, being duly sworn, depose and say that I am the owner of record of that certain real property identified as Snohomish County Parcel Number(s) 00372700100904, and that the information provided in this application, including all submittals and attachments, is true and correct to the best of my knowledge.

Signature of Owner: Eric Hendricks Date: Aug 30, 2012

Please print name: Eric Hendricks, Executor

STATE OF Washington)
) ss.
COUNTY OF Snohomish)

I certify that I know or have satisfactory evidence that Eric Hendricks, Executor for Louis Hendricks is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED AND SWORN TO before me this 30th day of AUGUST 2012

NAME (print): Lynn L. Eshleman

NAME (sign): _____
Notary Public in and for the State of WASHINGTON

Commission Expires: 2-1-2016



LEGAL DESCRIPTION EXHIBIT

The land referred to is situated in the County of Snohomish, City of Lynnwood, State of Washington, and is described as follows:

The North half of Tract 9, Block 1, ALDERWOOD MANOR NO. 2, according to the plat thereof recorded in Volume 9 of Plats, page 72, records of Snohomish County, Washington; EXCEPT the East 160.40 feet thereof;

(Also known as Parcel D, City of Lynnwood Boundary Line Adjustment 2003BLA0003, recorded under Recording No. 200309230599)

SITUATE in the County of Snohomish, State of Washington

ABBREVIATED LEGAL

Parcel D, City of Lynnwood Boundary Line Adjustment 2003BLA0003, Recording No. 200309230599, being a portion of Tract 9, Block 1, ALDERWOOD MANOR NO. 2, Volume 9, page 72, Snohomish County, Washington

Tax Account No. 003727-001-009-01

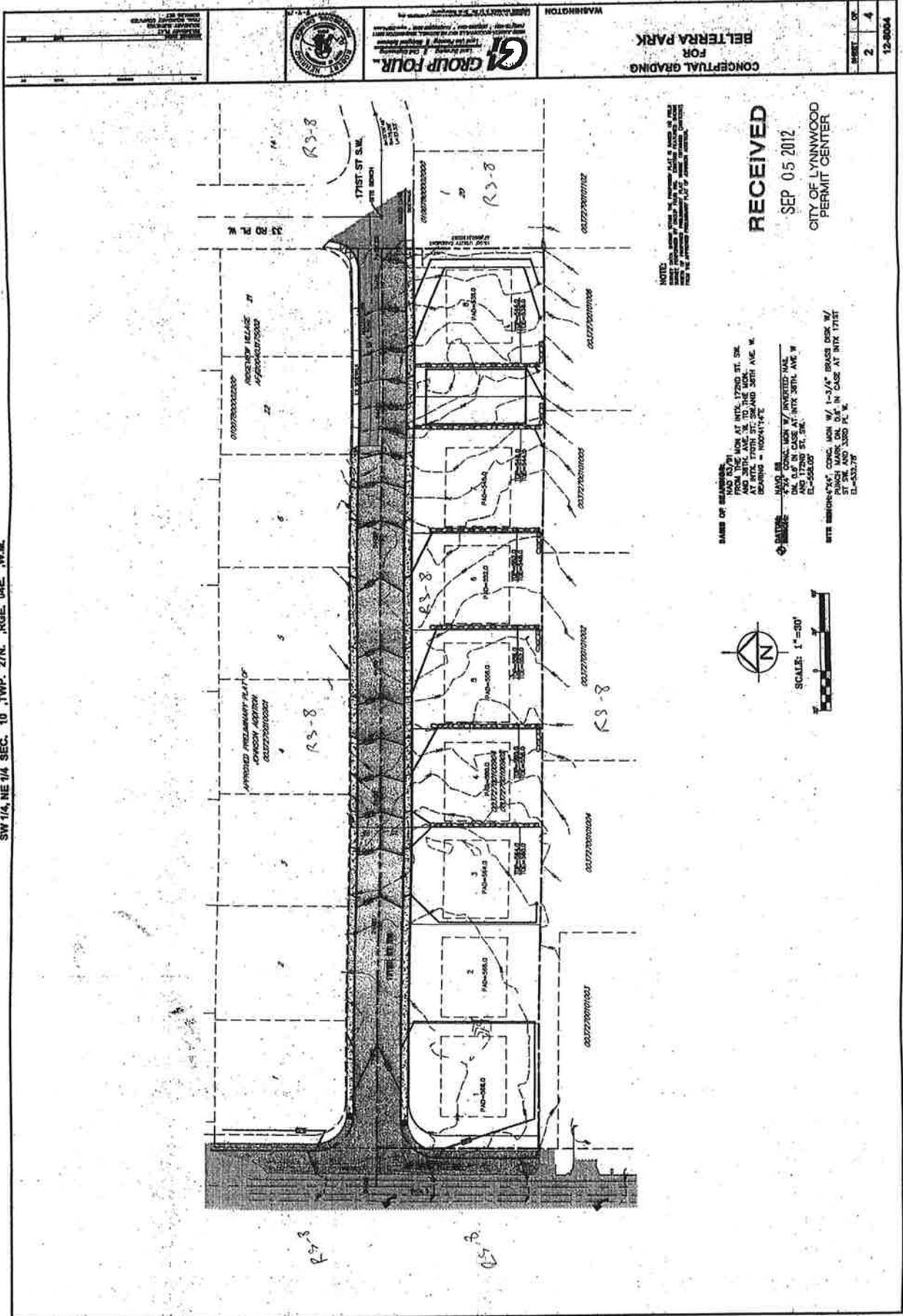
RECEIVED

SEP 03 2012

CITY OF LYNNWOOD
PERMIT CENTER

EXHIBIT 1.3

SW 1/4, NE 1/4 SEC. 10, TWP. 27N., RGE. 04E., W.M.



WASHINGTON
BELTERRA PARK
 FOR
CONCEPTUAL GRADING



G1 GROUP FOUR
 Land Planning & Engineering
 10000 171st St S.W.
 Everett, WA 98203
 Phone: (425) 335-1111
 Fax: (425) 335-1112

12-0004
2
4
2

NOTE:
 THIS PLAN SHOWS THE PROPOSED GRADING AS SHOWN ON THE
 CONCEPTUAL GRADING PLAN. THE GRADING SHALL BE AS SHOWN
 UNLESS OTHERWISE NOTED. THE GRADING SHALL BE AS SHOWN
 UNLESS OTHERWISE NOTED. THE GRADING SHALL BE AS SHOWN
 UNLESS OTHERWISE NOTED.

RECEIVED
 SEP 05 2012
 CITY OF LYNNWOOD
 PERMIT CENTER

NAME OF ROADWAY:
 FROM THE MON AT INTL 17200 ST. DR.
 AND 30TH AVE. TO THE MON AT
 AND 30TH AVE. TO THE MON AT
 AND 30TH AVE. TO THE MON AT
 AND 30TH AVE. TO THE MON AT

DATE:
 THIS CONCEPTUAL GRADING PLAN
 WAS PREPARED BY THE ENGINEER
 ON SEP 05 2012.

SCALE:
 1" = 30'

WITH REVISIONS:
 CONCEPTUAL GRADING PLAN
 FOR BELTERRA PARK
 171ST ST S.W. & 30TH PL. W.
 EVERETT, WA 98203
 DL-533.79

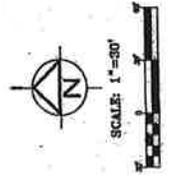
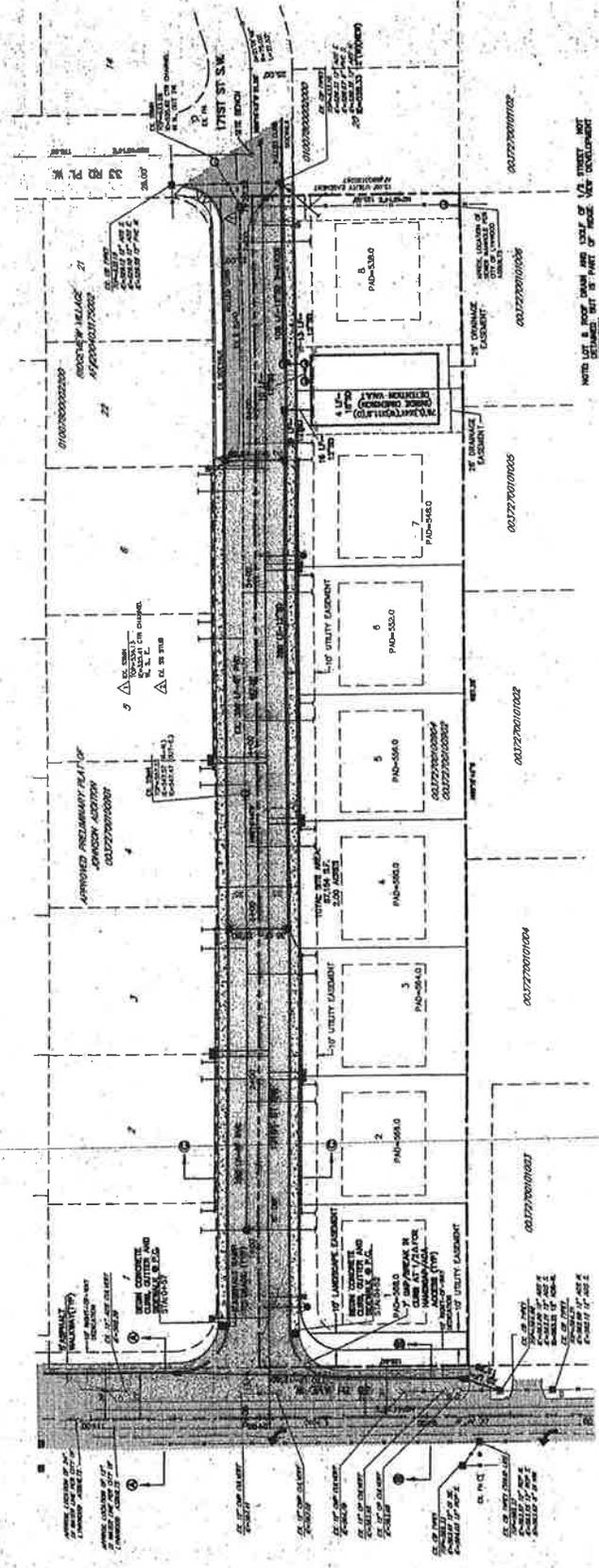


EXHIBIT 1.4

SW 1/4, NE 1/4 SEC. 10, TWP. 27N., RGE. 04E., W.M.

NOTE: IMPROVEMENTS ON NORTH SIDE OF ROAD CENTERLINE TO BE CONSTRUCTED BY OR IN CONNECTION WITH PLAT OF JOHNSON ADDITION.



RECEIVED
SEP 05 2012
CITY OF LYNNWOOD
PERMIT CENTER

12-8004
3
4

TARGETED STORMWATER AND CONCEPTUAL UTILITY PLAN
FOR
BELTERRA PARK

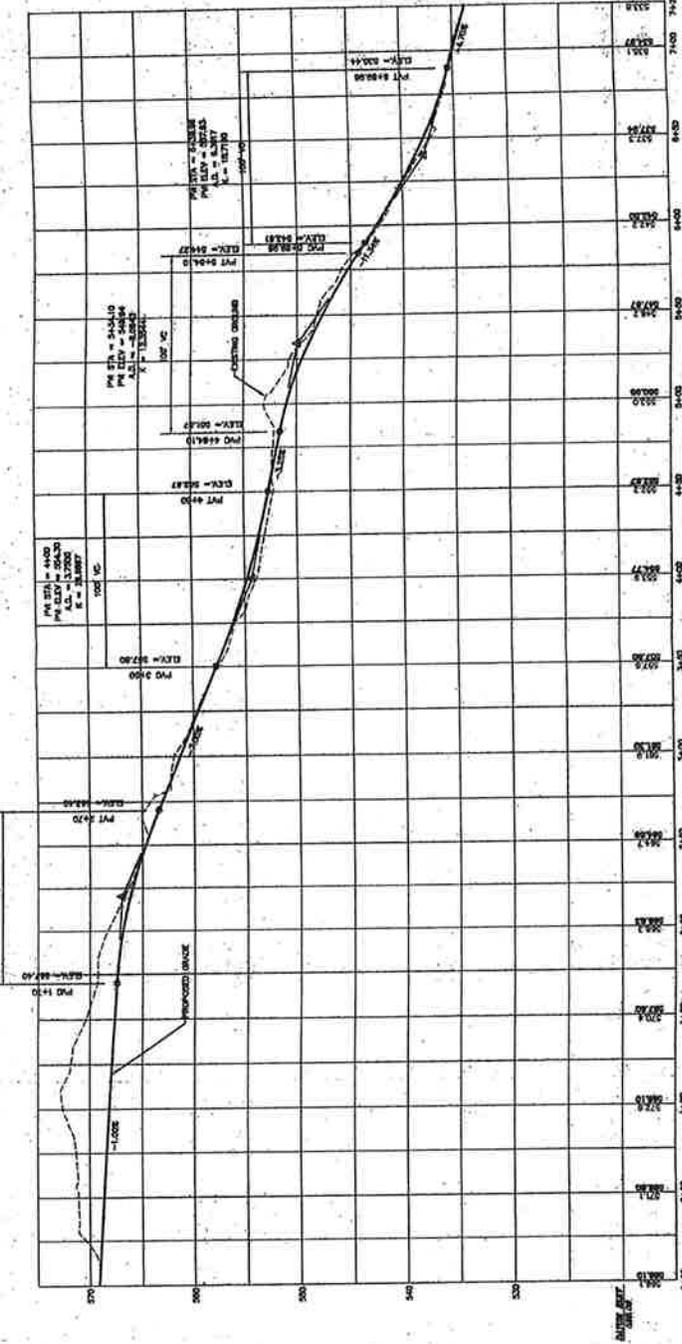


WASHINGTON
PLANNING & ENGINEERING
1715 171ST ST S.W.
LYNNWOOD, WA 98037
TEL: (206) 835-1100
WWW.G1GROUPFOUR.COM

SW 1/4, NE 1/4 SEC. 10, TWP. 27N, RGE. 04E, W.M.

EXHIBIT 1.5

PVI = 24.28
 PM ELEV = 526.20
 A.L. = -1.0000
 L = 13.0000
 TOTAL VC



171ST ST SW PROFILE
 DATE: 10/20/12

RECEIVED
 SEP 05 2012
 CITY OF LYNNWOOD
 PERMIT CENTER

City of Lynnwood
171st Street SW Profile

G2 GROUP FOUR
Land Survey & Engineering
171st Street SW Profile

WASHINGTON
 BELTERRA PARK
 FOR
 171ST ST SW PROFILE

SHEET	OF
4	4
12-0004	

Targeted Drainage Report
Belterra Park Plat

RECEIVED

SEP 05 2012

CITY OF LYNNWOOD
PERMIT CENTER

Project Address:

17101 - 36th Avenue W.
Lynnwood, WA 98037

Parcel Number(s):

00372700100902 & 00372700100904

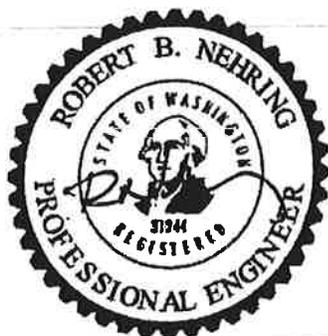
Name of Applicant

Pacific Ridge Homes

Contact: Lynn Eshleman

Owner

Louis Hendricks



EXPIRES 10/26/12

Report Date:

August 24, 2012

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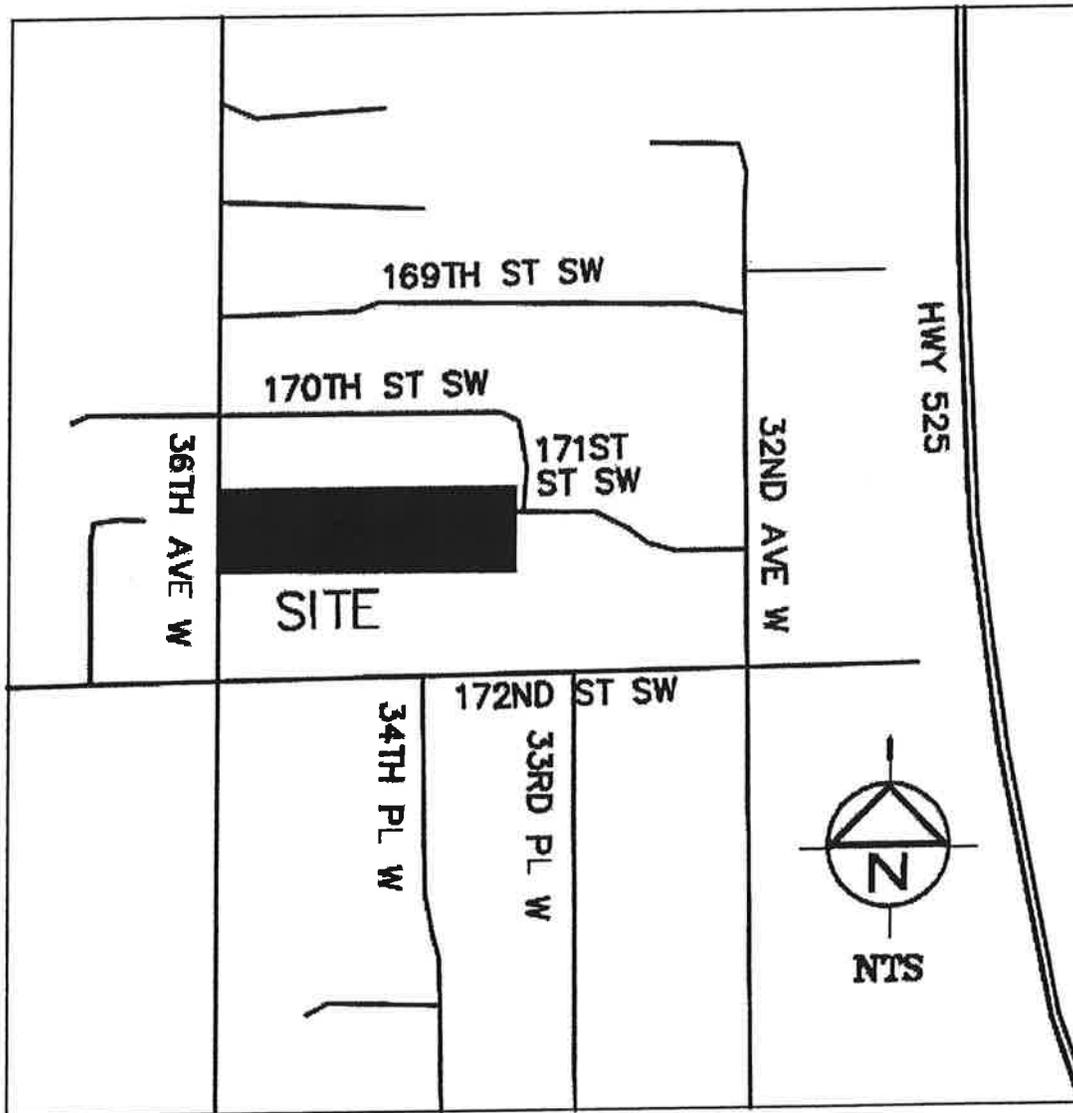
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1. Project Overview

1.1. Proposed Project

The project proposes the development of 8 lots on approximately 1.89 acres in the City of Lynnwood. There is currently one single family home located at the east end of the site that is to be demolished at time of plat construction. The site is located at 17101 36th Ave W, just south of 164th Street in the Lynnwood City Limits, on parcel # 00372700100902.

