



RUE Criterea Response 10/12/20 Revised 3/30/21
Landurka LLC Sunrise Drive Property
Tax Account No.: 112502-4-069-2002

1. As depicted on the site plan, the only developable areas on the site are in the northwest corner and the southeast corner of the property. The southeast corner is where the drainfield must be located. The northwest corner is well within the frontyard setback even if the frontyard setback is reduced. Also there is a significant tree that can be saved if a building is not placed in the northwest corner
2. The front yard setback is required. The septic system is required. There is no reasonable alternative to building in the steep slope vicinity.

3.

1.. [Avoid the impact altogether by not taking a certain action or parts of an action;](#)

The only way to not impact the steep slope is to not build the house which does not seem fair to the property owner.

2. [Minimize impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts;](#)

The geotechnical engineer has determined that a house can be placed in the steep slope vicinity safely. The foundation system will be locally deepened in order to create a suitable effective placement of the structure. The geotechnical engineer has also specified drainage design criteria to support the overall stabilization of the steep slope. The civil engineer has determined that a drainage system can be designed that will appropriately address the geotechnical engineer's design criteria. The house has been positioned to save as many trees as possible. During construction care will be taken to protect the site from construction impacts through implementation of BMPC101, BMPC103, BMPC105, BMPC233 and BMPC123



3. Rectify the impact by repairing, rehabilitating, or restoring the affected environment;

New planting will be provided including 4 fir trees, 3 cedar trees and 4 big leaf maple trees. The disturbed area not within the roofline of the house will be restored with native vegetation.

4. Reduce or eliminate the impact over time by preservation and maintenance operations during the life of the action;

The site will be maintained over time per the geotech and civil engineers recommendations.

5. Compensate for the impact by replacing, enhancing, or providing substitute resources or environments

Disturbed areas not within the roof line will be refurbished with native vegetation. New planting will be provided including 4 fir trees, 3 cedar trees and 4 big leaf maple trees.

6. Monitor the impact and take appropriate corrective measures.

The site will be monitored and if there are any slope stability issues, both the geotech and the civil engineer will be contacted immediately

5. The code limits the size of the house to 1,200 sf of footprint. There is no way to place the building outside of the critical area even with a frontyard setback variance.
6. The applicant has taken no action on the site to diminish reasonable use.
7. Since this is the maximum allowed, there can be only a 1200 SF footprint of residential development.



8. The proposal does not pose an unreasonable threat to public health.
9. The house will be placed so as to save as many trees as possible which will aid in slope stability. Three Landmark Trees will be preserved. Construction will be done in a manner that protects slope stability as much as possible per the geotechnical engineer's recommendations. After construction, planting will be provided to aid in slope stability through a collaboration between the architect, the landscape architect and the geotechnical engineer.
10. The execution of the proposal will protect the steep slope consistent with the best available science as performed by the architect, the geotechnical engineer, the civil engineer and the landscape architect.
11. The execution of the proposal will address cumulative impacts per the geotechnical engineer's recommendations, the civil engineer's drainage design, the landscape architects recommendations and the coordinating and planning efforts by the architect.
12. The proposal will be consistent with other applicable regulations and standards as required.