



Date: October 19, 2020

From: Larissa A. Polanco; Public Works Department

To: Wes Collins

**RE: WES COLLINS (RUE18-001) – UPDATE TO PUBLIC WORKS CONDITIONS**

This memorandum is to summarize changes to Public Works conditions of approval numbers 1, 2, and 9 for the Wes Collins Reasonable Use Exemption (RUE) and Boundary Line Adjustment (BLA) for King County tax parcels: 7325800130 and 7325800140.

The original Public Works conditions as presented on page 17 of 18 in Exhibit 1:

1. Utilities, frontage, road, and mass grading improvements shall be completed to accommodate future single-family lots. Building pads shall be fine graded, grass seeded and maintained by the applicant.
2. The applicant shall submit a right-of-way use permit and “construction drawings” for City review detailing frontage improvements required, meeting the city’s obligations for the project. Required frontage improvements must be completed prior to building permit issuance or as otherwise approved by the Public Works Director.
9. Frontage improvements shall include curb/gutter, sidewalk, landscaping, and streetlights in accordance with PWDDS. Required frontage improvements may be modified by the City Engineer to minimize sensitive area impacts prior to construction drawing approval and building permit issuance.

The revised Public Works conditions:

1. Prior to building permit issuance for either Lots 1 or 2 created by BLA 18-002, a Clear and Grade permit shall be required to complete utilities and mass grading improvements to accommodate these single-family lots. The Clear and Grade permit work must be completed prior to final occupancy of the first lot submitted.
2. Prior to occupancy of single-family homes on lot 1 and 2 of the BLA 18-002, frontage and road improvements shall be completed. Any improvements within the right-of-way (ROW) will require a ROW use permit and “construction drawings” for City review detailing frontage improvements required that satisfy the city’s obligations for the project. Construction of home building and frontage improvements may be completed concurrently with Public Works Director approval.
9. Frontage improvements shall include a minimum 11-foot travel lane, drainage, curb/gutter and sidewalk in accordance with PWDDS. Staff support changes to the frontage improvements required and they may be modified by the City Engineer. Sensitive area minimization is supported by Public Works to reduce impacts to trees and sensitive area as supported by the DMC.