The subject property is predominantly treed with underbrush and is relatively flat for the eastern 220' then slopes from east to west at an average slope of 7% for 440 feet. The project proposes to construct a 36' wide road with sidewalks in conjunction with another plat known as Johnson Addition which will be an extension of 171st St SW between 36th Ave W. and 33rd Place W.



VICINITY MAP

PROJECT INFORMATION

OWNER: LOUIS HENDRICKS
PO BOX 2008
LYNNWOOD, WA 98037

APPLICANT: PACIFIC RIDGE HOMES
17921 BOTHELL EVERETT HWY
SUITE 100
BOTHELL, WA 98012
(425) 438-8444
CONTACT: LYNN ESHLEMAN

PLANNER/ENGINEER/SURVEYOR: GROUP FOUR, INC.
16030 JUANITA-WOODINVILLE WAY NE
SUITE 200
BOTHELL, WASHINGTON 98011
(425) 408-1152
CONTACT: JOHN MIRANTE, PM

SITE LOCATION:..... 17101 38TH AVE W
LYNNWOOD, WA 98037

TAX PARCEL NO...... 00372700100902, 00372700100904

TOTAL AREA (±)..... 87,154 S.F. (2.00 AC)

TOTAL NUMBER OF LOTS:..... 8

ZONING:..... RS-8

PROPOSED USE:..... SINGLE FAMILY DETACHED STRUCTURES

EXISTING USE:..... SINGLE FAMILY RESIDENCE

SEWAGE DISPOSAL..... ALDERWOOD WATER AND WASTEWATER DISTRICT

WATER SYSTEM:..... ALDERWOOD WATER AND WASTEWATER DISTRICT

SCHOOL DISTRICT:..... EDMONDS SCHOOL DISTRICT NO. 15

FIRE/POLICE:..... CITY OF LYNNWOOD

TELEPHONE SERVICE:..... VERIZON

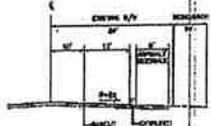
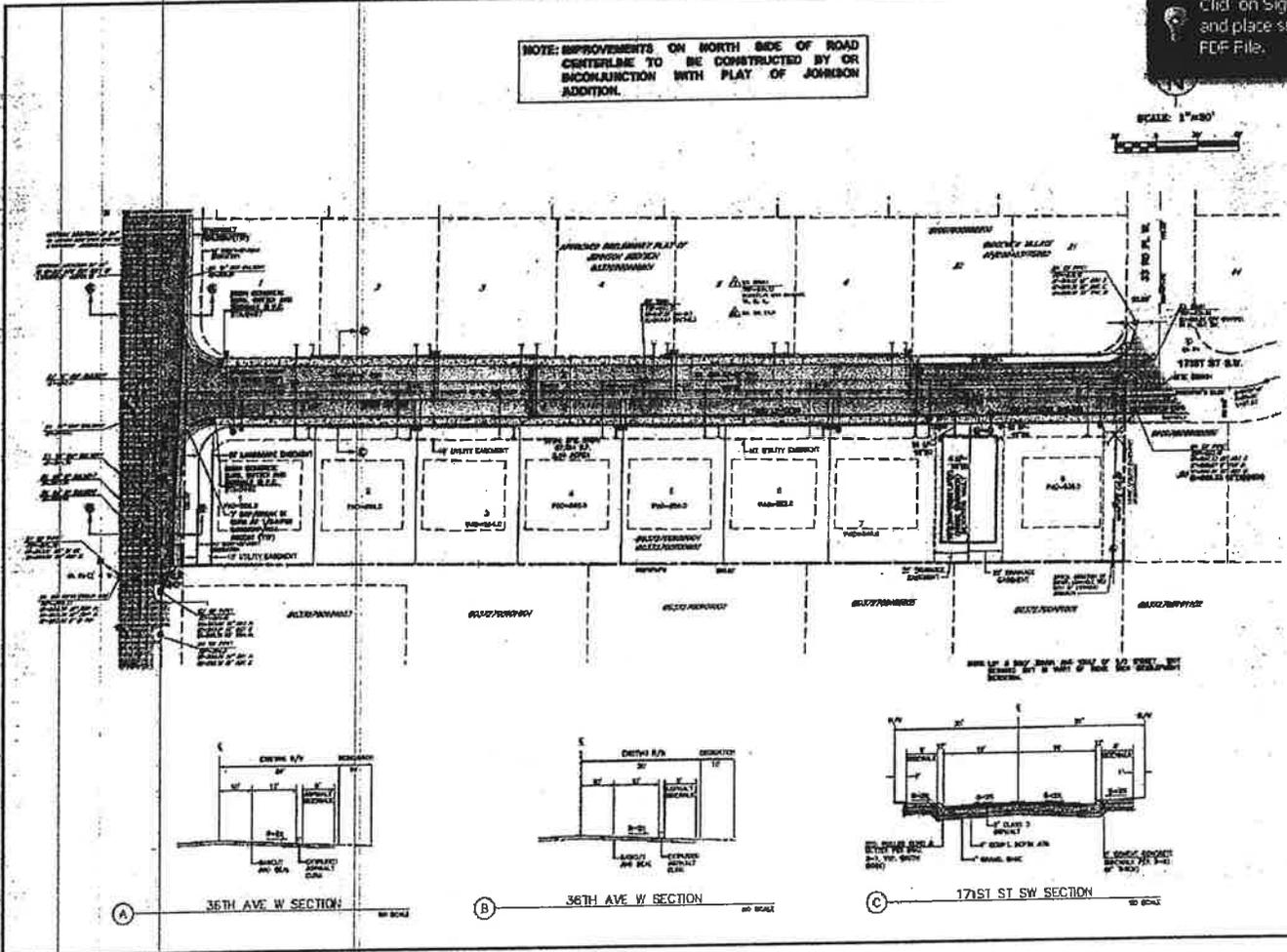
POWER:..... SNOHOMISH COUNTY PUD NO. 1

GAS:..... PUGET SOUND ENERGY

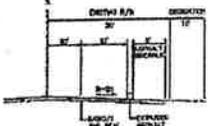
SW 1/4, NE 1/4 SEC. 10, TWP. 27N., RGE. 04E., W.M.

NOTE: IMPROVEMENTS ON NORTH SIDE OF ROAD CENTERLINE TO BE CONSTRUCTED BY OR IN CONJUNCTION WITH PLAY OF JOHNSON ADDITION.

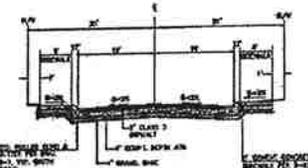
Click on Sign to add text and place signature on PDF File.



(A) 36TH AVE W SECTION



(B) 36TH AVE W SECTION



(C) 171ST ST SW SECTION



GROUP FOUR, Inc.
Professional Engineers
16030 Juanita Woodinville Way
Bothell, WA 98011
206.485.4581

TARGETED STORMWATER AND CONCEPTUAL UTILITY PLAN
FOR
BELTERRA PARK

DATE	BY
3	4
12-0004	

1.5 Drainage Design

The drainage flows to the west and will be collected and detained onsite. The project will share detention and water quality facilities with the Johnson Plat both of which will be located onsite in an easement between proposed lots 7 and 8. The drainage concept is designed to mitigate the developed runoff rates using a traditional detention vault constructed at the south boundary of the site per Washington State DOE 2010 drainage manual. Impervious areas created by new home and road construction will be collected and conveyed directly into this system. Water quality will be provided utilizing a Cartridge Storm Filter Vault or CB. The discharge from the detention system will connect to the existing closed system installed by the adjacent Ridgeview Village Development to the west. Swamp Creek is more than a mile from the site.

This report is organized as follows:

- Evaluation / discussion of the Minimum requirements for the development.
- Site analysis; evaluation of site basins and upstream and downstream flow paths
- Flow Control; Calculation of the sites runoff performance and selection and design of the flow control system.
- Water quality- preliminary design of an appropriate water quality system for the site.
- Construction Stormwater Pollution Prevention Plan (SWPPP) preliminary description of the measures that would be taken to control and prevent erosion during construction.

2. Minimum Requirements

The minimum requirement for drainage review and subsequent mitigation are discussed in this section. Given the size and impact proposed by this site, all requirements must be met by the proposed Belterra Park Plat and are discussed as follows:

2.1. Preparation of Stormwater site plan

The drainage design within the overall grading and drainage plan set combined with the calculations and elements discussed in the report and supporting documents will serve as our Stormwater site plan for this site.

2.2. Construction Storm Water Pollution Prevention Plan (SWPPP)

A full SWPPP will be prepared at time of final engineering for the DOE NPDES permit.

2.3. Source control of Pollution

The major risk for pollutant spill will be during construction when heavy equipment will be subject to fueling and repair onsite. Measures to mitigate these risks will include the following:

- Establishment of a location onsite for fueling and maintenance.
- Keep spill kits on all equipment during construction.

Once construction is complete there will be little activity likely to create significant pollution.

2.4. Preserve Natural Drainage patterns

The natural drainage patterns have been significantly maintained. There are some slight alterations to the natural patterns as is normal when runoff is collected at a single point such as a detention vault.

2.5. On-Site stormwater management

The on site soils and overall intended use of the land do not lend themselves well to infiltration or any other form of onsite stormwater management.

2.6. Runoff Treatment

All collected storm water runoff will be treated per the drainage manual. In this instance, a Storm Filter media filter vault will be installed downstream of the detention vault.

2.7. Flow Control

A detention vault will be used to limit flow leaving the development consistent with flows estimated for the pre-existing forested conditions for this site.

2.8. Wetland Protection

There are no wetlands onsite or in the vicinity of this project.

2.9. Basin / Watershed planning

No special provisions for water quality treatment were indicated for this project.

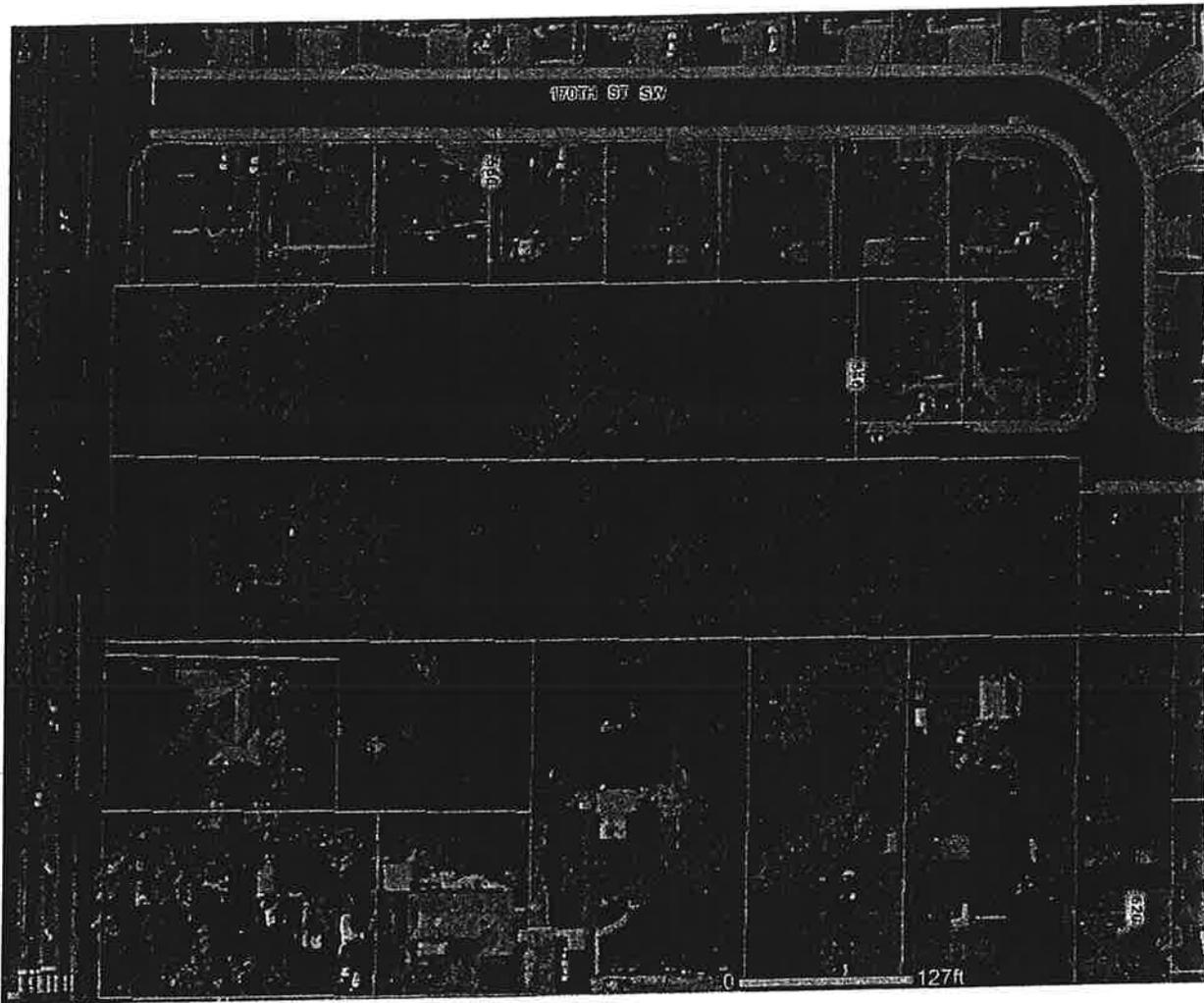
2.10. Operation and Maintenance

An operations and maintenance manual will be provided with the final design reports.

3. Site Analysis- Study area

3.1. Upstream Analysis

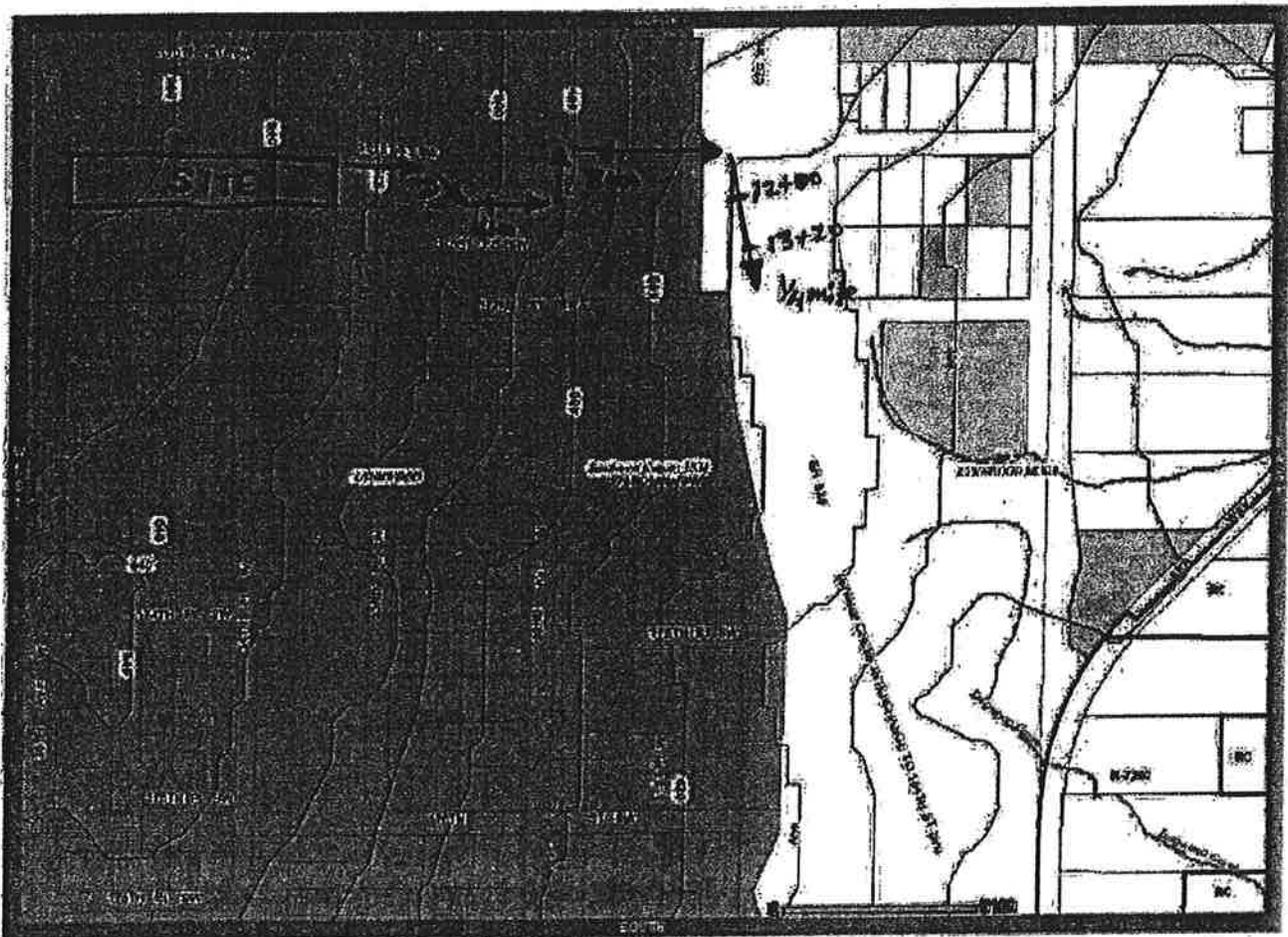
The subject property is bounded to the east by 36th Ave W and to the North/South by residential development, and with the property sloping to the west there is no offsite flows entering onto the site.



From this drawing it can be seen that no significant runoff will enter from offsite.

Downstream Analysis – Existing

The downstream drainage course for this project, as well as the Johnson Addition Plat, drains to the closed 12" storm drainage system to the east for the Plat of Ridgeview Village. The system in Ridgeview Village was designed with the area of these projects as upstream contributing area; therefore there will be no negative impact to this system. From the detention system of Ridgeview Village, located 230 feet to the east down 171st St SW just past the 3rd house, storm water flows to the east and ties into the system in 32nd Ave W. From this point the water heads north to 170th St SW where it turns east again in a 12" culvert and open ditch then to a 123' driveway culvert which outlets to a wetland in the SR 525 ROW. Flows from this wetland outlet to the south along SR 525 eventually merging with Swamp Creek. See Map.



Down Stream Map

3.2. Downstream Analysis – Developed

The developed condition basin and runoff map are the same as the existing Basin.

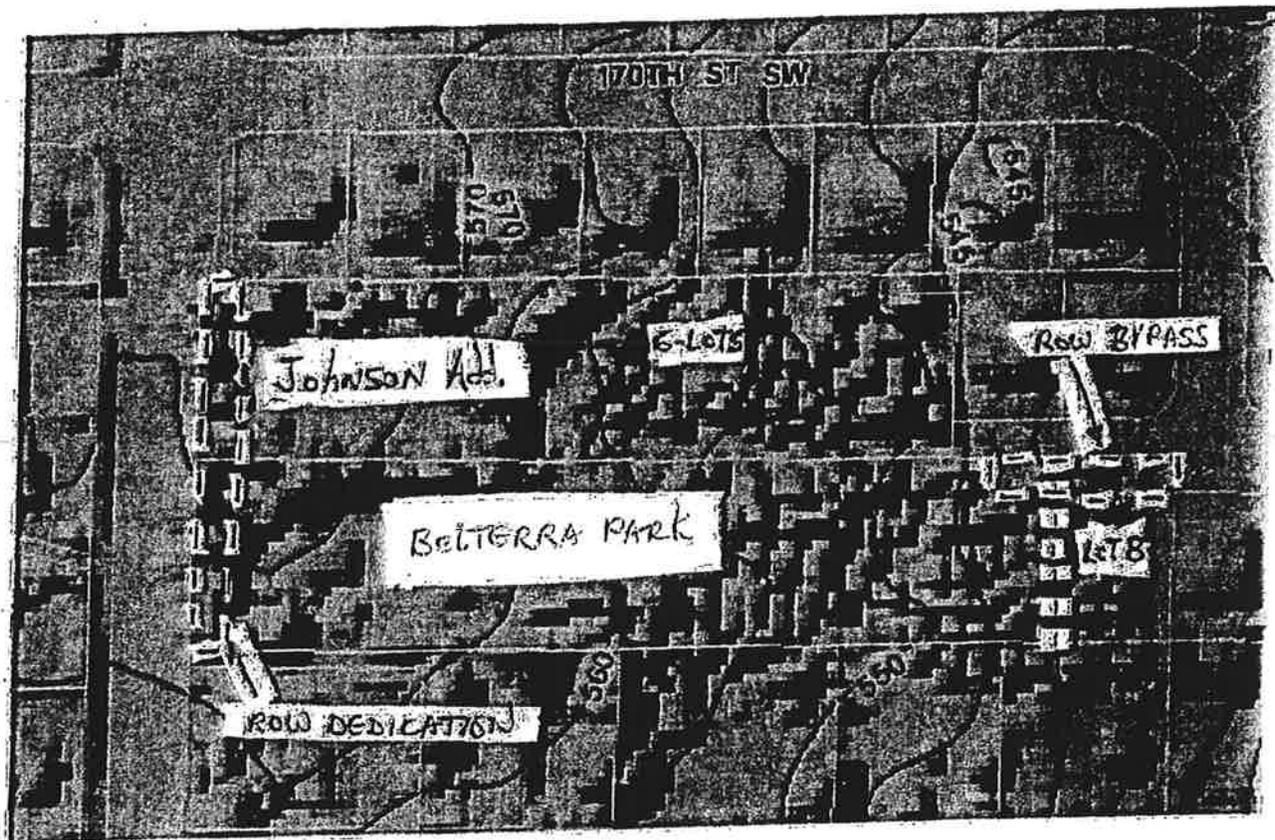
4. Flow Control Design

4.1 Design guidelines

The detention design for this project was done using the DOE WWHM3 runoff model.

4.2 Project basin descriptions

The subject site consists of 1.89 acres. Lot #8 along with 130 feet of the proposed ½ street section of 171st (0.30 Acres) will not be included collected in the detention system but note that this area was anticipated in the design of the adjacent Plat's detention system for Ridgeview Village so it therefore has already been accommodated. In order to better handle and treat the runoff and storm drainage for this area, the adjacent plat of Johnson Addition (1.5 Acres) will combine its storm water runoff into a common facility on this site. In its natural state there is one basin, flowing from the east side of 36th Ave W ROW then east to 33rd Place W. The developed basins are as shown:



Basin Map

4.3. Existing basin

The existing Basin is the same area as the developed Basin which is 3.09 Acres for the two proposed projects.

4.4. Developed basin

See appendix for full WWHM print out for basin modeling and performance.

Western Washington Hydrology Model
PROJECT REPORT

Project Name: Hendricks
Site Address: 17101 36th Ave W
City: Lynnwood
Report Date : 8/17/2012
Gage : Everett
Data Start : 1948/10/01
Data End : 1997/09/30
Precip Scale: 1.00

PREDEVELOPED LAND USE

Name : Basin 1
Bypass: No

GroundWater: No

Pervious Land Use	Acres
C, Forest, Mod	3.09

Impervious Land Use	Acres
---------------------	-------

Element Flows To:
Surface Interflow Groundwater

Name : Basin 1
Bypass: No

GroundWater: No

Pervious Land Use	Acres
C, Lawn, Flat	1.67

Impervious Land Use	Acres
ROADS MOD	0.46
ROOF TOPS FLAT	0.78
DRIVEWAYS MOD	0.18

Element Flows To:
Surface Interflow Groundwater
Vault 1, Vault 1,

Name : Vault 1

Width : 76 ft.
 Length : 40.701311259976 ft.
 Depth: 11ft.

Discharge Structure
 Riser Height: 10 ft.
 Riser Diameter: 18 in.
 NotchType : Rectangular
 Notch Width : 0.010 ft.
 Notch Height: 1.674 ft.
 Orifice 1 Diameter: 0.629 in. (5/8") Elevation: 529.50 ft.

Vault Hydraulic Table

Stage	Area	Volume	Dschrg	Infil
531.5	0.071	0.000	0.000	0.000
531.6	0.071	0.009	0.004	0.000
531.7	0.071	0.017	0.005	0.000
531.9	0.071	0.026	0.006	0.000
532.0	0.071	0.035	0.007	0.000
532.1	0.071	0.043	0.008	0.000
532.2	0.071	0.052	0.009	0.000
532.4	0.071	0.061	0.010	0.000
532.5	0.071	0.069	0.010	0.000
532.6	0.071	0.078	0.011	0.000
532.7	0.071	0.087	0.011	0.000
532.8	0.071	0.095	0.012	0.000
533.0	0.071	0.104	0.013	0.000
533.1	0.071	0.113	0.013	0.000
533.2	0.071	0.122	0.014	0.000
533.3	0.071	0.130	0.014	0.000
533.5	0.071	0.139	0.015	0.000
533.6	0.071	0.148	0.015	0.000
533.7	0.071	0.156	0.015	0.000
533.8	0.071	0.165	0.016	0.000
533.9	0.071	0.174	0.016	0.000
534.1	0.071	0.182	0.017	0.000
534.2	0.071	0.191	0.017	0.000
534.3	0.071	0.200	0.017	0.000
534.4	0.071	0.208	0.018	0.000
534.6	0.071	0.217	0.018	0.000
534.7	0.071	0.226	0.019	0.000
534.8	0.071	0.234	0.019	0.000
534.9	0.071	0.243	0.019	0.000
535.0	0.071	0.252	0.020	0.000
535.2	0.071	0.260	0.020	0.000
535.3	0.071	0.269	0.020	0.000
535.4	0.071	0.278	0.021	0.000
535.5	0.071	0.286	0.021	0.000
535.7	0.071	0.295	0.021	0.000
535.8	0.071	0.304	0.021	0.000
535.9	0.071	0.312	0.022	0.000
536.0	0.071	0.321	0.022	0.000
536.1	0.071	0.330	0.022	0.000
536.2	0.071	0.338	0.023	0.000

536.5	0.071	0.356	0.02	0.000
536.6	0.071	0.365	0.024	0.000
536.8	0.071	0.373	0.024	0.000
536.9	0.071	0.382	0.024	0.000
537.0	0.071	0.391	0.024	0.000
537.1	0.071	0.399	0.025	0.000
537.2	0.071	0.408	0.025	0.000
537.4	0.071	0.417	0.025	0.000
537.5	0.071	0.425	0.025	0.000
537.6	0.071	0.434	0.026	0.000
537.7	0.071	0.443	0.026	0.000
537.9	0.071	0.451	0.026	0.000
538.0	0.071	0.460	0.026	0.000
538.1	0.071	0.469	0.027	0.000
538.2	0.071	0.477	0.027	0.000
538.3	0.071	0.486	0.027	0.000
538.5	0.071	0.495	0.027	0.000
538.6	0.071	0.503	0.028	0.000
538.7	0.071	0.512	0.028	0.000
538.8	0.071	0.521	0.028	0.000
539.0	0.071	0.529	0.028	0.000
539.1	0.071	0.538	0.029	0.000
539.2	0.071	0.547	0.029	0.000
539.3	0.071	0.555	0.029	0.000
539.4	0.071	0.564	0.029	0.000
539.6	0.071	0.573	0.030	0.000
539.7	0.071	0.582	0.030	0.000
539.8	0.071	0.590	0.030	0.000
539.9	0.071	0.599	0.031	0.000
540.1	0.071	0.608	0.034	0.000
540.2	0.071	0.616	0.037	0.000
540.3	0.071	0.625	0.041	0.000
540.4	0.071	0.634	0.045	0.000
540.5	0.071	0.642	0.049	0.000
540.7	0.071	0.651	0.053	0.000
540.8	0.071	0.660	0.057	0.000
540.9	0.071	0.668	0.062	0.000
541.0	0.071	0.677	0.067	0.000
541.2	0.071	0.686	0.073	0.000
541.3	0.071	0.694	0.079	0.000
541.4	0.071	0.703	0.085	0.000
541.5	0.071	0.712	0.139	0.000
541.6	0.071	0.720	0.893	0.000
541.8	0.071	0.729	2.103	0.000
541.9	0.071	0.738	3.634	0.000
542.0	0.071	0.746	5.429	0.000
542.1	0.071	0.755	7.455	0.000
542.3	0.071	0.764	9.686	0.000
542.4	0.071	0.772	12.11	0.000
542.5	0.071	0.781	14.70	0.000
542.6	0.071	0.790	17.46	0.000
542.7	0.000	0.000	20.37	0.000

MITIGATED LAND USE

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	Flow(cfs)
2 year	0.060156
5 year	0.091593
10 year	0.116234
25 year	0.152021
50 year	0.182257
100 year	0.215727

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	Flow(cfs)
2 year	0.029834
5 year	0.044962
10 year	0.056727
25 year	0.07371
50 year	0.08798
100 year	0.10371

Yearly Peaks for Predeveloped and Mitigated. POC #1

Year	Predev	Mitigated
1950	0.022	0.024
1951	0.097	0.031
1952	0.047	0.025
1953	0.044	0.025
1954	0.057	0.023
1955	0.085	0.027
1956	0.112	0.059
1957	0.076	0.051
1958	0.109	0.031
1959	0.079	0.028
1960	0.063	0.028
1961	0.059	0.028
1962	0.057	0.034
1963	0.078	0.022
1964	0.119	0.027
1965	0.057	0.021
1966	0.058	0.029
1967	0.030	0.025
1968	0.080	0.026
1969	0.084	0.029
1970	0.038	0.027
1971	0.044	0.026
1972	0.067	0.049
1973	0.060	0.025
1974	0.043	0.031
1975	0.056	0.030
1976	0.045	0.023
1977	0.046	0.028
1978	0.035	0.023
1979	0.047	0.024
1980	0.147	0.023
1981	0.049	0.025
1982	0.056	0.022
1983	0.059	0.032
1984	0.054	0.029
1985	0.056	0.037

1987	0.199	0.055
1988	0.082	0.041
1989	0.044	0.031
1990	0.068	0.022
1991	0.059	0.030
1992	0.063	0.030
1993	0.049	0.030
1994	0.029	0.019
1995	0.025	0.031
1996	0.057	0.032
1997	0.113	0.032
1998	0.249	0.476

Ranked Yearly Peaks for Predeveloped and Mitigated. POC #1

Rank	Predev	Mitigated
1	0.2487	0.4761
2	0.1991	0.0590
3	0.1473	0.0555
4	0.1186	0.0513
5	0.1129	0.0486
6	0.1122	0.0410
7	0.1091	0.0369
8	0.0973	0.0356
9	0.0851	0.0339
10	0.0837	0.0320
11	0.0829	0.0320
12	0.0825	0.0315
13	0.0797	0.0312
14	0.0793	0.0308
15	0.0776	0.0306
16	0.0763	0.0305
17	0.0684	0.0305
18	0.0675	0.0302
19	0.0630	0.0301
20	0.0628	0.0301
21	0.0602	0.0299
22	0.0590	0.0294
23	0.0586	0.0292
24	0.0586	0.0287
25	0.0578	0.0284
26	0.0572	0.0283
27	0.0570	0.0281
28	0.0569	0.0279
29	0.0565	0.0273
30	0.0563	0.0272
31	0.0560	0.0269
32	0.0559	0.0263
33	0.0544	0.0261
34	0.0493	0.0254
35	0.0493	0.0251
36	0.0469	0.0251
37	0.0468	0.0250
38	0.0462	0.0248
39	0.0451	0.0244
40	0.0445	0.0243
41	0.0444	0.0233
42	0.0440	0.0232
43	0.0432	0.0231

44	0.0382	0.0225
45	0.0348	0.0225
46	0.0301	0.0224
47	0.0294	0.0222
48	0.0250	0.0210
49	0.0216	0.0193

POC #1
The Facility PASSED

The Facility PASSED.

Flow(CFS)	Predev	Dev	Percentage	Pass/Fail
0.0301	4325	4281	98	Pass
0.0316	3867	2839	73	Pass
0.0332	3474	2004	57	Pass
0.0347	3082	1438	46	Pass
0.0362	2730	917	33	Pass
0.0378	2451	497	20	Pass
0.0393	2186	395	18	Pass
0.0408	1977	331	16	Pass
0.0424	1751	301	17	Pass
0.0439	1544	279	18	Pass
0.0454	1369	258	18	Pass
0.0470	1234	242	19	Pass
0.0485	1115	223	20	Pass
0.0501	1005	164	16	Pass
0.0516	900	146	16	Pass
0.0531	795	131	16	Pass
0.0547	711	119	16	Pass
0.0562	631	102	16	Pass
0.0577	557	82	14	Pass
0.0593	497	77	15	Pass
0.0608	457	68	14	Pass
0.0624	418	66	15	Pass
0.0639	385	65	16	Pass
0.0654	356	63	17	Pass
0.0670	329	61	18	Pass
0.0685	303	59	19	Pass
0.0700	280	57	20	Pass
0.0716	267	55	20	Pass
0.0731	252	55	21	Pass
0.0747	236	52	22	Pass
0.0762	214	49	22	Pass
0.0777	194	49	25	Pass
0.0793	181	49	27	Pass
0.0808	165	47	28	Pass
0.0823	158	45	28	Pass
0.0839	149	45	30	Pass
0.0854	142	44	30	Pass
0.0870	135	44	32	Pass
0.0885	128	42	32	Pass
0.0900	126	42	33	Pass
0.0916	123	41	33	Pass
0.0931	118	39	33	Pass
0.0946	115	38	33	Pass
0.0962	112	37	33	Pass

0.0993	108	36	33	Pass
0.1008	105	35	33	Pass
0.1023	105	34	32	Pass
0.1039	102	34	33	Pass
0.1054	100	33	33	Pass
0.1069	95	32	33	Pass
0.1085	90	31	34	Pass
0.1100	85	31	36	Pass
0.1115	85	30	35	Pass
0.1131	79	30	37	Pass
0.1146	78	30	38	Pass
0.1162	75	28	37	Pass
0.1177	74	26	35	Pass
0.1192	71	26	36	Pass
0.1208	70	26	37	Pass
0.1223	69	22	31	Pass
0.1238	67	18	26	Pass
0.1254	67	18	26	Pass
0.1269	64	18	28	Pass
0.1285	62	16	25	Pass
0.1300	61	16	26	Pass
0.1315	60	16	26	Pass
0.1331	60	14	23	Pass
0.1346	56	14	25	Pass
0.1361	56	13	23	Pass
0.1377	55	13	23	Pass
0.1392	53	13	24	Pass
0.1408	53	13	24	Pass
0.1423	51	12	23	Pass
0.1438	50	12	24	Pass
0.1454	49	11	22	Pass
0.1469	47	11	23	Pass
0.1484	45	11	24	Pass
0.1500	42	11	26	Pass
0.1515	41	11	26	Pass
0.1531	41	11	26	Pass
0.1546	39	11	28	Pass
0.1561	38	11	28	Pass
0.1577	37	11	29	Pass
0.1592	36	11	30	Pass
0.1607	34	11	32	Pass
0.1623	33	11	33	Pass
0.1638	33	11	33	Pass
0.1653	32	11	34	Pass
0.1669	32	11	34	Pass
0.1684	31	11	35	Pass
0.1700	29	11	37	Pass
0.1715	28	9	32	Pass
0.1730	28	9	32	Pass
0.1746	27	9	33	Pass
0.1761	26	9	34	Pass
0.1776	26	9	34	Pass
0.1792	23	9	39	Pass
0.1807	22	9	40	Pass
0.1823	21	9	42	Pass

ATTACHMENT B

DRAINAGE INFORMATION SUMMARY FORM

Project Total Area: 3.09 Acres

Project Development Area: 3.09 acres

Number of Lots: 7 Lots for Belterra Park and 6 Lots for Johnson Addition

Summary Table

Drainage Basin Information	Individual Basin Information			
	A	B	C	D
On-Site Sub-basin Area (acres)	3.09			
Type of Storage Proposed	Vault			
Approx. Live Storage Volume (cu. ft.)	31160 CF			
Approx. Dead Storage Volume (cu. ft.)	1558 CF			
Soil Type(s) (Natural Resource Conservation Service)	Alderwood			

ANALYSIS RESULTS

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	Flow(cfs)
2 year	0.060156
5 year	0.091593
10 year	0.116234
25 year	0.152021
50 year	0.182257
100 year	0.215727

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	Flow(cfs)
2 year	0.029834
5 year	0.044962
10 year	0.056727
25 year	0.07371
50 year	0.08798
100 year	0.10371

4.5 Detention Vault Design

With the above basin, the WWHM3 model was used to size a 41' x 76' underground vault:

Name : Vault 1
Width : 41 ft.
Length : 76 ft.
Depth: 11.5 ft.

Discharge Structure

Riser Height: 10 ft.
Riser Diameter: 18 in.
Notch Type : Rectangular
Notch Width : 0.010 ft.
Notch Height: 1.674 ft.
Orifice 1 Diameter: 0.629 in. (5/8")
Elevation: 529.50 ft.
Element Flows To: Outlet 1

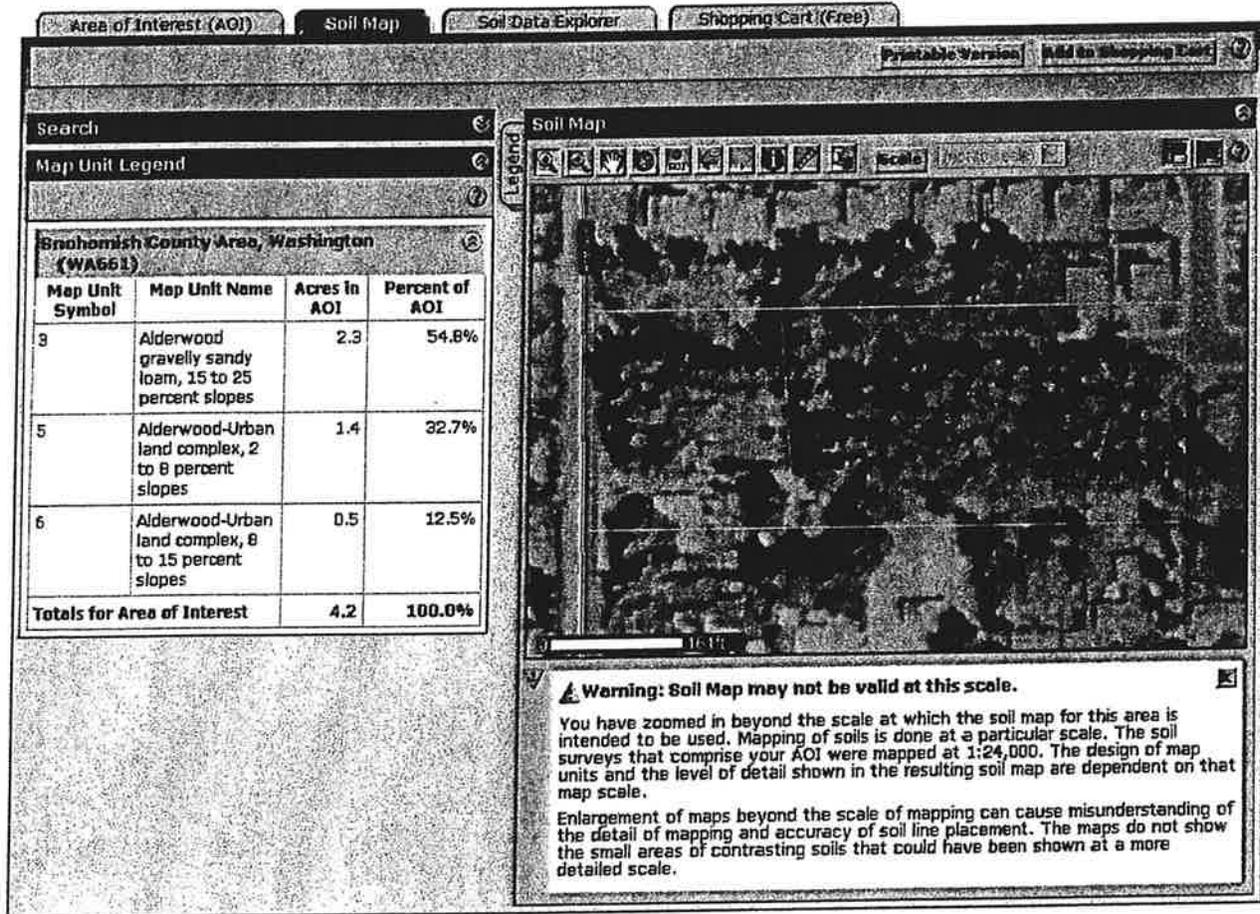
See appendix for full WWHM print out for West basin modeling and performance.

5. Water Quality Design

Due to vertical site constraints, a compact Contech stormfilter catch basin will be installed to provide water quality treatment upstream of detention. Sizing and details are provided in the appendix of this report.

6. Soils

Soils onsite consist of Alderwood Type C soils per the SCS survey with a top layer of organic rich topsoil over approximately 4'-5' of weathered glacial till over dense to very dense glacial till which are not conducive to infiltration.



Soils Map

7. Construction Storm Water Pollution Prevention Plan (SWPPP)

The subject site if managed correctly should not present a significant erosion hazard. Underlying soils are compacted till, so as long as excavated topsoil and utility stockpiles are stabilized appropriately there should be no problem. This risk is mitigated by limiting the total area of the site to be disturbed to the absolute minimum necessary to construct the plat and utilities if constructed in the wetter months.

A detailed SWPPP will be submitted with final engineering construction plans for this site, But a general discussion of the 12 elements is presented here:

- 1. Mark Clearing Limits**
All clearing limits will be clearly marked in the field with silt or construction fencing.
- 2. Establish Construction Access**
Construction entrances that meet BMP's will be installed and used at the east and west ends of the project.
- 3. Control Flow Rates**
Flow rates will be controlled initially by Straw waddled, check dams or settling ponds as runoff requires. Ultimately, the detention vault will be available to contain runoff while the project is being completed.
- 4. Install Sediment Controls**
Sediment control BMPs such as
 - Silt fencing
 - Hay Bales
 - Check dams
 - Sediment pondsWill be used to control sediments.
- 5. Stabilize Soils**
All exposed soils will be stabilized once work is completed using one of the following BMPs:
 - Hydroseed
 - Straw / Mulch
 - Plastic sheeting
- 6. Protect Slopes**
No significant slopes are proposed to be disturbed by this development, however, stockpile slopes will be stabilize using plastic or other means.
- 7. Protect Drain Inlets**
Catch Basin protection will be installed at all new and existing CBs onsite and downstream of the site work.

8. Stabilize Channels And Outlets

No new discharge points are proposed for with this project.

9. Control Pollutants

All efforts will be used to eliminate pollutants other than soil erosion onsite, including the use of a designated fueling area and spill kits onsite.

10. Control De-Watering

Discharge generated by dewatering of site excavations if needed will be dispersed in undisturbed areas of the site.

11. Maintain BMP's

All BMP's will be inspected on a regular basis and maintained as needed / directed.

12. Manage the Project

A qualified erosion control specialist will be employed and required to inspect all TESC BMP's on a regular basis. Additional measures may be installed as needed to maintain the project.

SHOFFNER CONSULTING

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

September 4, 2012

Lynn Eshleman
Pacific Ridge Homes
17921 Bothell-Everett Hwy, Suite 100
Bothell, WA
98012

RECEIVED

SEP 05 2012

CITY OF LYNNWOOD
PERMIT CENTER

Re: Tree Condition Evaluation Report and Tree Retention Plan – Balterra Park, Lynnwood, WA.

Lynn:

This report and the Tree Retention Plan are provided at your request and prepared to satisfy the requirements of the City of Lynnwood as specified in Chapter 17.15 of the Lynnwood Municipal Code, *Tree Regulations*. I visited the project site, and using a copy of the survey provided in pdf format by the project planners, conducted evaluations of all trees shown on the survey, labeling each numbered orange flagging. The information I gathered is presented in the Tree Evaluation Data forms and is also shown on the Tree Retention Plan.

1.0 Site Conditions

The project site is developed with a single family residence and a small shed at the eastern border of the lawn east of the house. Otherwise, the site is forested. The topography is generally flat with a slight slope downward to the east. The project site is bordered to the south and east with single family residence lots and to the north with an undeveloped site.

2.0 Tree Condition Evaluations

The data forms provide information on 170 trees. There are an additional 39 red alders which weren't shown on the pdf of the survey I used during my assessments, therefore these trees have not been numbered like the others. There are 11 trees shown on the survey (not in the red alder layer) that are non-significant. Six of these trees are Lombardy poplars (*Populus nigra 'italica'*) and four are red alders (*Alnus rubra*), both species of non-significance in the City of Lynnwood. One of these trees is a vine maple that measures 4" dbh, less than the minimum size to be classified as significant. Thirty-nine more red alders are located on the project site and were not shown on the pdf of the survey I used during my evaluations. These trees are shown on the Tree Retention Plan. In addition, there is one tree that is shown on the survey that was not found on the project site, tree #5. There

Visual evaluations were conducted up close to each tree to inspect conditions of the trunk and from afar to assess (to the best of my abilities given the limited view through the dense canopy) the condition of the crown. Any conditions of note which indicate poor health or vigor, infection of disease or significant defect that would pose a hazard to targets in the event that the trees are retained through development of the site were recorded and are presented in the Tree Evaluation Data Forms.

There are 159 significant trees on the project site. During my evaluations, I identified 17 trees that are either dead, dying, diseased or otherwise would pose a hazard to the new development if retained, and therefore are removed from the number of significant trees for a revised total of 142 significant trees. The information pertaining to the conditions of these 17 tree is presented in the Tree Evaluation Data

Forms. Only the trees with condition ratings of 3 or 4 have descriptions of their condition and only those with a condition rating of 4 meet the criteria to be classified as dead, dying, diseased or otherwise hazardous.

3.0 Tree Retention and Replacement

All of the significant trees on the project site are proposed to be removed leaving replacement for each of them as required by the City of Lynnwood. The accompanying Tree Permit Calculation Sheet presents a breakdown of the replacement numbers required for the removal of all the significant and non-significant trees on the project site. The calculation takes into consideration the proposal to plant two trees per lot (8 lots total) for a total of 16 replacement trees planted.

The required replacement number, per the calculation sheet, is 291 trees. Less the 16 to be planted in the lots, the new required number is 275 to be mitigated for with a total tree fee of \$29,939.00.

4.0 Tree Protection Measures

No tree protection measures are specified as no trees are proposed to be retained. If any trees are found to be in appropriate locations for retention, each is to be reviewed on a tree by tree basis by the project consulting arborist with protection measures specified that pertain specifically to each tree.

5.0 Use of This Report

This report is provided to Pacific Ridge Homes for the purpose of providing my professional opinion on the condition, health and hazard potentials of all the significant trees on the site of the proposed Balterra Park development site. This report only addresses the significant trees on the Hendricks property. This report is only an assessment of the trees as they are at present. If trees are retained and Shoffner Consulting is not employed to review the retention proposal and protection measures, Shoffner Consulting and Tony Shoffner cannot be held liable for damage caused to the retained trees or damage resulting from their failure, in the event that failure does occur.

If you have any questions regarding this report, please feel free to call me directly.

Cordially,



Tony Shoffner
ISA Certified Arborist #PN-0909A



City of Lynnwood
 19100 44th Ave W * PO Box 5008
 Lynnwood, WA 98046-5008
 425.775.1971 * 425.771.6144 Fax

Public Works Department

CLASS 2 TREE PERMIT CALCULATION SHEET

Project Name: Balterra Park Date: 09/04/12
 Completed by: Shoffner Consulting, Tony Shoffner ISA Certified Arborist #PN-0909A

Significant Trees (Sec 17.15.080.A)	1	Number of significant trees to be removed	1	142
	2	Sum total DBH* of all significant trees to be removed	2	2111
	3	Average DBH of significant trees, Line 2 divided by Line 1	3	14.9
	4	Tree Units based on DBH table in section 17.15.090	4	2
	5	Total number of significant tree units: Multiply Line 4 times Line 1	5	284
Non-Significant Trees (Sec 17.15.080.B)	6	Number of non-significant trees to be removed (See section 17.15.080 for non-significant tree definition)	6	67
	7	Number of trees required to replace non-significant trees, Divide Line 6 by 10 (round up to nearest whole number)	7	7
Total Replacement Trees	8	Total number of required replacement trees: Add Lines 5 and Line 7	8	291
Number of Trees Land Can Sustain	9	Total number of replacement trees sustainable in developed land (Determined by arborist, section 17.15.100.A)	9	16
Required Number of Replacement Trees (Sec 17.15.120.E)	10	Required minimum number of replacement trees: Add Lines 1 and 7 OR if developed land cannot sustain this amount, enter Line 9	10	16
Unreplaceable Trees (Sec 17.15.120.D)	11	Unreplaceable trees , subtract Line 9 from Line 8, if the result is negative, enter 0	11	275
Trees Planted and Option Fee (Sec 17.15.120.E)	12a	Minimum number of trees that must be planted. Enter Line 10	12a	16
	b	Number of trees planted	12b	16
	c	Number of Option Trees , subtract Line 12b from Line 9, if the result is negative, enter 0	12c	0
Fees (Sec 2.44.070)	13	Significant Tree Base Fee	13a	\$184.00
	a	\$184.00 if Line 1 is greater than zero	13b	274
	b	Number of tree units removed in excess of 10 tree units, Subtract 10 tree units from Line 5 (enter zero if negative)	13c	\$1,918.00
	c	Multiply Line 13b by \$7.00	14	\$62.00
	14	Non-Significant Tree Base Fee: \$62.00 if Line 6 is greater than zero	15a	275
	15	Unreplaceable Tree Fee	15b	\$27,775.00
	a	Number of unreplaceable trees, Line 11	16a	0
b	Multiply Line 15a by \$101.00	16b	\$0.00	
16	Option Tree Fee	17	\$29,939.00	
a	Number of option trees, Line 12c			
b	Multiply Line 16a by \$178.00			
17	TOTAL TREE FEE , Sum Lines 13a, 13c, 14, 15b, 16b			

*DBH - Diameter of tree at Breast Height, see LMC Section 17.15.040

Retained Tree Evaluation Data
Slocum

Tree #	Species	Dbh	Dripline	Cond	Code	Condition Notes	Action
1	THPL	10	15	1			Rem-Impacts
2	PSME	30	35	1			Rem-Impacts
3	TSHE	18	35	1			Rem-Impacts
4	PINI	30	35	2			Rem-Impacts
5				Gone			
6	CONU	16	30	3		Stressed and covered in ivy	Rem-Impacts
7	PSME	26	35	1			Rem-Impacts
8	PSME	9	20	1			Rem-Impacts
9	PRCE	11	25	2			Rem-Impacts
10	PSME	35	35	1			Rem-Impacts
11	PIMO	35	35	2			Rem-Impacts
12	PONI	26	25	3		Moderate branch dieback	Non-Sig.
13	PISI	8		4		Dead	Rem-Condition
14	PISI	8		4		Dead	Rem-Condition
15	PISI	9		4		Dead	Rem-Condition
16	TSHE	16	35	1			Rem-Impacts
17	POTREM	8	15	1			Rem-Impacts
18	PSME	50		4		Multiple codom leaders, included bar	Rem-Condition
19	PSME	48	45	2			Rem-Impacts
20	TSHE	18	30	1			Rem-Impacts
21	PSME	24	35	1			Rem-Impacts
22	PISI	16	35	1			Rem-Impacts
23	PIMO	16	35	1			Rem-Impacts
24	THPL	17	35	1			Rem-Impacts
25	PIMO	20	35	1			Rem-Impacts
26	MASP	9	25	1			Rem-Impacts
27	MASP	11	25	1			Rem-Impacts
28	PSME	6		4		Topped	Rem-Condition
29	PSME	10		4		Topped	Rem-Condition
30	PSME	13		4		Topped	Rem-Condition
31	PSME	10		4		Topped	Rem-Condition
32	PSME	12		4		Topped	Rem-Condition
33	THPL	20	35	1			Rem-Impacts
34	PRSP	7	15	2			Rem-Impacts
35	PRSP	9	15	2			Rem-Impacts
36	PIMO	28	35	1			Rem-Impacts
37	TSHE	10	20	1			Rem-Impacts
38	PSME	10	25	1			Rem-Impacts
39	PSME	6	15	1			Rem-Impacts
40	THPL	9	20	1			Rem-Impacts
41	THPL	13	25	1			Rem-Impacts
42	PIMO	13	30	4		Declining, sparse crown	Rem-Condition
43	PIMO	12	30	1			Rem-Impacts
44	PONI	28	25	1			Non-Sig.
45	PONI	35	25	1			Non-Sig.
46	PSME	17	30	1			Rem-Impacts
47	PSME	11	25	1			Rem-Impacts
48	PONI	26	25	1			Non-Sig.

Retained Tree Evaluation Data
Slocum

Tree #	Species	Dbh	Dripline	Cond	Code	Condition Notes	Action
49	PSME	26	35	1			Rem-Impacts
50	PSME	21	35	1			Rem-Impacts
51	TSHE	14	25	1			Rem-Impacts
52	THPL	12	25	1			Rem-Impacts
53	AEHI	18	45	4		Previous failure, trunk decay	Rem-Condition
54	PSME	24	40	1			Rem-Impacts
55	PSME	40	40	1			Rem-Impacts
56	PSME	24	40	1			Rem-Impacts
57	PSME	24	40	1			Rem-Impacts
58	PSME	17	25	1			Rem-Impacts
59	PSME	20	30	1			Rem-Impacts
60	PSME	11	25	4		Major Trunk scar and decay at base	Rem-Condition
61	PSME	13	25	1			Rem-Impacts
62	PSME	11	20	1			Rem-Impacts
63	PSME	20	35	1			Rem-Impacts
64	PSME	18	35	1			Rem-Impacts
65	ALRU	20		4		Snag - Dead top	Non-Sig.
66	ACMA	16	40	1			Rem-Impacts
67	PSME	13	30	1			Rem-Impacts
68	PSME	12	30	1			Rem-Impacts
69	PSME	20	35	1			Rem-Impacts
70	AEHI	10	40	1			Rem-Impacts
71	ALRU	19		4		Snag	Non-Sig.
72	THPL	10	20	1			Rem-Impacts
73	PSME	26	40	2			Rem-Impacts
74	ALRU	24	55	3		Crown dieback	Non-Sig.
75	THPL	8	25	1			Rem-Impacts
76	ACCI	6	35	1			Rem-Impacts
77	THPL	10	25	1			Rem-Impacts
78	ACCI	4	30	Non-Sig.			Non-Sig.
79	THPL	7	20	1			Rem-Impacts
80	ILAQ	6	10	1			Rem-Impacts
81	ACCI	6		4		Failed/Broken leaders	Rem-Condition
82	THPL	14	25	1			Rem-Impacts
83	THPL	12	25	1			Rem-Impacts
84	THPL	11	25	1			Rem-Impacts
85	THPL	12	25	1			Rem-Impacts
86	THPL	10	25	1			Rem-Impacts
87	TSHE	7	20	1			Rem-Impacts
88	THPL	11	25	1			Rem-Impacts
89	PONI	24	30	1			Non-Sig.
90	PONI	24	30	1			Non-Sig.
91	ACCI	8	35	1			Rem-Impacts
92	THPL	27	40	3		Sparse crown	Rem-Impacts
93	TSHE	6	15	1			Rem-Impacts
94	TSHE	8	20	1			Rem-Impacts
95	PSME	30	40	2			Rem-Impacts
96	TSHE	7	20	1			Rem-Impacts

Retained Tree Evaluation Data
Slocum

Tree #	Species	Dbh	Dripline	Cond	Code	Condition	Notes	Action
97	ACMA	20	60	1				Rem-Impacts
98	AEHI	6	35	1				Rem-Impacts
99	AEHI	7	35	1				Rem-Impacts
100	PSME	38	45	2				Rem-Impacts
101	THPL	9	25	1				Rem-Impacts
102	THPL	8	25	2				Rem-Impacts
103	THPL	7	20	1				Rem-Impacts
104	THPL	7	20	1				Rem-Impacts
105	ACMA	12	40	1				Rem-Impacts
106	ACMA	18	55	1				Rem-Impacts
107	ACMA	7	25	1				Rem-Impacts
108	THPL	16	30	1				Rem-Impacts
109	PREM	8	25	2				Rem-Impacts
110	ACMA	8	35	1				Rem-Impacts
111	ACMA	20	65	1				Rem-Impacts
112	THPL	22	35	1				Rem-Impacts
113	ALRU	20	45	2				Rem-Impacts
114	THPL	10	20	1				Rem-Impacts
115	THPL	6	20	1				Rem-Impacts
116	THPL	10	20	1				Rem-Impacts
117	THPL	9	20	1				Rem-Impacts
118	THPL	7	20	1				Rem-Impacts
119	THPL	10	20	1				Rem-Impacts
120	THPL	14	25	1				Rem-Impacts
121	THPL	8	20	1				Rem-Impacts
122	THPL	8	20	1				Rem-Impacts
123	THPL	20	35	1				Rem-Impacts
124	THPL	21	35	1				Rem-Impacts
125	ACMA	24	65	1				Rem-Impacts
126	THPL	10	20	1				Rem-Impacts
127	THPL	10	20	1				Rem-Impacts
128	ACMA	8	25	1				Rem-Impacts
129	ACMA	6	25	1				Rem-Impacts
130	ACMA	6	25	1				Rem-Impacts
131	THPL	10	20	1				Rem-Impacts
132	ACMA	6	25	1				Rem-Impacts
133	ACMA	12	40	1				Rem-Impacts
134	THPL	15	30	1				Rem-Impacts
135	THPL	36	35	1				Rem-Impacts
136	THPL	14	35	1				Rem-Impacts
137	THPL	27	40	1				Rem-Impacts
138	THPL	21	35	1				Rem-Impacts
139	THPL	19	35	1				Rem-Impacts
140	THPL	8	15	1				Rem-Impacts
141	ACMA	8	25	1				Rem-Impacts
142	ACMA	8	25	1				Rem-Impacts
143	ACMA	38	70	4			Past leader failure, large decay cavity	Rem-Condition
144	THPL	26	40	1				Rem-Impacts

Retained Tree Evaluation Data
Slocum

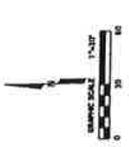
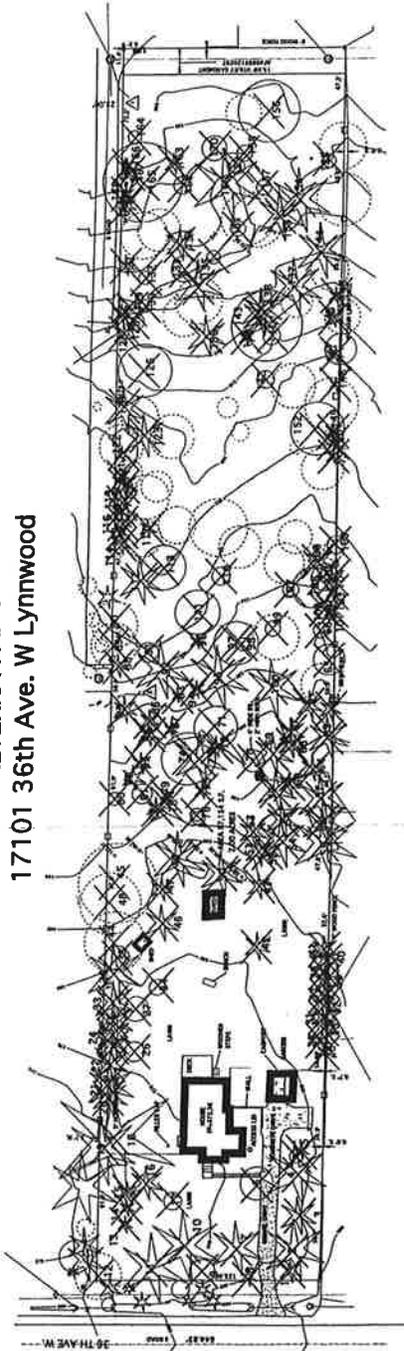
Tree #	Species	Dbh	Dripline	Cond	Code	Condition Notes	Action
145	THPL	8	20	1			Rem-Impacts
146	THPL	10	20	2			Rem-Impacts
147	THPL	8	20	1			Rem-Impacts
148	THPL	7	20	1			Rem-Impacts
149	THPL	8	15	1			Rem-Impacts
150	THPL	6	15	1			Rem-Impacts
151	THPL	8	15	1			Rem-Impacts
152	ACMA	24	70	2			Rem-Impacts
153	THPL	24	40	1			Rem-Impacts
154	THPL	30	45	1			Rem-Impacts
155	ACMA	6	30	1			Rem-Impacts
156	ACMA	28		4		Crown dieback and overall decline	Rem-Condition
157	ACMA	7	30	1			Rem-Impacts
158	ACMA	7	30	1			Rem-Impacts
159	ACMA	7	30	1			Rem-Impacts
160	THPL	34	35	2			Rem-Impacts
161	ACMA	7	30	1			Rem-Impacts
162	PRLA	8		4		Failed stems	Rem-Condition
163	THPL	10	25	1			Rem-Impacts
164	ACMA	6	25	1			Rem-Impacts
165	ACMA	36		4		Extensive trunk decay cavity	Rem-Condition
166	THPL	7	15	1			Rem-Impacts
167	THPL	9	15	1			Rem-Impacts
168	THPL	8	15	1			Rem-Impacts
169	THPL	9	15	1			Rem-Impacts
170	ACMA	11	30	1			Rem-Impacts

Tree Codes:

ACCI=Acer circinatum (vine maple) ACMA= Acer macrophyllum (big-leaf maple)
 AEHI=Aesculus hippocastanum ALRU=Alnus rubra (red alder)
 CONU=Cornus nuttallii (Pacific dogwood) ILAQ=Ilex aquifolium (English Holly)
 MASP = Malus species (apple) PIMO=Pinus monticola (Western white pine)
 PINI=Pinus nigra (Black pine) PISI=Picea sitchensis (Sitka spruce)
 PONI=Populus nigra 'italica' (European larch) POTREM=Populus tremuloides (quaking aspen)
 PREM=Prunus emarginata (bit cherry) PRSP=Prunus species (ornamental cherry)
 PRLA = Prunus laurocerasus (laurel cherry) PSME = Pseudotsuga menziesii (Douglas fir)
 THPL = Thuja plicata (western red cedar) TSHE = Tsuga heterophylla (western hemlock)

Condition Codes: 1= Excellent condition and health, usually young; 2 = Good condition and health, minor defects, if any; 3 = Fair condition and health, monitor if retained; 4 = Poor condition and health, remove if retained

TREE RETENTION PLAN
 BAL TERRA PARK
 17101 36th Ave. W Lynnwood



NON-SIGNIFICANT TREE TO BE REMOVED

NON-SIGNIFICANT TREE TO BE REMOVED

NON-SIGNIFICANT TREE TO BE REMOVED

RECEIVED
 SEP 05 2012
 CITY OF LYNNWOOD
 PERMIT CENTER

Tree ID	Tree Name	DBH (in)	Height (ft)	Condition	Notes	Retention	Removal	Planting	Planting Date
1
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TREE RETENTION PLAN
 Prepared By: Sherwin Consulting
 21529 4th Ave W, RCI1
 (206) 755-2871
 Prepared For: Paul H. Blalock
 17921 Birchwood-Everett Highway, Suite 100
 Bothell, WA 98012

EXHIBIT 1.9

12PLT0001 - Belterra Preliminary Plat FLUM

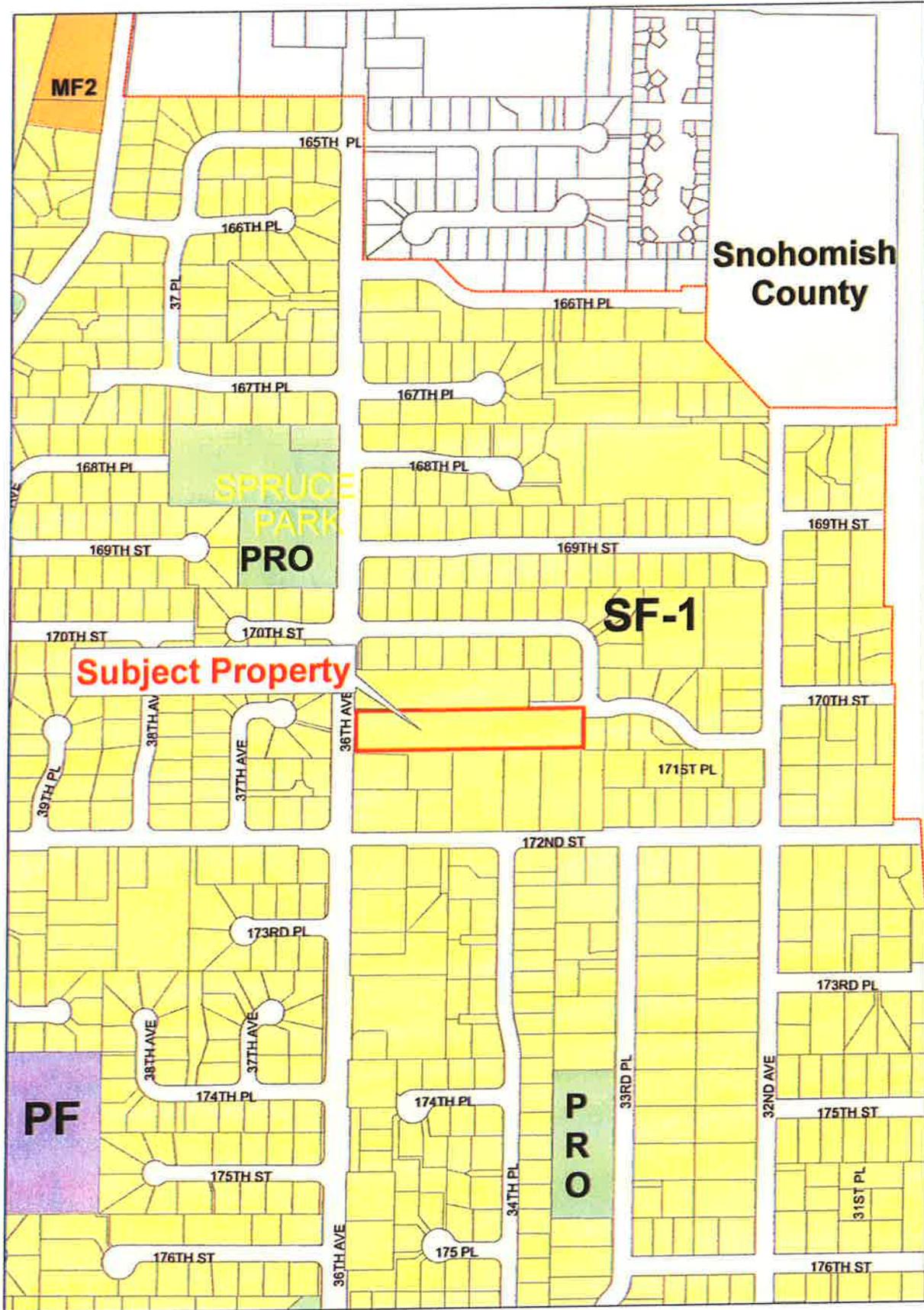


EXHIBIT 1.10

12PLT0001 - Belterra Preliminary Plat Zoning

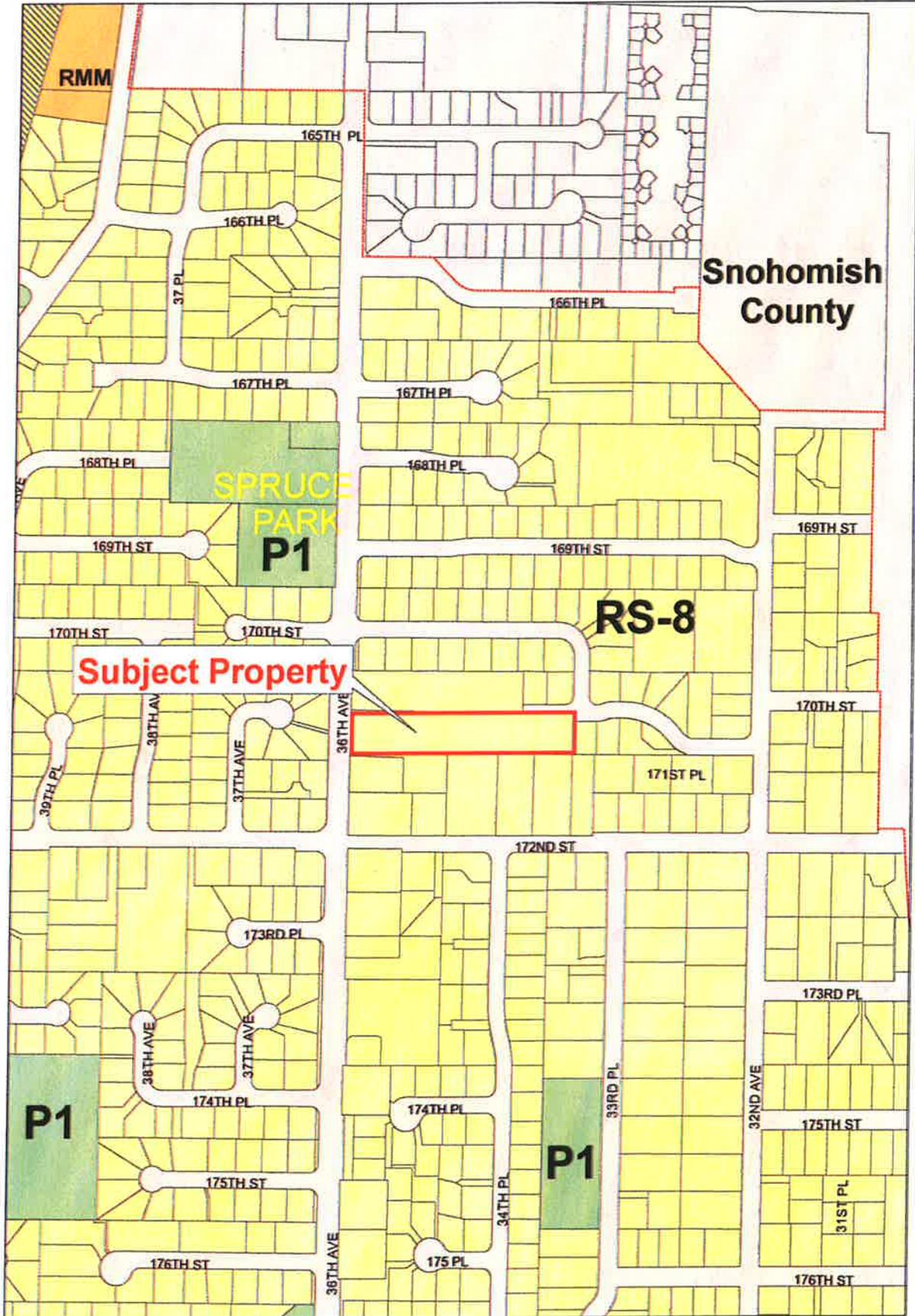


EXHIBIT 1.11

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SEP 05 2012
CITY OF LYNNWOOD
PERMIT CENTER

ENVIRONMENTAL CHECKLIST FORM

FILE NO: 12ERL0018
FEE: _____
RECEIPT NO: _____

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instruction for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the reference in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area", respectively.

A. BACKGROUND

- 1. Name of proposed project, if applicable: Belterra Park
- 2. Name of applicant: Pacific Ridge Homes LLC

3. Address and phone number of applicant and contact person: Contact: Group Four, Inc. / John Mirante
16030 Juanita-Woodinville Way N.E., Bothell, WA, 98011, 425-775-4581 or 206-362-4244, Fax 206-
362-3819 Applicant: Pacific Ridge Homes / Lynn Eshleman 17921 Bothell Everett highway Suite 100
Bothell WA 98012 425-438-8444
4. Date checklist prepared: August 2012
5. Agency requesting checklist: City of Lynnwood Community Development
6. Proposed timing or schedule (including phasing, if applicable):
Construction is proposed to start in the Spring of 2013 subject to the approval process and market
demands.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with
this proposal? If yes, explain.
None
8. List any environmental information you know about that has been prepared, or will be prepared, directly
related to this proposal.
A Drainage Report has been prepared addressing surface water
9. Do you know whether applications are pending for governmental approvals of other proposals directly
affecting the property covered by your proposal? If yes, explain.
None
10. List any government approvals or permits that will be needed for your proposal, if known.
Preliminary Plat approval; road, storm, and utilities design approvals; clearing and grading permits;
building permits; and right-of-way use permit.
11. Give a brief, complete description of your proposal, including the proposed uses and the size of the
project and site. There are several questions later in this checklist that ask you to describe certain
aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may
modify this form to include additional specific information on project description.)
The proposal is for the subdivision of approximately 2 acres into 8 single family detached lots.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of
your proposed project, including a street address, if any, and section, township, and range, if known. If
a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a
legal description, site plan, vicinity map, and topographic map, if reasonably available. While you
should submit any plans required by the agency, you are not required to duplicate maps or detailed plans
submitted with any permit applications related to this checklist
The project is located along the east side of 36th Ave W at the approximate intersection of 171st
St SW. A legal Description and vicinity map are included on the Preliminary Short Plat Map.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other Gently sloping from west to east
- b. What is the steepest slope on the site (approximate percent slope)?
The steepest slope is approximately 11%
- c. What general types of soils are found on the site (for example: clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
Based on the U.S. Department of Agriculture Soil Survey of Snohomish County the site soils are Alderwood gravelly sandy loam 1-8 percent slopes.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
Not to our knowledge.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Road and building sites would be cleared, graded, and compacted as necessary to achieve proper grade transition, drainage, and structural stability. A balance between cut and fill would be sought, thereby reducing the need to import or export material.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
During construction, the potential for increased erosion would be present. Following construction, erosion potential would decrease when drainage is controlled and cleared areas are re-vegetated
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Upon completion, approximately 50% of the site will be covered with impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Temporary measures to control erosion could include sedimentation ponds, filter fences, and diversion swales; permanent measures could include landscaping, piping and armoring of outfall areas.

2. **AIR**

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction activities there would be increased exhaust and dust particle emissions to the ambient air. Objectionable odors could be caused by the roofing of homes or the paving of roadways and driveways. After construction, the principal source of pollution would be exhaust from vehicular traffic. The increase in automobiles associated with the development would contribute CO, NO and SO₂ emissions to the ambient air. Fireplaces installed in homes would contribute smoke to the ambient air.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Vehicular emissions from traffic on nearby roadways would be the primary off-site source of air pollution that could affect the proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any.

Should construction activities be undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Automobile emissions should be negligible because of the standards regulated by the Washington State Department of Licensing.

3. **WATER**

a. **Surface**

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

2. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.

None

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6. Does the proposal involve any discharges of waste material to surface waters?

Post development storm water runoff containing some pollutants (primarily oil and debris washed from the road system), along with water-soluble household products, would be collected by the storm drainage system.

b. Ground

1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Any alteration to the direction or rate of flow of ground water due to grading operations should be localized on-site. Release of groundwater onto adjoining properties would not vary from the present condition.

2. Describe waste material that will be discharge into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals... agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
The project would be on sewers; therefore, there would be no major sources of waste material, which could be discharged to the ground.

c. Water Runoff (including storm water)

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Through the construction of residences and roadways, the existing runoff pattern would be locally modified. Runoff from the proposal would be generated by building roofs, driveways, sidewalks, and roadways. This water would be collected by the storm drainage system and directed to storm retention / detention facilities.

2. Could waste materials enter ground or surface waters? If so, generally describe.

Refer to Surface Water response #6 and Ground Water response #2.

3. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any.

Temporary erosion control devices would be installed during construction. After construction, storm water runoff will be collected and directed to detention/ retention facilities by the storm drainage system.

4. PLANTS

- a deciduous trees: alder, maple, aspen, other
 evergreen trees: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 wet soil plants: cattail, buttercup, bulrush, skunk cabbage,
 other: _____
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?
Existing vegetation will be removed as necessary for the roadway and building pads.
- c. List threatened or endangered species known to be on or near the site.
None known.
- d. Proposed landscaping, use of native plants, or the measures to preserve or enhance vegetation on the site, if any.
Development would reduce existing vegetation, although as much native vegetation as practical would be retained during construction. Cleared and graded areas would be revegetated with some native species and species common to urban areas.

5. ANIMALS

- a. Circle any birds and animals, which have been observed on or near the site or are known to be on or near the site:
 birds: hawk, heron, eagle, songbirds, other
 mammals: deer, bear, elk, beaver, other small mammals
 fish: bass, salmon, trout, herring, shellfish,
 other: _____
- b. List any threatened or endangered species known to be on or near the site.
None known.
- c. Is the site part of a migration route? If so, explain.
Not to our knowledge.
- d. Proposed measures to preserve or enhance wildlife, if any.
Retention of as many existing trees as is compatible with road, utility and home construction will preserve wildlife habitat.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electricity and natural gas would be the primary sources of energy for the proposal and would be used for heating, lighting and other miscellaneous household purposes. Wood burning and passive solar gain would be secondary sources of heat.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No.

- c. What kinds of energy conservation features are included in the plans for this proposal? List other proposed measures to reduce or control energy impacts, if any.

The inclusion of energy conservation measures would be per the energy code and the choice of individual residents.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

Not to our knowledge.

1. Describe special emergency services that might be required.
No special emergency services would be required by the proposed project.

2. Proposed measures to reduce or control environmental health hazards, if any.
None required or proposed.

b. Noise

1. What types of noise exist in the area which may affect your project (for example, traffic, aircraft, equipment, operation, other)?
Noise from traffic on surrounding roadways could have a minimal impact on the project.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Noise levels would be intermittently high throughout construction, but should be limited to normal waking hours. After construction, residential activity and traffic noise created by daily vehicular trips would increase ambient noise levels in the vicinity.

3. Proposed measures to reduce or control noise impacts, if any.
Standard soundproofing materials would be used in the construction of residences. Use of proper muffling devices and limitation of construction to normal waking hours would minimize construction-related noise.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?
Single family residence
- b. Has the site been used for agriculture? If so, describe.
Not to our knowledge.
- c. Describe any structures on the site.
An existing house and outbuilding are present on site.
- d. Will any structures be demolished? If so, what?
The existing structures are to be removed
- e. What is the current zoning classification of the site?
RS-8
- f. What is the current comprehensive plan designation of the site?
SF-1
- g. If applicable, what is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
Not to our knowledge.
- i. Approximately how many people would reside or work in the completed project?
Upon completion, approximately 25 people would reside in the development (3.1 per residence x 8 residences).
- j. Approximately how many people would the completed project displace?
None
- k. Proposed measures to avoid or reduce displacement impacts, if any.
None proposed.

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
Compliance with existing regulatory codes and standards.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
8 middle income housing units are proposed.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
1 middle income home will be replaced.
- c. Proposed measures to reduce or control housing impacts, if any.
Compliance with regulatory codes and standards would reduce the housing impacts of the proposed development.

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The tallest height of any structure would be per the building code. Exterior building materials are expected to be of wood.
- b. What views in the immediate vicinity would be altered or obstructed?
None.
- c. Proposed measures to reduce to control aesthetic impacts, if any.
The observance of building setbacks, retention of as much native vegetation as practical during construction and provision of ornamental and native landscaping would reduce aesthetic impacts of the project.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The proposal would produce light from automobile headlights, street lighting and home lighting, primarily at night.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not to our knowledge. Night lighting would actually promote project safety.

c. What existing off-site source of light or glare may affect your proposal?
Surrounding residences and traffic.

d. Proposed measures to reduce or control light and glare impacts, if any.
None proposed.

12. RECREATION

a. What designated and informal recreation opportunities are in the immediate vicinity?
Spruce Park is located 800 ft north of the site.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.
None

Mitigation measures will be provided, including payment of fees if required, pursuant to SCC Chapter 30.66A.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for national, state or local preservation registers known to be on or next to the site? If so, generally describe.
None known.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.
None known.

- c. Proposed measures to reduce or control impacts, if any.
Construction would be temporarily halted should evidence of historic, archeological, scientific or cultural importance be discovered.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.

Access to the site is directly off of 36th Ave West, and the proposal will include the extension of 171st St W through the site to 36th Ave West.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Community Transit currently runs routes directly along the projects frontage with 36th Ave West.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Off-street parking would be accommodated in residents' driveways and garages. No parking would be eliminated.

- d. Will the proposal require any new roads, streets, or improvements to existing roads or streets, not including driveways?

The proposal would require the construction of approximately 700 lineal feet of ½ street public roadway.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project should not generate any extraordinary use of water, rail or air transportation.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The proposal would generate approximately 80 ADT (10 ADT/DU x 8 DU), the majority of which would occur during morning and evening peak periods.

- g. Proposed measures to reduce or control transportation impacts, if any.

None.

15. PUBLIC SERVICES

a. Would the project result in an increased need for public service (for example: fire protection; police protection, health care, schools, other)? If so, generally describe.

The proposal would place additional demands on public services; however, facilities are generally in place to handle these additional demands.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Mitigation measures for school impacts will be provided, including payment of fees if required, pursuant to Lynnwood Municipal Code. Also, residents would become part of the tax base/ user group that supports these services.

16. UTILITIES

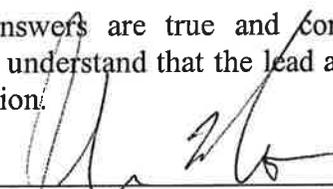
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity, which might be needed.

See preliminary plat map for list of utilities and purveyors.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature 

, Project Manager, Group Four, Inc.

Date signed 8-31-12

EXHIBIT 1.12

DETERMINATION OF NONSIGNIFICANCE **BELTERRA PLAT SUBDIVISION** **(2012ERC0018, 2012PLT0001)**

DESCRIPTION OF PROPOSAL:

Belterra Plat Subdivision (2012RC0018, 2012PLT0001): The applicant proposes to subdivide an approximate two acre site into eight (8) single-family lots zoned RS-8. The site currently has one single-family residence located on it which will be demolished. Eight new single-family residences will be constructed. There will be approximately 2,000 cubic yards of cut and 1,700 cubic yards of fill.

PROPONENT:

Pacific Ridge Homes
17921 Bothell-Everett Highway, Suite 100
Bothell, WA.

Contact:

John Mirante
Group Four, Inc
16030 Juanita-Woodinville Way NE., Suite 200
Bothell, WA.

(425) 408-1152

LOCATION OF PROPOSAL:

17101 36th Avenue W., APNs: 00372700100902 and 00372700100904;. The lots will be accessed off a right-of-way on the north side of the site running east to west between 36th Avenue W. to 171st Street SW.

LEAD AGENCY:

City of Lynnwood
Community Development Department
4114 198th Street SW, Suite 7
P.O. Box 5008
Lynnwood, WA 98046

Contact: (425) 670-5410

STAFF CONTACT:

For general information about the SEPA process, additional information about this determination or on the appeal process for this determination, please contact:

Gloria Rivera, Senior Planner
(425) 670-5409, grivera@ci.lynnwood.wa.us

ACTIVITY NUMBERS:

2012ERC0018
2012PLT0001

SITE DESCRIPTION:

A single-family residence and accessory structures are located on a predominantly wooded site. The steepest slope on the site is 11% with the majority of the site being relatively flat. There are no critical areas on site.

PERMITS REQUIRED:

Permits required, as known at the time of application:

- Preliminary and Final Subdivision Approval
- Grading
- Building(s)
- Electrical(s)
- Cross Connection Control Permit(s)
- Sanitary Sewer Permit(s)
- Storm Drainage Permit(s)

DETERMINATION:

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. City of Lynnwood codes governing noise control, land-use performance standards, construction and improvement of streets and roads, drainage control, fire protection and building practices will provide substantial mitigation of the aforementioned impacts.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). This determination is issued on the basis of compliance of the proposal with all applicable federal, state and local laws, regulations, and standards and does not modify or waive any such law, regulation or standard. This DNS is issued also on the basis of this proposal complying with all applicable Lynnwood Municipal Code (LMC) regulations and standards of the City.

Specifically:

Subdivisions (Title 19 LMC)

Storm Drainage Detention and Water Quality (Chapter 13.40 LMC)

Comprehensive Plan - Environmental Resources Element - Policies (water, grading)

Comprehensive Plan - Capital Facilities & Utilities Element - Policies (stormwater, etc).

Building Permits

Public Works Construction Permits

Clean Air District Permitting

COMMENT PERIOD:

If there is new information or changes to the proposal after issuance of the DNS and prior to issuance of any required permit or approval indicating that the proposal will have probable significant adverse impacts, a new threshold determination will be required.

The lead agency will not act on this proposal for 15 days from the date of issue. Comments must be submitted by **Monday, November 26, 2012 to the staff contact listed above**. This DNS becomes final at **4:00 PM on Monday, December 10, 2012**, unless the determination is withdrawn or amended by the City's SEPA Responsible Official (below).

APPEAL:

You may appeal this determination by submitting a letter stating the basis for the appeal to the City of Lynnwood Community Development Department at 4114 198th St SW, Suite 7, P.O. Box 5008 Lynnwood, WA 98046-5008. An appeal may be submitted only after the close of the

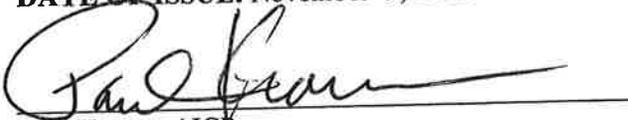
comment period but no later than **4:00 PM on December 10, 2012**, which is 14 days from the end of the comment period. If you choose to appeal, you should be prepared to make specific factual objections to this determination. The fee for an appeal is as set forth in LMC 3.104.

Contact the City of Lynnwood Department of Community Development staff contact listed above to read or ask about the procedures for SEPA appeals.

RESPONSIBLE OFFICIAL: COMMUNITY DEVELOPMENT DIRECTOR

DATE OF ISSUE: November 9, 2012

DATE OF SIGNATURE: November 9, 2012


Paul Krauss, AICP

VOLUNTARY OFFERS AND APPLICABLE DOCUMENTS:

This threshold determination was reached on the basis of the plans, supporting documents, calculations and agreements contained in the voluntary submittals associated with activity number(s) 2012PLT0001 and SEPA review. Specifically:

1. Environmental Checklist, prepared by John Mirante, Group Four, Inc., received September 5, 2012.
2. Targeted Drainage Report, prepared by Group Four, Inc, received September 5, 2012.
3. Conceptual Stormwater and Utility Plan, prepared by Group Four, Inc., received September 5, 2012.
4. Conceptual Grading Plan, prepared by Group Four, Inc., received September 5, 2012.
5. Site Plan, prepared by Group 4 Inc, received September 5, 2012.
6. Tree Condition Evaluation Report and Tree Retention Plan, prepared by Shoffner Construction, received September 5, 2012.

The voluntary offers and environmental documents listed above were considered and evaluated as part of this threshold determination.

DISCLAIMER:

The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. City of Lynnwood codes governing traffic control, land-use performance standards, construction and improvement of streets and roads, drainage control, environmental protection, fire protection and building practices will provide substantial mitigation of the aforementioned impacts.

The issuance of this DNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Lynnwood reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interests of the City and/or necessary for the general health, safety and welfare of the public to do so.

Individual projects allowed under non-project actions will be reviewed in advance of planned construction to determine if SEPA review is required. Projects requiring SEPA review will be evaluated to identify any probable adverse environmental impacts and identify measures necessary to mitigate those impacts.

DISTRIBUTION LIST:

This DNS and SEPA checklist were distributed to the following:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Applicant | <input checked="" type="checkbox"/> Alderwood Water | <input checked="" type="checkbox"/> City of Bothell |
| <input checked="" type="checkbox"/> Parties of Record | <input checked="" type="checkbox"/> Community Transit | <input checked="" type="checkbox"/> City of Brier |
| <input checked="" type="checkbox"/> Public Works – A. Kay | <input checked="" type="checkbox"/> Edmonds School District #15 | <input checked="" type="checkbox"/> City of Edmonds |
| <input checked="" type="checkbox"/> Building – J. Watkins | <input checked="" type="checkbox"/> Fire District #1 | <input checked="" type="checkbox"/> City of Everett |
| <input checked="" type="checkbox"/> Dept. of Ecology | <input checked="" type="checkbox"/> Frontier Engineering | <input checked="" type="checkbox"/> City of Mill Creek |
| <input checked="" type="checkbox"/> Dept. of Fish & Wildlife | <input checked="" type="checkbox"/> Sno. Co. PDS | <input type="checkbox"/> City of Mountlake Terrace |
| <input checked="" type="checkbox"/> Dept. of Nat. Resources | <input checked="" type="checkbox"/> Sno. Co. Public Works | <input checked="" type="checkbox"/> City of Mukilteo |
| <input checked="" type="checkbox"/> Puget Sound Clean Air | <input checked="" type="checkbox"/> Sno. PUD #1 | |
| <input checked="" type="checkbox"/> WSDOT | <input checked="" type="checkbox"/> Muckleshoot Tribe | <input checked="" type="checkbox"/> Army Corps |
| | <input checked="" type="checkbox"/> Tulalip Tribe | |
- Other: Adjacent Property Owners

PUBLISHING:

Everett Herald – November 9, 2012

EXHIBIT 1.13

Comments From City Departments & Other Agencies

File Name: Belterra Preliminary Plat	File: 2012PLT0001, 2012ERC0018
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Public Works Dept.	10/22/2012 - Arnold Kay, Development Services Supervisor - 1) Pave the alley way the width of the alley frontage for the parking lot ingress and egress; 2) Install signs at each end of the new alley paving that state "Alley is not maintained beyond this sign, use at your own risk"; 3) Drainage from the new paved alley surface shall drain to the private property for conveyance and water quality treatment.
Building Division	10/31/2012 – Stacy Criswell, Building Official – Addresses will be assigned by the department at a later date. Building setbacks to property lines and required fire rated assemblies will be per the state adopted building code with state amendments
Police Dept.	10/26/2012 – T. J. Brooks, Police – No comments
Fire Dept.	09/04/2012 – Tod Gates, Fire Marshal – Sprinklers and Fire Alarm systems per code/LMC Title 9, Aerial apparatus fire lane required.
Parks & Rec Dept.	10/22/2012 – Laurie Cowan, Parks Planner – 12a. Recreation: Add Stadler Ridge Park about ¼ miles south of the site, on 33 rd Place West.
Finance Dept.	08/24/2012 – Kim Demmert – Please make sure all businesses, contractors, and subs associated with the UniBank project have business licenses.
Edmonds School District	08/23/2012 – Brian Harding – Edmonds School District has no comment regarding this development proposal.
Snohomish Health District	10/19/2012 – Brent Raasina – The Snohomish Health District has reviewed the subject plat, and have no objections with the understanding the plat will be served by public sewer and water.
Other Comments	10/26/2012 – Dan Scheil – Alderwood Water and Wastewater District – Water Service – There is an existing 8 inch water main at the intersection of 33 rd Place W. and 171 st Street SW. Extension of an 8 inch public water main under terms and conditions of a developer extension agreement will be required along the proposed right-of-way of 171 st Street SW to serve all new lots. Backflow protection may be required for any new fire sprinkler system. Sanitary Sewer Service - There is an existing 8 inch sanitary sewer main along 171 st Street SW. Extension of an 8 inch public sewer main under terms and conditions of a developer extension agreement will be required along the proposed right-of-way of 171 st Street SW to serve all new lots. 10/19/2012 – John Westfall, Fire District 1 – No comments or conditions.

Gloria Rivera

From: Stacy Criswell
Sent: October 26, 2012 10:56 AM
To: Gloria Rivera
Subject: RE: Belterra Plat

Gloria,

My comments at this time are as follows:

- Addresses will be assigned by the building department at a later date.
- Building setbacks to property lines and required fire rated assemblies will be per the state adopted building code with state amendments.

Sincerely,

Stacy Criswell, CBO
Building Official
City of Lynnwood
425-670-5415

From: Gloria Rivera
Sent: Thursday, October 18, 2012 1:09 PM
To: MEWICKLUND@SNOPUD.com; dscheil@awwd.com; kate.tourtellot@commtrans.org; jwestfall@firedistrict1.org; jeremy.d.fallt@ftr.com; erin.slaten@muckleshoot.nsn.us; karen.walter@muckleshoot.nsn.us; darryl.eastin@snoco.org; candice.soine@snoco.org; cheryl.sullivan@snoco.org; melody.rucci@snoco.org; braasina@shd.snohomish.wa.gov; lnelson@tulaliptribes-nsn.gov; benenas@wsdot.wa.gov; Kim Demmert; T.J. Brooks; PAZOOKR@wsdot.wa.gov; hardingb@edmonds.wednet.edu
Cc: Arnold Kay; Stacy Criswell; Tod Gates; Laurie Cowan; Paul Coffelt
Subject: Belterra Plat

Belterra Plat Notice of Application.
Comments are due November 2, 2012

- TO: PUBLIC WORKS DEPARTMENT EXECUTIVE DEPARTMENT (FYI Only)
 PUBLIC WORKS DEPT. - Steve Fisher SNO. CO. HEALTH DISTRICT
 BUILDING DIVISION SNO. CO. ENGINEERING
 FINANCE DEPARTMENT SNO. CO. PLANNING
 POLICE DEPARTMENT SNO. CO. P.U.D.
 FIRE DEPARTMENT WASH. STATE DEPT. TRANS.
 PARKS & REC. DEPARTMENT FIRE DISTRICT ONE
 SNO. CO. P.U.D.- Real Estate ALDERWOOD WATER DISTRICT
 EDMONDS SCHOOL DISTRICT COMMUNITY TRANSIT
 VERIZON MUCKLESHOOT TRIBE
 TULALIP TRIBES

FROM: Lynwood Community Development Department **REPLY DUE: November 2, 2012**
 Current Planning Division
 4114 198th St. SW, Suite 7
 P.O. Box 5008
 Lynwood, WA 98036
 (425) 670-5409

SUBJECT: Belterra Preliminary Plat and Environmental Review (2012PDR0001) (2012ERC0018)

MESSAGE: The City of Lynnwood has received a proposal to subdivide an approximate two acre site into eight (8) single-family lots zoned RS-8. The site currently has one single-family residence located on it which will be demolished. Eight single-family residences will be constructed. The lots will be accessed off a right-of-way on the north side of the site running east to west between 36th Ave. W. to 170th St. SW. There will be approximately 2,000 cubic yards of cut and 1,700 cubic yards of fill. The site is located at approximately 17101 36th Ave W. Please see the attached summary and maps for more information.

As part of the evaluation of this application, you are requested to review this matter and return any comments or conditions, including SEPA comments, which you believe, should be addressed. Please note any necessary revisions to the site plan or other attachments that may have a significant effect on the applicant's proposal.

Failure to not such revisions may result in conflicts between plans, which have been granted design approval by the City and compliance with other codes. Any conditions that you propose must be justified and must cite the authority under which the City can require said condition.

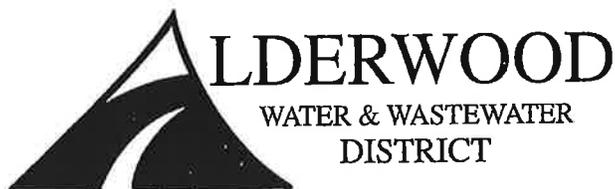
This matter will be scheduled for action by the City's Community Development Director following review of the design plans. In order for your comments to be included in the report to the Director, your reply must be returned by **November 2, 2012.**

DATE: October 18, 2012 BY: Gloria Rivera, Senior Planner

REPLY: _____

NO COMMENT SEE ATTACHED
 DATE: 10/26/12 BY: Dan Schell, Alderwood District Supervisor

ALDERWOOD WATER &
 WASTEWATER DISTRICT
 3626 - 156TH Street SW
 Lynnwood, WA 98087-5021



3626 - 156th St. S.W. • Lynnwood, Washington 98087-5021 • (425) 743-4605 Fax (425) 742-4562

Gloria Rivera, Senior Planner

Date: 10/26/12

City of Lynnwood Community Development

File No. 2012PDR0001

P.O. Box 5008

Lynnwood, WA 98046-5008

RESPONSE TO REQUEST FOR REVIEW

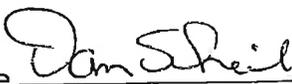
APPLICANT'S NAME: **Belterra**

COMMENTS/RECOMMENDATIONS

WATER SERVICE: There is an existing 8-inch water main at the intersection of 33rd Place W and 171st Street SW. Extension of an 8-inch public water main under terms and conditions of a developer extension agreement will be required along the proposed right-of-way of 171 Street SW to serve all new lots. Backflow protection may be required for any fire sprinkler system.

SANITARY SEWER SERVICE: There is an existing 8-inch sanitary sewer main along 171st Street SW. Extension of an 8-inch public sewer main under terms and conditions of a developer extension agreement will be required along the proposed right-of-way of 171 Street SW to serve all new lots.

The requirements, observations and opportunities provided above are true and correct as of this date, but are subject to authority of the District to amend, modify, or revoke its regulations and policies in the ordinary course of its business and without notice.

Signature 
Dan Scheil
Engineering Services Supervisor

Gloria Rivera

From: Laurie Cowan
Sent: October 22, 2012 2:09 PM
To: Gloria Rivera
Subject: RE: Belterra Plat

12a Recreation: Add Stadler Ridge Park about ¼ mile south of site, on 33rd Place West.

Laurie Cowan | Parks Planner
City of Lynnwood Parks Recreation & Cultural Arts
19000 44th Ave W Lynnwood WA 98036
Ph 425.670.5502

www.PlayLynnwood.com | [Let's Play! Recreation Guide](#)

From: Gloria Rivera
Sent: Thursday, October 18, 2012 1:09 PM
To: MEWICKLUND@SNOPUD.com; dscheil@awwd.com; kate.tourtellot@commtrans.org; jwestfall@firedistrict1.org; jeremy.d.fallt@ftr.com; erin.slaten@muckleshoot.nsn.us; karen.walter@muckleshoot.nsn.us; darryl.eastin@snoco.org; candice.soine@snoco.org; cheryl.sullivan@snoco.org; melody.rucci@snoco.org; braasina@shd.snohomish.wa.gov; lnelson@tulaliptribes-nsn.gov; benenas@wsdot.wa.gov; Kim Demmert; T.J. Brooks; PAZOOKR@wsdot.wa.gov; hardingb@edmonds.wednet.edu
Cc: Arnold Kay; Stacy Criswell; Tod Gates; Laurie Cowan; Paul Coffelt
Subject: Belterra Plat

Belterra Plat Notice of Application.
Comments are due November 2, 2012

Gloria Rivera

From: T.J. Brooks
Sent: October 20, 2012 2:34 PM
To: Gloria Rivera
Subject: RE: Belterra Plat

No comments

Thanks,
Sergeant T.J. Brooks

From: Gloria Rivera
Sent: Thursday, October 18, 2012 1:09 PM
To: MEWICKLUND@SNOPUD.com; dscheil@awwd.com; kate.tourtellot@commtrans.org; jwestfall@firedistrict1.org; jeremy.d.fallt@ftr.com; erin.slaten@muckleshoot.nsn.us; karen.walter@muckleshoot.nsn.us; darryl.eastin@snoco.org; candice.soine@snoco.org; cheryl.sullivan@snoco.org; melody.rucci@snoco.org; braasina@shd.snohomish.wa.gov; lnelson@tulaliptribes-nsn.gov; benenas@wsdot.wa.gov; Kim Demmert; T.J. Brooks; PAZOOKR@wsdot.wa.gov; hardingb@edmonds.wednet.edu
Cc: Arnold Kay; Stacy Criswell; Tod Gates; Laurie Cowan; Paul Coffelt
Subject: Belterra Plat

Belterra Plat Notice of Application.
Comments are due November 2, 2012

Gloria Rivera

From: John J. Westfall <jwestfall@firedistrict1.org>
Sent: October 19, 2012 2:49 PM
To: Gloria Rivera
Cc: Jerry Job
Subject: RE: Belterra Plat

Thanks, Gloria
No comments or conditions.
John

John J. Westfall
Fire Marshal
Fire Prevention Services
425-771-0213 Desk
425-775-7721 Fax
425-231-3644 Mobile



From: Gloria Rivera [<mailto:grivera@ci.lynnwood.wa.us>]
Sent: Thursday, October 18, 2012 1:09 PM
To: MEWICKLUND@SNOPUD.com; dscheil@awwd.com; kate.tourtellot@commtrans.org; John J. Westfall; jeremy.d.fallt@ftr.com; erin.slaten@muckleshoot.nsn.us; karen.walter@muckleshoot.nsn.us; darryl.eastin@snoco.org; candice.soine@snoco.org; cheryl.sullivan@snoco.org; melody.rucci@snoco.org; braasina@shd.snohomish.wa.gov; lnelson@tulaliptribes-nsn.gov; benenas@wsdot.wa.gov; Kim Demmert; T.J. Brooks; PAZOOKR@wsdot.wa.gov; hardingb@edmonds.wednet.edu
Cc: Arnold Kay; Stacy Criswell; Tod Gates; Laurie Cowan; Paul Coffelt
Subject: Belterra Plat

Belterra Plat Notice of Application.
Comments are due November 2, 2012

Gloria Rivera

From: Brent Raasina <braasina@shd.snohomish.wa.gov>
Sent: October 19, 2012 9:39 AM
To: Gloria Rivera
Subject: RE: Belterra Plat

Gloria,

The Snohomish Health District has reviewed the subject plat ,Belterra, and have no objections with the understanding the plat will be served by public sewer and water.

Brent Raasina, Senior
Water/Wastewater Section

From: Gloria Rivera [<mailto:grivera@ci.lynnwood.wa.us>]
Sent: Thursday, October 18, 2012 1:09 PM
To: MEWICKLUND@SNOPUD.com; dscheil@awwd.com; kate.tourtellot@commtrans.org; jwestfall@firedistrict1.org; jeremy.d.fallt@ftr.com; erin.slaten@muckleshoot.nsn.us; karen.walter@muckleshoot.nsn.us; darryl.eastin@snoco.org; candice.soine@snoco.org; cheryl.sullivan@snoco.org; melody.rucci@snoco.org; Brent Raasina; Inelson@tulaliptribes-nsn.gov; benenas@wsdot.wa.gov; Kim Demmert; T.J. Brooks; PAZOOKR@wsdot.wa.gov; hardingb@edmonds.wednet.edu
Cc: Arnold Kay; Stacy Criswell; Tod Gates; Laurie Cowan; Paul Coffelt
Subject: Belterra Plat

Belterra Plat Notice of Application.
Comments are due November 2, 2012

Gloria Rivera

From: Harding, Brian R. (ESC) <HardingB@edmonds.wednet.edu>
Sent: October 18, 2012 4:13 PM
To: Gloria Rivera
Subject: RE: Belterra Plat

The District's primary responsibility is student safety. For the proposed development, we have identified the following area(s) of significant concerns for students walking to school or to the nearest bus stop: None

The District does not have the expertise to prescribe remedies to address these safety issues, but asks the jurisdiction to work with the developer to identify and implement appropriate safety improvements to their development plan.

From: Gloria Rivera [<mailto:grivera@ci.lynnwood.wa.us>]
Sent: Thursday, October 18, 2012 1:09 PM
To: MEWICKLUND@SNOPUD.com; dscheil@awwd.com; kate.tourtellot@commtrans.org; jwestfall@firedistrict1.org; jeremy.d.fallt@ftr.com; erin.slaten@muckleshoot.nsn.us; karen.walter@muckleshoot.nsn.us; darryl.eastin@snoco.org; candice.soine@snoco.org; cheryl.sullivan@snoco.org; melody.rucci@snoco.org; braasina@shd.snohomish.wa.gov; lnelson@tulaliptribes-nsn.gov; benenas@wsdot.wa.gov; Kim Demmert; T.J. Brooks; PAZOOKR@wsdot.wa.gov; Harding, Brian R. (ESC)
Cc: Arnold Kay; Stacy Criswell; Tod Gates; Laurie Cowan; Paul Coffelt
Subject: Belterra Plat

Belterra Plat Notice of Application.
Comments are due November 2, 2012

Gloria Rivera

From: Fallt, Jeremy <jeremy.d.fallt@ftr.com>
Sent: October 18, 2012 3:28 PM
To: Gloria Rivera
Subject: RE: Belterra Plat

No Comments, thanks.

Jeremy Fallt | Network Engineer
Engineering & Planning | **frontier** Communications
425.263 4024 Office | 425.263 4050 Fax
I can help you! jeremy.d.fallt@ftr.com | new.frontier.com

From: Gloria Rivera [<mailto:grivera@ci.lynnwood.wa.us>]
Sent: Thursday, October 18, 2012 1:09 PM
To: MEWICKLUND@SNOPUD.com; dscheil@awwd.com; kate.tourtellot@commtrans.org; jwestfall@firedistrict1.org; Fallt, Jeremy; erin.slaten@muckleshoot.nsn.us; karen.walter@muckleshoot.nsn.us; darryl.eastin@snoco.org; candice.soine@snoco.org; cheryl.sullivan@snoco.org; melody.rucci@snoco.org; braasina@shd.snohomish.wa.gov; lnelson@tulaliptribes-nsn.gov; benenas@wsdot.wa.gov; Kim Demmert; T.J. Brooks; PAZOOKR@wsdot.wa.gov; hardingb@edmonds.wednet.edu
Cc: Arnold Kay; Stacy Criswell; Tod Gates; Laurie Cowan; Paul Coffelt
Subject: Belterra Plat

Belterra Plat Notice of Application.
Comments are due November 2, 2012

Gloria Rivera

From: Jerry Job
Sent: October 18, 2012 2:59 PM
To: Gloria Rivera (grivera@ci.lynnwood.wa.us)
Cc: tgates@ci.lynnwood.wa.us
Subject: FW: Belterra Plat
Attachments: 2383_001.pdf

Gloria,

Fire comments for the Belterra Plat:

1. A hydrant is required at each intersection with additional hydrants spaced at 600' intervals along the project frontage.
2. Hydrants to be installed and serviceable prior to combustible construction.

Jerry Job
Lynnwood fire

From: Gloria Rivera
Sent: October 18, 2012 1:09 PM
To: MEWICKLUND@SNOPUD.com; dscheil@awwd.com; kate.tourtellot@commtrans.org; jwestfall@firedistrict1.org; jeremy.d.fallt@ftr.com; erin.slaten@muckleshoot.nsn.us; karen.walter@muckleshoot.nsn.us; darryl.eastin@snoco.org; candice.soine@snoco.org; cheryl.sullivan@snoco.org; melody.rucci@snoco.org; braasina@shd.snohomish.wa.gov; lnelson@tulaliptribes-nsn.gov; benenas@wsdot.wa.gov; Kim Demmert; T.J. Brooks; PAZOOKR@wsdot.wa.gov; hardingb@edmonds.wednet.edu
Cc: Arnold Kay; Stacy Criswell; Tod Gates; Laurie Cowan; Paul Coffelt
Subject: Belterra Plat

Belterra Plat Notice of Application.
Comments are due November 2, 2012



Providing quality water, power and service at a competitive price that our customers

*Revised
10/26/12*

October 23, 2012

Gloria Rivera
City of Lynnwood
P. O. Box 5008
Lynnwood, WA 98036

Dear Ms. Rivera:

Reference Number: 2012PDR0001 Belterra Preliminary Plat
District DR Number: 12-122

The District presently has sufficient electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. Please include in the permits any utility related work for this project.

Cost of any work, new or to upgrade, existing facilities that are required to connect this proposed development to the District electric system shall be in accordance with the applicable District policies. The District policy requires the developer to provide a 10-foot easement and an 8-foot clearance between any building/structures and transformers/switch cabinets upon its property for underground electrical facilities that must be installed to serve the proposed development. We recommend contact with the District prior to design of the proposed project.

For information about specific electric service requirements, please call the District's Plat Development Team at (425)783-4350.

Sincerely,

Elisabeth A. Tobin
Senior Manager
Planning, Engineering, & Technical Services



NOTICE OF APPLICATION

BELTERRA PLAT SUBDIVISION (2012PLT0001, 2012ERC0018)

Application and Project Description:

On September 5, 2012, applications for Environmental and Subdivision review were filed with the City of Lynnwood for property located at approximately 17101 36th Avenue W. These applications were determined to be complete on October 1, 2012. The applicant proposes to subdivide an approximate two acre site into eight (8) single-family lots zoned RS-8. The site currently has one single-family residence located on it which will be demolished. Eight single-family residences will be constructed. The lots will be accessed off a right of way on the north side of the property running east to west between 36th Ave. W. to 170th St. SW. There will be approximately 2,000 cubic yards of cut and 1,700 cubic yards of fill.

Location:

17101 36th Avenue W., Parcel Nos. #00372700100902, #00372700100904

Preliminary Plat Subdivision Approval:

The proposal will be reviewed for compliance with City of Lynnwood and Washington State requirements for plat subdivisions. A public hearing on this application before the Hearing Examiner will be scheduled at a future date. The notice for the public hearing will be distributed to property owners within 600 feet, posted at the site, published in the Everett Herald, and posted at each official posting place in the city. Contact the City of Lynnwood Community Development Department at (425) 670-5409 for the date and time of the hearing.

Other Permits:

The applicant will also need additional permits from different government agencies. The tentative required permits are as follows: SEPA Review, Grading Permits, Building Permits, Storm water Permits and Tree Removal Permits.



Comments:

At this time the City of Lynnwood is accepting any comments on the proposed project. This application will be reviewed for compliance with Washington State Environmental Policy Act (SEPA) requirements. A SEPA Threshold Determination will be issued by City of Lynnwood for the proposal prior to the public hearing. Any written comments, including SEPA comments, concerning this notice must be mailed or emailed to the Lynnwood Community Development Department, P.O. Box 5008, Lynnwood, WA. 98046, or delivered to the Community Development Department at 4114 198th Street SW, Suite 7, Lynnwood, by **Friday, November 2, 2012**.

Contact Information:

If you wish to be notified of any related meetings, public hearings or you desire a copy of the appeal rights of this application or the City's decision when it is issued or if you have any questions, please call Gloria Rivera, Senior Planner, of the Lynnwood Community Development Department at (425) 670-5409 or at grivera@ci.lynnwood.wa.us. Please reference the file number and file name listed above. The file on this project is maintained in the Community Development Department office and is available for review at the above listed address. Please make reference to file number file numbers 2012PLT0001 and 2012ERC0018 when making contact.

Date of this Notice: October 18, 2012
Comment Period Ends: November 2, 2012



NOTICE OF PUBLIC HEARING

BELTERRA PRELIMINARY PLAT (2012PLT0001)

NOTICE IS HEREBY GIVEN that at:

Time: 2:00 P.M., Thursday, January 10, 2013

Place: Lynnwood Civic Center, Council Chambers at 19100 44th Ave W, Lynnwood, WA

the Lynnwood Hearing Examiner will conduct a public hearing at which the above-referenced subdivision application will be considered. Persons owning property within 600 ft. of the project site are especially noticed and invited, but any interested party may appear and give testimony at the above time and place. No new materials, testimony, or statements shall be considered after the date of this public hearing.

Project Description:

Proposal is to subdivide an approximate two acre site into eight (8) single-family lots zoned RS-8. The site currently has one single-family residence located on it which will be demolished. Eight single-family residences will be constructed. The lots will be accessed off a right-of-way on the north side of the site running east to west between 36th Ave. W. to 171st Street SW. There will be approximately 2,000 cubic yards of cut and 1,700 cubic yards of fill. The location of the proposed plat is approximately 17101 36th Avenue W.

Appeal of Hearing Examiner Decision:

Only persons who:

- Appear and give testimony at the public hearing; or
- Submit written comments to the Community Development Department; or
- Submit a written request for a copy of the Examiner's decision may appeal the decision. Only comments and testimony received at or prior to the hearing may be considered at the Hearing, or at any appeal proceeding.

SEPA Determination: A Determination of Non-Significance (DNS) was issued by the City of Lynnwood SEPA Responsible Official on November 9, 2012.



Additional Information:

There are occasions when meetings may be postponed or items removed from an agenda. It is therefore advised that you confirm that the meeting is going to be held and that this item is on the agenda. The public is invited to attend. Parking and meeting rooms are accessible for persons with disabilities. Contact the City Clerk at (425) 670-5161 with 24-hours advance notice for special accommodations.

Contact:

The file on this project is maintained in the Community Development Department office at the above listed address. If you wish to be notified of any decision or if you have other questions, please contact Gloria Rivera, Senior Planner at (425) 670-5409 or grivera@ci.lynnwood.wa.us. Please make reference to file number 2012PLT0001 when making contact.

Date of this Notice: December 17, 2012

(425) 670-5409

**THIS NOTICE IS NOT TO BE REMOVED, MUTILATED OR CONCEALED
BY ANY UNAUTHORIZED PERSON**

EXHIBIT 1.17

CITY OF LYNNWOOD NOTICE OF PUBLIC HEARING BELTERRA PRELIMINARY PLAT (2012PLT0001)

NOTICE IS HEREBY GIVEN that the City Council of the City of Lynnwood will hold a public hearing in the Council Chambers, Lynnwood Civic Center, 19100 44th Avenue West, Lynnwood, Washington at **2:00 P.M. on Thursday, January 10, 2013**, to consider a proposed subdivision of property located at approximately 17101 36th Avenue W.

The proposal is to subdivide approximately two acres into 8 single-family lots. The site is currently zoned RS-8. The project also includes the installation of required plat improvements (roads, utilities, and storm water detention facilities). All lots will meet the city code requirements and will be accessed off a right-of-way on the north side of the site running between 36th Ave. W. and 171st St. SW. The proposal is named Belterra Preliminary Plat (2012PLT0001).

On November 9, 2012, the City of Lynnwood SEPA Responsible Official issued a Determination of Non-significance (DNS) for the proposal (2012ERC0018).

At the time and place stated above, all interested parties will be heard. Persons owning property within 600 ft. of the project site are especially noticed and invited, but any interested party may appear and give testimony at the above time and place. No new materials, testimony, or statements shall be considered after the date of this public hearing

There are occasions when meetings may be postponed or items removed from an agenda. It is therefore advised that you confirm that the meeting is going to be held and that this item is on the agenda. If you have questions about this proposal, please call Gloria Rivera of the Lynnwood Community Development Department at (425) 670-5409.

The public is invited to attend. Parking and meeting rooms are accessible for persons with disabilities. Contact the City at 425.670.5161 with 24-hours advance notice for special accommodations.

Publish: Everett Herald
Date: December 17, 2012

Vicinity Map

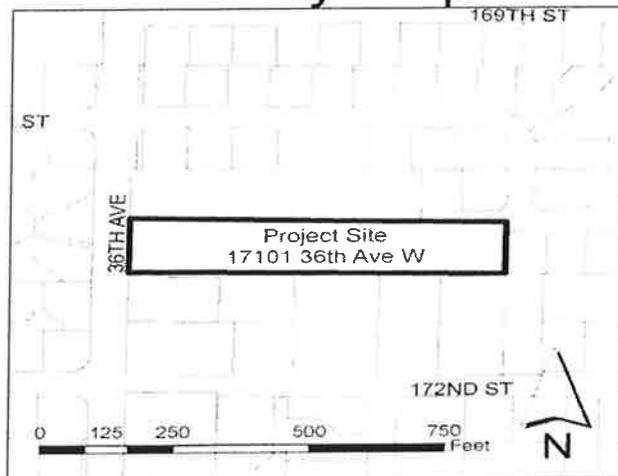


EXHIBIT 1.19

CITY OF LYNNWOOD
CORRECTED NOTICE OF PUBLIC HEARING
BELTERRA PRELIMINARY PLAT (2012PLT0001)

The correction of this notice reflects the proper Hearing Body. The date and time of the hearing remain the same.

NOTICE IS HEREBY GIVEN that the Hearings Examiner ~~City Council~~ of the City of Lynnwood will hold a public hearing in the Council Chambers, Lynnwood Civic Center, 19100 44th Avenue West, Lynnwood, Washington at **2:00 P.M. on Thursday, January 10, 2013**, to consider a proposed subdivision of property located at approximately 17101 36th Avenue W.

The proposal is to subdivide approximately two acres into 8 single-family lots. The site is currently zoned RS-8. The project also includes the installation of required plat improvements (roads, utilities, and storm water detention facilities). All lots will meet the city code requirements and will be accessed off a right-of-way on the north side of the site running between 36th Ave. W. and 171st St. SW. The proposal is named Belterra Preliminary Plat (2012PLT0001).

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There are occasions when meetings may be postponed or items removed from an agenda. It is therefore advised that you confirm that the meeting is going to be held and that this item is on the agenda. If you have questions about this proposal, please call Gloria Rivera of the Lynnwood Community Development Department at (425) 670-5409.

The public is invited to attend. Parking and meeting rooms are accessible for persons with disabilities. Contact the City at 425.670.5161 with 24-hours advance notice for special accommodations.

Publish: Everett Herald
Date: December 19, 2012

Vicinity Map

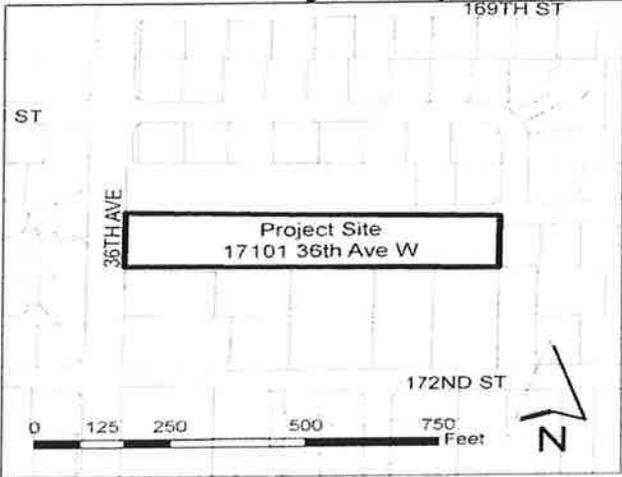


EXHIBIT 1.20

Gloria Rivera

From: darin virakpanyou <rinsamv@yahoo.com>
Sent: October 31, 2012 7:06 PM
To: Gloria Rivera
Subject: City file # 2012PDR0001, 2012ERC0012

RE: Pacific Ridge Homes, Proposal Location: 17101 36th Avenue West, Lynnwood, WA 98037

I want to give our concern about the above proposal property. The trees on this property are very close to our house and most of the branches are hang over our backyard. The branches have been fallen and damage our roof every year. Last year the big branch almost fell on us and we are now afraid to go out to the backyard, especially when it is windy, we don't know when the branch will be falling down.

We want those trees to be removed to prevent future damage to our roof, fences and to hurt my family.

Sincerely,

Sam Virakpanyou
3422 170th St SW
Lynnwood, WA 98037
(206) 697-9561

EXHIBIT 1.21

Gloria Rivera

From: stevestoughton@comcast.net
Sent: November 02, 2012 3:00 PM
To: Gloria Rivera
Cc: justin@pacificridgehomes.com
Subject: BELTERRA PLAT SUBDIVISION

Hello Gloria Rivera (City of Lynnwood Senior Planner) & Justin (Pacific Ridge Homes):

Regarding: Proposal Belterra Plat Subdivision

This is Steve & Margie Stoughton at 3405 172nd St.S.W. Lynnwood,Wa. The north side of our property is on the south border of your proposal location of 17101 36th Ave W. Lynnwood Wa. Our property is cedar fenced in. There are at least 3 trees on the proposal location that are on our fence line that are dead & rotten & threatening to fall/collapse on our two story shop. These trees will cause extreme property damage if not removed asap.

Thank you,

Steve & Margie Stoughton

EXHIBIT 1.21

Gloria Rivera

From: stevestoughton@comcast.net
Sent: November 02, 2012 3:00 PM
To: Gloria Rivera
Cc: justin@pacificridgehomes.com
Subject: BELTERRA PLAT SUBDIVISION

Hello Gloria Rivera (City of Lynnwood Senior Planner) & Justin (Pacific Ridge Homes):

Regarding: Proposal Belterra Plat Subdivision

This is Steve & Margie Stoughton at 3405 172nd St.S.W. Lynnwood,Wa. The north side of our property is on the south border of your proposal location of 17101 36th Ave W. Lynnwood Wa. Our property is cedar fenced in. There are at least 3 trees on the proposal location that are on our fence line that are dead & rotten & threatening to fall/collapse on our two story shop. These trees will cause extreme property damage if not removed asap.

Thank you,

Steve & Margie Stoughton

EXHIBIT 1.22

Gloria Rivera

From: eric g <ericgsy@live.com>
Sent: December 17, 2012 8:00 PM
To: Gloria Rivera
Subject: proposal : Belterra Preliminary Plat

My name is Qi Heng Chen, the owner of 3630 172nd St Lynnwood Wa 98037 . I would say **No** on the Belterra Preliminary Plat . Please email me if you have any concerns or not .
thanks.